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The Glen Cove mansion, on Dosoris Lane, is set to expand its space.

Tab Hauser/Herald

## Board approves expansion of ballroom at Glen Cove Mansion

By ROKSANA AMID

ramid@lherald.com

The Glen Cove Planning Board has unanimously approved a plan to expand the ballroom at the historic Mansion at Glen Cove, allowing the venue to host larger events and add parking to the site.

The vote was taken Dec. 16 on the application of Glen Cove Mansion Hospitality LLC, which sought approval to expand the existing one-story ballroom at 200 Dosoris Lane. The project calls for an addition of roughly 1,600 square feet, accommodating 107 more seats, along with the creation of 18 additional parking spaces. The ballroom currently has 185 seats.

Attorney Patrick Hoesch, representing the mansion, described the application as modest, consistent with previous approvals

affecting the site, and necessary for the facility to remain competitive in the regional event market.

"I think this application is very straightforward," Hoesch said.

The mansion property originally comprised 54.4 acres, but was subdivided in 2013 into three tax lots as one of the city's estate-preservation floating zones, he said. Tax lots 2 and 3, totaling just over 31 acres, include the mansion and associated open space, and are owned by Glen Cove Mansion Holdings Company LLC.

Hoesch said the ballroom was built based on plans dated April 1977, with a certificate of occupancy believed to have been issued in 1978. He told the board that the proposed addition mirrors the footprint of the existing ballroom, explaining that the "rectangu-

CONTINUED ON PAGE 14

# Hostages share their stories

Ohad and Raz Ben Ami detail terrifying months-long ordeal after Hamas attacks

By WILL SHEELINE

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A capacity crowd at Vegan Rob's in Sea Cliff heard first-hand accounts from Ohad and Raz Ben Ami of being abducted and imprisoned by Hamas during the Oct. 7, 2023, attack on Israel.

The Israeli couple, who survived several months in captivity before being released, shared their story with community members and reflected on the ongoing conflict and its human toll.

The Dec. 17 event was held as part of a series of communal gatherings organized by the Chabad of Sea Cliff and Glen Cove in the months following the attack. Rabbi Sholom Heber said the program was intended to provide a space for testimony, solidarity and reflection as the war continues to reverberate across Israel and Jewish communities worldwide.

At the start of the evening, the rabbi addressed the audience and reflected on the local response in the days after Oct.

7, describing the shock and grief that swept through the community as news emerged of the attack, the killings, and the abductions. He noted that the gathering represented a moment many in the community had prayed for, saying it marked a shift from uncertainty to presence and survival.

"For me personally, to come here and make an event like this makes me strong," Heber said, "because we were praying (for the hostages' freedom), we were asking and Baruch Hashem, here we are at this moment."

The rabbi also spoke about Hanukkah and resilience, drawing parallels between the ancient holiday and the current moment. He described the Maccabean revolt as a brutal and costly struggle and emphasized perseverance in the face of loss. He said the light of Hanukkah symbolizes pushing back darkness even when darkness persists.

Raz then gave a detailed account of the couple's life

CONTINUED ON PAGE 8

# 2 Accessibility upgrades spark loop bus interest

By ROKSANA AMID

ramid@iherald.com

The long-running Glen Cove loop bus is getting renewed attention, new riders, and new tools meant to make it easier — and less intimidating — to use, thanks to a series of accessibility and outreach initiatives led by the Nassau County Age-Friendly Center of Excellence.

A.J. Kuhr, director of the center, said 2025 marked a turning point.

"I think 2025 was a big year for the loop bus in various ways," Kuhr said. "We have a new driver. His name is Leonard. And with it, we thought about rethinking the loop bus service to make it more accessible and to make it more exciting for people to ride."

The bus, Kuhr explained, has existed in some form since at least the 1950s. The first loop bus was donated by a group of philanthropic Glen Covians, including members of the Pratt family, with the intention that it would serve low-income residents. Over time, however, ridership dwindled — in part because even longtime residents didn't know how to ride it or where it went.

The service remains inexpensive. "It's just a dollar to ride," Kuhr said. Stops include Stop & Shop, North Shore Farms and the Foot of Ten Medical complex.

One major barrier, Kuhr said, wasn't the route itself — it was the information. The old timetable existed as a difficult-to-read image on the city website. "It was under-publicized, and it was very difficult to read," Kuhr said.

The first improvement was a redesigned brochure: larger font, pocket-sized, visually clearer, and now in English and Spanish. Equally important, the brochure includes something missing for years — a map of the full route.

Working with the Community Development Agency, Age-Friendly Glen Cove, and the Glen Cove Disability Task Force, the map was created and added to the material. Templates are now available on the City of Glen Cove Transportation website, and printed brochures can be found at the Glen Cove Senior Center, La Fuerza Unida, the Glen Cove Library, and City Hall.

The largest innovation, Kuhr said, is the creation of free loop bus passes through the AARP



Courtesy A.J. Kuhr

To help new riders feel confident, the Age Friendly Glen Cove launched "Loop and Lunch" outings in 2025 — group trips, primarily for seniors, that combine an instructional ride with a social lunch downtown.

Community Challenge Grant. Normally the service is cash-only, and even a dollar each way can add up for riders traveling regularly to grocery stores, food pantries, or medical appointments. "Making free passes available to the community, our neediest folks, I think is a move in the right direction," Kuhr said. Passes do not expire and

are valid for one trip.

To help new riders feel confident, the team also launched "Loop and Lunch" outings in 2025 — group trips, primarily for seniors, that combine an instructional ride with a social lunch downtown.

On these trips, Kuhr said, participants ride the full loop. "It's also sort of a tour bus," Kuhr

said, explaining that riders often recount Glen Cove memories along the way. One trip even included a tour of City Hall with Mayor Pamela Panzenbeck.

For residents like 80-year-old Senior Center member Cathy Bicofsky, the experience was transformative. Bicofsky moved from New Jersey four years ago and had never used Long Island buses. She admitted she would have been "so afraid to get on a bus," but said the new map and guided ride changed that.

"When spring and summer come, I will be able to follow the map and find out where I'm going," she said. "It only costs one dollar. So easy to follow and understand. It tells you where you're going, what time to get on the bus, where is the bus stop."

Panzenbeck praised the initiative. "We are happy to provide this service for our residents," she said. "The improved routes and service is appreciated by the riders. We thank AJ, our Age-Friendly director, for taking our seniors around and showing them how to navigate the system."

Loop and Lunch trips are anticipated to return in the spring.

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Roksana Amid/Herald photos

Glen Cove Beautification, city officials, the Department of Public Works and other volunteers braved the frigid temperatures to volunteer their time for the Chip-A-Tree event in 2025

## Chip-A-Tree promotes post-holiday recycling

By ROKSANA AMID

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The Glen Cove Beautification Commission is once again inviting residents to give their Christmas trees a second life through the city's annual Chip-A-Tree program, turning a post-holiday disposal chore into an environmentally friendly community effort. This year's event will take place Jan. 10, from 9 a.m. to noon in the Morgan Park parking lot.

Lora Cusumano, chair of the city's Beautification Commission, said the program does much more than collect discarded evergreens. It keeps them out of the waste stream and turns them into a resource that benefits local parks and gardens throughout the year.

She emphasized the most important first step for residents who plan to participate. "We want the residents to bring their tree bare, with no ornaments and, or tinsel on it, and then they can drop it off earlier if they don't want to bring it the day of the event, there's going to be a designated drop-off spot in Morgan Park parking lot.

The program is rooted in sustainability and conservation. Cusumano noted, "It's important for our community. It's not going back into the landfill, with the garbage. We're giving it back to our environment, and it's getting used for our community, for our parks, and every place that we do plantings. It reduces the landfill waste, it's giving back nutrients to the soil, and it's helping to beautify our Glen Cove parks and gardens that we have, so it's a sustainable tradition..."

Residents have embraced the program as a meaningful way to close out the holiday season. Among the participants last year was Katherine Obermeyer, a Glen Cove resident who brought her Christmas tree for recycling for the second consecutive year. "I love being able to recycle my tree," Obermeyer previously told the Herald. "It's wonderful knowing it's being put to good use in our community."

Cusumano added a practical reminder: removing decorations matters. "Some people are not that careful with taking off all the tinsel. People should make



Morgan Memorial Park was filled with the smell of pine trees.

sure that it's tinsel free, but every once in a while, you do see an ornament that somebody missed. It's in the middle of the tree somewhere."

On the day of the event, the city's teamwork is on full display. "What we end up doing is, the beautification volunteers are there, and we feed them through the chipper with Old Country Road Tree Service and their assistance, and then our DPW guys store them, and then they do use them throughout the year for our parks and for plantings in Glen Cove."

Those woodchips go directly back into Glen Cove's green spaces. "So it could be used for mulch like at Pascucci Field. It gets used throughout the city, and all the different parks, and all the different plantings."

The environmental benefits are immediate and ongoing. "It's really good for the soil, because it's organic matter, and the chips actually keep the moisture in the ground for plants, and they also help to eliminate weeds from growing too."

Cusumano said participation itself sends a message. "The Beautification commission are encouraging residents to participate in this, and that way to have a little less holiday waste, and it's actually trees are getting used in both a



Last year, Coleen Spinello, a member of Glen Cove Beautification, was one of a dozen volunteers who helped put trees in the wood chipper.

responsible and a rewarding way for our community."

City Councilman Michael Ktistakis called the effort both practical and uplifting. "The Chip a Tree event is a fun

opportunity to encourage a community to recycle their holiday trees and turning them into mulch that can be used for gardening and most importantly enhance soil fertility. A win win for us all!"

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- Ability to lift plates (20-30 lbs) and work in a production environment.

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Throughout, the novel poses these quandaries - does our hero know more, do more, feel more than his monologue sug-

gests. Istvan's response to every question, every situation is "OK" (one reviewer counted 340 OK's in a 351-page book). There is a strong Dickensian feel as Istvan faces obstacle -

juvenile prison, a stint in Iraq, a perhaps heroic moment on the battlefield, rescue by a wealthy patron.... A large part of the book chronicles his fortuitous encounters with influential men and women who see in him qualities he doesn't recognize in himself and use him to their advantage. As he meets up with these vividly drawn characters, you want to cry out - "no, no - don't

believe them" - but our hero goes forward blithely unaware. In the end, we see Everyman in Istvan - stumbling through an OK life.

Highly recommended.

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

## CRIME WATCH

### ARRESTS

■ On Dec. 22, a 26-year-old Glen Cove man was arrested on Continental Place and charged with aggravated driving while intoxicated and driving while intoxicated.

■ On Dec. 25, a 39-year-old Glen Cove man was arrested on Glen Street and charged with driving while intoxicated and using a portable electronic device while driving.

■ On Dec. 27, a 26-year-old Brooklyn

man was arrested on Glen Street on Glen Cove arrest warrants and charged with aggravated unlicensed operation of a motor vehicle in the third degree, suspended registration, unlicensed operation, and no or inadequate lights. He was additionally charged with no inspection, no insurance, unregistered vehicle, unlicensed operation, and aggravated unlicensed operation of a motor vehicle in the third degree.

■ On Dec. 29, a 34-year-old Glen Cove man was arrested on Glen Cove Avenue and charged with trespassing.

*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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# HERALD SPORTS

## Hofstra wrestling builds championship culture

By ANDREW COEN

sports@liherald.com

Jamie Franco achieved some championship success in his first season as Hofstra wrestling head coach and is looking for more this winter.

Hofstra captured two individual EIWA titles in March from graduate students Kyle Mosher and Ross McFarland while placing seventh as a team for the program's best finish since 2021.

Franco, a three-time NCAA Championship qualifier at Hofstra, is looking to build off of those titles with a younger team and see more wrestlers reach the top of the podium when the Pride compete at the 2026 EIWA finals at American University in Washington, D.C.

"We are hoping that the success we had last year is going to help pave the way for some of the younger guys and show them that guys on our team can win titles and why not them," said Franco, who was a Hofstra assistant coach from 2016 to 2023 and spent one season on the Columbia staff before leading his alma mater on the mats.

Franco named four captains to try and instill a championship culture: Ryan Arbeit, Jurius Clark, Chase Liardi, and Jake Slotnick.

Clark, a redshirt sophomore from Blakewood, N.J., recorded a 4-2 decision at 174 pounds in Hofstra's 21-15 EIWA win at Sacred Heart on Nov. 13. He captured 13 matches last season and placed seventh at the EIWA Championships at 157 pounds.

Slotnick, also a redshirt sophomore, finished in eighth place at 165 pounds in the 2025 Keystone Classic at Penn in Philadelphia on Nov. 23. The Williamstown, N.J. registered an 8-6 victory against 26th-ranked wrestler Cesar Alvan of Columbia on Nov. 16.

Liardi, a graduate student from Massapequa, brings veteran leadership after winning 12 matches last season as a captain.

Arbeit, a redshirt sophomore from Wantagh who won a Nassau County title in 2022, captured the 133-pound



Will Conlon, right, had one of Hofstra's wins against powerful Penn.

weight class at the New York State Championships as an unattached entrant last year.

"We let the team pick their captains and then all the coaches get a vote as well so those four guys really represent what we're looking for in our student athletes," Franco said. "We push on our guys that it's not just about winning wrestling matches but is also about winning in the classroom and winning in the community."

Redshirt sophomore Frank Volpe is showing promise early in the season placing third at 157 pounds at the Princeton Open on Nov. 3. He also picked up one of two Hofstra wins in a 31-6 loss at Columbia with a 2-0 decision against



Photos courtesy Hofstra Athletics Communications

Jake Slotnick, left, is one of the Pride's four captains.

Charles Scanlan at 157.

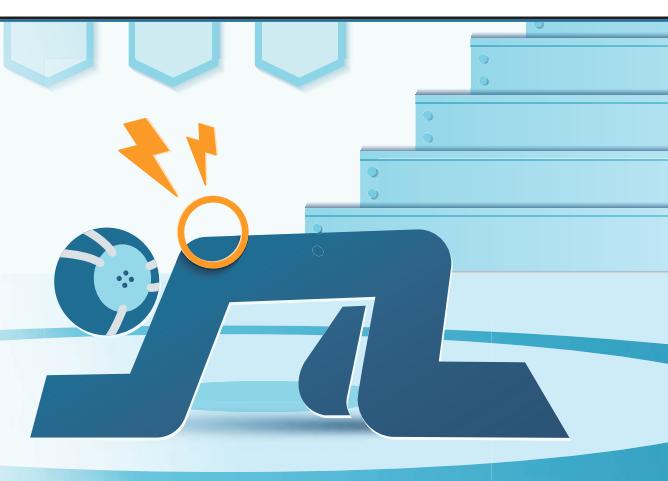
The Pride have tackled a grueling schedule to open the season which included a 35-8 loss to then 23rd-ranked Penn on Nov. 22 with Matt Waddell and Will Conlon recording wins against the Ivy League power. Conlon, a junior from Alabama, posted a 6-1 decision against Penn's Martin Cosgrove at 197 pounds. Waddell, a redshirt sophomore from Georgia, won by technical fall at 184 pounds versus Xander Kuokkanen.

Hofstra will host local EIWA rival

Long Island University on Feb. 9 at 7 p.m. before hosting both Harvard and Brown in two matches on Feb. 15 starting at 1 p.m. The Pride's last home dual match is scheduled for Feb. 18 at 6 p.m. against Big Ten opponent Rutgers, who was ranked 17th in the nation in late December.

"We hope the Long Island community keeps coming out and supporting us," said Franco. "We hope we can get a good crowd for those guys and watch some great Division I wrestling."

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# 8 Couple spent total of 548 days as captives

January 1, 2024 – GLEN COVE HERALD

CONTINUED FROM PAGE 1

before the attack, describing their home in Kibbutz Be'eri, located close to the Gaza border, and the morning of Oct. 7 when rocket sirens and phone alerts woke them. She recounted how they sheltered inside their home as militants entered the kibbutz and neighbors sent desperate messages asking where the army was and pleading for help.

She described how militants eventually entered their house, searched it, and abducted them, holding the couple separately. Each explained their different experiences being taken to various holding places; for Raz it was initially a Gazan home, while Ohad spent the entire period in underground tunnels.

She went on to describe her captivity in Gaza, where she was held in homes and later in tunnels. She said the most terrifying aspect was not hunger or lack of sanitation, but the constant bombing, explaining that she feared being killed by an airstrike without anyone knowing where she was or what had happened to her.

"It was the most scariest thing that I could feel," she described. "Even the terrorist sitting with us with guns all the time, it wasn't scary as the IDF bombs, because we didn't know if it will fall on us or won't fall on us."

Ohad described being barefoot for long periods, having limited water and food, and enduring extreme uncertainty about his wife and daughters. Since he was kept underground with a group of younger men, he described the ways they told stories, taught each other prayers and financial information, and found ways to pass the time in the lightless tunnels.

Despite this, there were serious tensions kept in such tight living conditions, especially when he and



Will Sheeline/Herald

Ohad, left, and Raz Ben Ami described to attendees their fears and pains as captives of Hamas following the Oct. 7, 2023, attacks.

five other captives had to share food meant for just three.

"Imagine six people cannot go anywhere and need to be 24/7 with each other," he described. "The six of us are very hungry, very nervous, and so they start fighting."

One of the most terrifying moments during their respective releases was finding out what had happened to their daughters while they were kidnapped.

"Finding out they were okay, it was like giving birth

to my daughters again," Raz reflected. "When I met them in the hospital, it was very emotional."

Ohad said they were repeatedly told by their captors that the Israeli government had abandoned them and that no one was advocating for their release. He said limited access to television broadcasts, including images of protests and international demonstrations gave them hope that people were demanding their freedom. He said this knowledge helped them survive month to month.

While Raz was released as part of a deal after 57 days, Ohad remained in captivity for a total of 491 days. She described the anguish of leaving him behind and the secrecy she felt compelled to maintain to protect him. She said her daughters became active advocates for hostage awareness, contacting media and officials to confirm that captives were alive and being held, not just killed.

He said he had lost significant amount weight and was in critical condition. Doctors later told him he would not have survived much longer. He said the joy of reunion with his family was accompanied by guilt and grief for those who did not return.

"We were like a big family in the kibbutz," he said. "To look in their eyes, I feel very guilty, because I'm alive and their family is not."

The couple addressed questions from the audience about their views on the war, coexistence, and the future of their destroyed kibbutz. They acknowledged the immense loss of civilian life in Gaza while also describing the trauma inflicted on Israeli communities.

The evening concluded with a symbolic lighting of a menorah made from remnants of rockets launched at Israel by Hamas. Donations from the event went to support the family.

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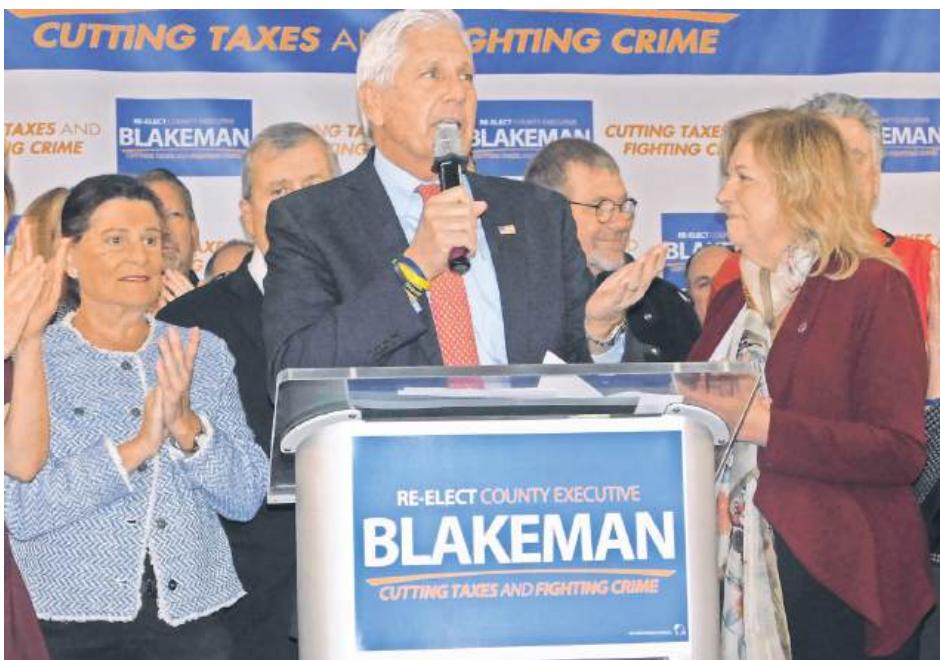
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Herald file photo

Nassau County Executive Bruce Blakeman now appears to be the Republican candidate for governor of New York.

## It's official: Blakeman becomes the GOP gubernatorial front-runner

By JEFFREY BESSEN

jbessen@lherald.com

Not long after upstate Rep. Elise Stefanik announced she suspended her campaign on Dec. 19 for New York governor and will not seek re-election to Congress, the path to the Republican nomination for New York's top elected post became easier to navigate for Nassau County Executive Bruce Blakeman.

"I want to thank Congresswoman Elise Stefanik for her outstanding service to the people of New York and to all Americans," he posted on X (formerly Twitter). "At this pivotal moment for New York, it is essential that Republicans and all New Yorkers come together in unity."

Blakeman, 70, who regained another four-year term in November, wasn't making headway in just about every poll, showing him trailing Stefanik, 41, by huge margins. The Atlantic Beach resident, who grew up in Valley Stream, was endorsed by President Donald Trump over the weekend and appears to be picking up steam. And now there will not be a Republican primary for the post.

"Bruce is MAGA all the way, and has been with me from the very beginning," Trump posted on his X account. "As Nassau County Executive, he is working tirelessly with the Brave Heroes of ICE, Border Patrol, and Law Enforcement to Keep Our Border Secure, Stop Migrant Crime, Safeguard our Community, and Ensure LAW AND ORDER."

Blakeman, who officially announced he was running for governor on Dec. 12, initially received pushback from the state Republican and Nassau GOP committees. But now seems to have their support.

"Bruce Blakeman has my endorsement and I urge our State Committee and party leaders to join me," Cox said in a prepared statement. "Bruce is a fighter who has proven he knows how to win in

difficult political terrain. As County Executive, he cut taxes, fought against radical leftwing social policies and made Nassau County the safest county in America."

Stefanik made her announcement in a statement citing family considerations and strategic concerns about a prolonged Republican primary.

"While spending precious time with my family this Christmas season, I have made the decision to suspend my campaign for Governor and will not seek re-election to Congress," Stefanik said, adding that the decision was made with careful consideration for her family. She emphasized her role as a mother, saying she wanted to focus on her young son's "safety, growth, and happiness."

Stefanik thanked voters in New York's 21st Congressional District for entrusting her to represent them and expressed gratitude to her staff, highlighting what she described as significant results delivered over her 11 years in office.

Incumbent Democratic Gov. Kathy Hochul, 67, said she is ready to run against Blakeman.

"The fact is, '100% MAGA' Bruce Blakeman traveled all the way to D.C. to celebrate Trump's expensive tariffs, he ran Long Island's safety net hospital into the ground by appointing corrupt cronies to run it, and let violent crime in Nassau County spike to its highest level in a decade," she said in a news release. "Governor Hochul's message to him or whichever lackey Trump picks to run against her is simple: Bring it on."

Blakeman, whose father Robert served as an assemblyman and brother, Brad, was on the staff of President George W. Bush, has served as a Town of Hempstead councilman twice, in the County Legislature, including being the first presiding officer, and as a Port Authority commissioner. If elected he would be the first Long Islander to be governor.



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Roksana Amid/Herald photos

Stacy McKenna, Allison Vieyra and Lori Leevy shined bright in their festive attire.

## Holiday spirit shines at sweater party

The Ugly Sweater Affair, held on December 13 at Jeanine's American Bistro, brought together guests for a lively afternoon of holiday fun, music, and celebration. Attendees arrived in their most festive and outrageous sweaters and enjoyed a three-hour open bar and buffet as DJs Curt Kre-Z and KingKonger played hits from the '80s, '90s, and 2000s. Hosted by Coach Damon, the event created an upbeat, welcoming atmosphere where people danced, laughed, and kicked off the holiday season together. With raffles, nonstop music, and a packed crowd, the gathering became a vibrant seasonal highlight that blended nostalgia, community, and plenty of lighthearted competition over who wore the "ugliest" sweater.

—Roksana Amid



Smiling in full holiday spirit and wearing an ugly sweater complete with tinsel and festive glasses.



Annmarie Petrizzo and Bernadette Finegan were ready to hit the dance floor.



Past President and board director of the Glen Cove Chamber of Commerce Mary Stanco, and current Vice President Dr. Eve Lupenko, were all smiles during the holiday party.



The Holiday spirit was on full display as Laurie Graziote and Denise Minicozzi greeted guests wearing their most eye-catching sweaters.



Cousins Damon Garmer and Sha Williams have run the ugly sweater party for 5 years.



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# 12 Northwell warns of winter 'tripledeemic'

January 1, 2026 – GLEN COVE HERALD

By JOSEPH D'ALESSANDRO

jdalessandro@liherald.com

A "tripledeemic" — influenza, Covid-19 and the respiratory syncytial virus — is at the heart of Northwell Health's battle against contagious disease this winter.

According to Northwell's team of doctors, researchers and other medical professionals, Long Island is facing a challenging flu season: While the number of flu cases increases dramatically every week, the rate of hospitalizations jumped 75 percent in a single week, between Thanksgiving and Dec. 5.

The outbreak has created a surge in emergency department and urgent care visits throughout the region.

"Northwell typically runs about 2,800 to 3,000 patients in our hospital beds," its president and CEO, John D'Angelo, said at a news conference on Dec. 18. Currently Northwell has 3,500 patients, about 10 percent of whom are suffering from the flu.

While Northwell's surge planning helps it handle the larger volume of patients, D'Angelo warned that flu season was far from over. "We haven't plateaued yet — we haven't seen a bump," he said. "We're still on kind of that rapid-ascent part of the curve, and we have to see where it goes."

Bruce Farber, Northwell's chief public health and epidemiology officer, said



Northwell Health's Annemarie Stroustrup, Bruce Farber, President and CEO John D'Angelo and Dwayne Breining shared their advice on staying safe during flu season.

he focuses on ways to keep people out of the hospital. Regarding this year's flu vaccine, Farber said, "It is very good at preventing hospitalizations and deaths."

Farber anticipates 25,000 flu deaths this year, exceeding those related to Covid, with a higher concentration of pediatric and senior deaths.

Though this year's flu cannot stop the transmission of the disease, it can effectively reduce its severity. "I've not seen a death in somebody who's been vaccinated, and I have seen plenty of deaths in people who have not been vaccinated,"

Farber said. "I strongly encourage everybody to get the vaccine."

The Northwell team's other advice for members of the public is to use common-sense strategies in addition to vaccination to avoid spreading diseases. Dwayne Breining, senior vice president of lab services, described tests as an important way of catching and responding to cases before they escalate.

Northwell conducts 25 million tests each year in its 100,000-square-foot laboratory, making use of cutting-edge machinery and artificial intelligence

partnered with medical experts. Even with this processing power, there has been a broader need for results. The Northwell team announced LabGold, a free three-in-one "tripledeemic" test that can be picked up and dropped off at the system's various patient service centers.

"You can get one of our PCR tests at any health care site," Breining said. "We recommend the triple test for flu, RSV and Covid, because, symptom-wise, they look the same, so you may not know what you have if you feel sick. ... Usually within 24 hours, you'll have the definitive PCR result."

As the senior vice president of pediatric services at Northwell, Annemarie Stroustrup oversees Cohen Children's Medical Center, where sickness has spread.

"The story that you hear for adults is virtually the same for children," Stroustrup said. "There is a lot of flu in the community."

Northwell's pediatric patients show a much lower rate of RSV infection, however. "I think part of that is because there are new products on the market for babies and for pregnant women to get vaccinated or prophylaxed against RSV," Stroustrup said. "The vaccine does help keep kids out of the hospital."

To learn more about Northwell's testing and LabGold, visit [nwhlabs.Northwell.edu/Covid-19-testing](http://nwhlabs.Northwell.edu/Covid-19-testing).

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# Plan for mansion includes more parking

CONTINUED FROM PAGE 1

lar space to the left of the westerly side is merely being duplicated or mirrored to the right, or eastern side, of the existing rounded ballroom."

The addition will also remain separate from the mansion structure.

Hoesch said the expansion will achieve two primary goals. First, it will "allow for larger events periodically throughout the year." And it will "allow for more space generally, elevating the comfort level for even the smaller events." He called the expansion "a very important and needed addition."

He also cited 2013 Planning Board documents that contemplated the future growth of the site, telling the current board that at the time, the city recognized that "the business must have the opportunity to continue to grow and change in the future to respond to market demands and industry standards" while preventing residential development on the property.

Architect Samuel Ciccalella, of Precision Designs of Architecture, told the board that the addition was designed to blend seamlessly with the existing structure without visually competing with the historic Georgian mansion. The plans call for exterior materials consistent with the 1978 ballroom construction.

A parking analysis was presented by engineer Wayne Muller, of Robinson and Muller Engineering. Muller said that under city code, the expanded facility would require 215 parking spaces, and the project will provide 231. He told the board that at a

wedding last June, observers counted 134 vehicles parked on the site.

Accounting for the expansion, Muller estimated a future demand of roughly 179 vehicles, "which, again, is well below the 227 paved parking spaces," he said. In his professional opinion, he added, the expansion represents "a very modest 1,600-square-foot addition."

Members of the business and nonprofit communities expressed their support for the project. In a statement to the Herald, Gaitley Stevenson-Mathews, of the Tribune and Honor Foundation, wrote, "We're fortunate to have two excellent catering venues in Glen Cove — Metropolitan Caterers and The Mansion at Glen Cove — both of which serve our community very well. However, for larger events, organizers are sometimes forced to take those gatherings out of Glen Cove. I see real value in a well-thought-out expansion at the Mansion, particularly in terms of convenience, keeping events local, and supporting our hospitality economy, while still respecting the historic character of the property."

Chamber of Commerce President Maxine Cappel-Mayreis also spoke in favor of the expansion, calling the mansion "an important and valuable chamber member" and citing events such as the chamber's annual Culinary Delights fundraiser.

"How wonderful will it be to expand the mansion's capacity and open it up to larger parties and bigger contracts," Cappel-Mayreis said, adding that the expansion would help keep events — and spending —

**T**his project represents the careful balance between honoring Glen Cove's past and securing its future.

**MAXINE CAPPEL-MAYREIS**  
President, Chamber of Commerce



Tab Hauser/Herald

The 27th Culinary Delights event, which took place last April at the Glen Cove Mansion, drew a crowd of nearly 600, who sampled food from local restaurants — and networked, of course.

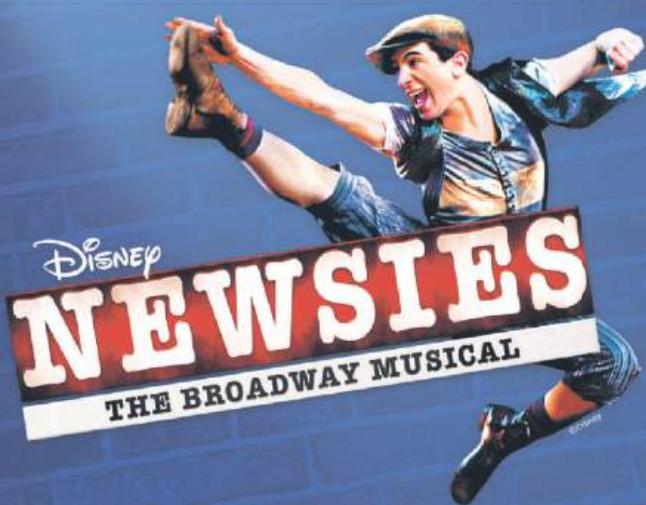
in Glen Cove. "This project represents the careful balance between honoring Glen Cove's past and securing its future."

Willy Wang, president of the Glen Cove Mansion Hotel & Conference Center, declined to comment.

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# STEPPING OUT



Last season, Christian Van Horn, left, in the role of "Four Villains" in The Metropolitan Opera's production of Offenbach's "Les contes d'Hoffmann," which received a Live in HD broadcast

## From Long Island to Lincoln Center

Center stage at the Metropolitan Opera with Christian Van Horn

By Daniel Offner

**W**ith a voice that can "shake the heavens" (Opera Today), bass-baritone Christian Van Horn is known for his compelling and charismatic stage presence, powerful voice and his unwavering authenticity, both on and off the stage. Growing up in the shadow of Manhattan motivated him to strive for the highest level, knowing that the world's best performers were only a short train ride away.

"New York City was always kind of calling to us," Van Horn says. "Everyone knew that the people who were the best at everything were in New York City."

That ambition ultimately carried him to the storied Metropolitan Opera, where he made his debut in 2013 and has been a regular presence ever since. This winter, he is scheduled to appear in two overlapping productions on the company's stage.

Starting Dec. 31, the Met presents a new production of Vincenzo Bellini's "I Puritani," featuring Van Horn as Giorgio Walton. The opera runs through Jan. 18 and will be broadcast live in movie theaters across Long Island and worldwide as part of the Met's long-running "Met Live in HD" series.

He'll also be performing as Escamillo in Georges Bizet's "Carmen," which runs from Jan. 11 through Jan. 23 at the Met.

Van Horn, 46, was introduced to performing at an early age, when his mother got him involved in the church choir — a decision that quietly shaped his future.

**T**here were as many people telling me I couldn't do it as there was telling me I could.

**CHRISTIAN VAN HORN**

"I think it was to keep me out of trouble," he says jokingly. "I just sort of never quit."

He spent his earliest years in Rockville Centre, from birth in 1978, followed by a move to East Meadow, before the family ended up in Centereach, where he attended high school. Through all of it, music remained a constant thread.

"I was doing music and Broadway shows right through high school," he says. "I wanted to keep going. I didn't know anything else."

After high school, he attended Stony Brook University, where he earned a bachelor's degree in music before continuing his studies at Yale.

Van Horn began formal classical vocal training in earnest during college, where a professional vocalist recognized his promise and encouraged him to pursue singing as a career.

"There were as many people telling me I couldn't do it as there was telling me I could," he recalls. "I took a lot of motivation from the ones who told me I couldn't."

He adds that his drive was fueled as much by skepticism as encouragement, reflecting the competitive nature of growing up on Long Island.

"There's a competition that exists when people live so close together," he explains. "I think that sense of proximity and rivalry really shaped how I approach my career — always striving to be better, always aiming for that next level."

Van Horn has since performed on some of the world's most prestigious stages, including La Scala in Milan, the Royal Opera House in London and the Paris Opera.

Recognized for his operatic flair and rich bass-baritone voice, he has performed a diverse range of roles, from Mozart and Verdi to more contemporary works.

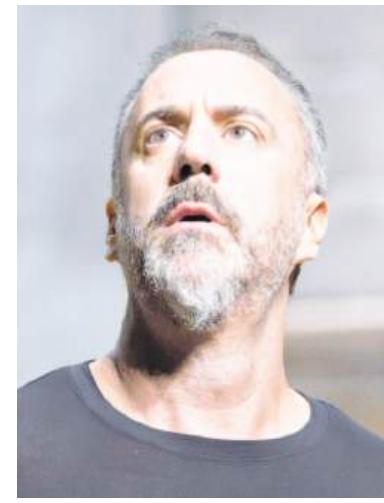
In the upcoming production of "I Puritani" he observes that the demands are especially exacting. "The soloists in this are the Olympic athletes of opera," he says.

At its core, according to Van Horn, performing is about offering audiences a brief escape from what he terms the "monotony" of daily life.

"Let's help people leave reality for a minute. The story we're telling is easy. It's a forbidden love story. It's opera confusion. It's not rocket science."

"And so my whole approach to performing is: let's bring people into our little world. Let's ruin them with beautiful music and beautiful singing, and they can go back to the world and look at their phones or watch the news or all the things that make us crazy."

"I Puritani" debuts at the Metropolitan Opera on Dec. 31 and will be broadcast to movie theaters worldwide Live in HD on Jan. 11. "Carmen" follows from Jan. 11 to Jan. 23. For tickets and more information, visit [metopera.com](http://metopera.com).



Courtesy Met Opera/Jonathan Tichler  
Van Horn in rehearsal for the upcoming "I Puritani" at the Met Opera.



### 'Digging the dancing queen...'

MANIA brings ABBA fans old and new a night not to be missed. If you're looking for an excuse to party, reminisce or simply be entertained, then you'll want to see MANIA. In 2024, the iconic pop group celebrated the 50th anniversary of their breakthrough hit single, "Waterloo," and MANIA is excited to continue sharing the joy of this monumental milestone with audiences on their latest tour. Costumes, lively choreography and impeccable musicianship combine for an unforgettable authentic ABBA experience. Join them as they recreate the magic of ABBA's music, transporting you back to the '70s disco. So dig out those platforms, dust down those flares, join in and enjoy all of your favorites, including "Mamma Mia," "Voulez Vous," "Dancing Queen," "Winner Takes It All," "Super Trouper," and many more.

Wednesday, Jan 7, 8 p.m. The Paramount, 370 New York Ave., Huntington. Tickets available at [ticketmaster.com](http://ticketmaster.com) or [paramountny.com](http://paramountny.com).



### Albert Lee

Celebrated by fans and musicians the world over for his fingerstyle and hybrid picking technique, guitar icon Albert Lee is back on the road. He performs tracks from his newest album, "Lay It Down" recorded at the legendary Konk Studios in London. A double Grammy winner with Earl Scruggs and Brad Paisley, Lee has played with everyone from Jerry Lee Lewis to Eric Clapton, to the Everly Brothers to Emmylou Harris. A member of The Crickets in the post-Buddy Holly era, he forged an impressive solo career along the way. His latest album is a love letter to some of Albert's favorite artists and biggest inspirations. From Mark Knopfler's blistering "Setting Me Up" to Jimmy Webb's soaring piano ballad "Too Young To Die," to The Everly Brothers' storming hit "The Price Of Love." Don't miss the man known as "Mr. Telecaster," one of the legendary guitarists of rock 'n roll, rockabilly and country music. He continues to tour with his signature Ernie Ball Music Man Guitar.

Friday, Jan 10, 8 p.m. \$53. My Father's Place 1221 Old Northern Blvd., Roslyn. Tickets available at [mfpproductions.com](http://mfpproductions.com).

# YOUR NEIGHBORHOOD CALENDAR

## JAN 1 On Exhibit

Nassau County Museum of Art invites visitors into a world where reality is uncertain, dreams take shape, and the line between fact and imagination disappears. From dreamlike landscapes and uncanny portraits to images so exact they look like photographs, works in "Real, Surreal, and Photoreal" challenge what we see and what we believe. This exhibit explores how artists across generations have reimagined "the real" in strikingly different ways. Works from both American and European artists are featured. On view through March 8.

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

## Planting Fields' Greenhouse Holiday Display

Step into the warmth of the Main Greenhouse, where a tropical oasis is transformed for the holidays. Brilliant poinsettias, vibrant greenery, and seasonal accents create a lush, immersive escape — an unexpected world of color and life amid the winter chill. Wander through this enchanting display and let the beauty and serenity of the season surround you!

- Where: 1395 Planting Fields Road, Oyster Bay
- Time: 10 a.m.-3:45 p.m., through Jan. 12
- Contact: [plantingfields.org](http://plantingfields.org) or call (516) 922-9210

## JAN 2 Little Learners: Winter Wonders

Planting Fields Little Learners series invites the little ones to bundle up for a chilly adventure! Hear a wintry tale, explore the frosty outdoors and make a craft to bring the magic of the season home. For ages 2-5. Registration required. \$15 per child.

- Where: Education Center, 1395 Planting Fields Road, Oyster Bay
- Time: 10-11 a.m.
- Contact: [plantingfields.org](http://plantingfields.org) or call (516) 922-9210

## First Fridays: Living Legacies

Explore the current exhibitions at Planting Fields, beginning with a 20-minute presentation that highlights the stories Planting Fields Foundation continues to preserve and share. This is a rare opportunity to go behind the scenes and discover the stories



## JAN 8 Yacht Rock Revue

Yacht Rock Revue, hailed by Rolling Stone as the "world's premier soft-rock party band," invites audiences on a nostalgic voyage through the sun-soaked melodies of the '70s and '80s. This dynamic 10-piece ensemble blends impeccable musicianship with a deep reverence for the yacht rock genre. Many reverently consider the Atlanta, Ga. Band keepers of the Yacht Rock fire. Since their humble beginnings in 2007, YRR has emerged as a pivotal figure in revitalizing yacht rock, sharing stages with icons and garnering a devoted following of "Anchorheads." Whether performing in intimate venues or rocking arenas, their concerts promise an immersive musical journey that celebrates the timeless allure of smooth grooves. Inspired by the golden era of soft rock, the band has mastered the art of recreating the breezy and laid-back tunes that defined a generation. From the sun-kissed melodies of Steely Dan and Michael McDonald to the velvety harmonies of Hall & Oates, their repertoire spans an ocean of beloved hits that evoke memories of palm trees, ocean breezes and carefree summers. But Yacht Rock Revue isn't just a tribute band; they are musical alchemists, seamlessly blending their own unique style with the iconic yacht rock vibe. Their original compositions are a modern ode to the genre, capturing the essence of those bygone days while infusing it with a fresh and invigorating twist. \$82, \$60.25, \$49.25 \$37.25

- Where: The Paramount, 370 New York Ave., Huntington
- Time: 8 p.m.; also Jan 9-10
- Contact: [ticketmaster.com](http://ticketmaster.com) or [paramountny.com](http://paramountny.com)

that bring art, landscape, and history to life. \$25 per person.

- Where: Main House, 1395 Planting Fields Road, Oyster Bay
- Time: 10-11 a.m.
- Contact: [plantingfields.org](http://plantingfields.org) or call (516) 922-9210

## JAN 4 Hempstead House Tour

See the grand rooms inside the massive 50,000-square-foot Tudor-style mansion at Sands Point Preserve, the former summer residence of Howard Gould (1912-1917) and later Daniel and Florence Guggenheim (1917-1930). For adults, but children 5+ are allowed. \$10 per person.

- Where: 127 Middle Neck Road, Sands Point
- Time: Noon-2 p.m.; also Jan. 18
- Contact: [sandspointpreserveconservancy.org](http://sandspointpreserveconservancy.org) or call (516) 571-7901

## JAN 8 Monthly meditation

Sands Point Preserve's historic mansions and waterfront grounds are the backdrop for an evening of nature-based

mindfulness and meditation with Hildur Palsdottir, first Thursday monthly. Classes are held in the beautiful rooms of the Preserve's mansions, or in the Hempstead House Garden when weather permits. Explore techniques specifically aimed at stress reduction. Hildur adapts ancient Buddhist teachings to modern applications for calming the mind. With transformative practices you will access wisdom and clarity to live a more compassionate life. In addition to facilitating these monthly groups, Hildur offers support with establishing a home meditation practice. No feeling is final. \$17 per class.

- Where: 127 Middle Neck Road, Sands Point
- Time: 6-8 p.m.
- Contact: [sandspointpreserveconservancy.org](http://sandspointpreserveconservancy.org) or call (516) 571-7901

## Game Night

Meet up with friends or make some new ones at Glen Cove Public Library. Play a board or card game, from the Library's collection or feel free to bring your favorite games from home, or even Mah Jongg. Games are available anytime; just ask at the Information Desk.

- Where: 4 Glen Cove Ave.

Beautification Commission's annual Chip-A-Tree. Trees are collected and processed into mulch. Trees may also be dropped off ahead at the Morgan Park parking lot in the designated area.

- Where: Morgan Park parking lot
- Time: 9 a.m.-noon

## JAN 11 Ecotherapy Walk

Celebrate new beginnings with certified guide Linda Lombardo on an Ecotherapy Walk at Sands Point Preserve. Ecotherapy, also known as Forest Bathing, is not simply hiking in the woods, or a walk on a beach. The focus is on connection and relationship, allowing the heart to open to the beauty of the natural world, and at the same time, understand our belonging in that world. Register for individual walks or a series of three. \$135 for series of 3, \$120 members; \$49 per session, \$44 members.

- Where: 127 Middle Neck Road, Sands Point
- Time: 2 p.m.
- Contact: [sandspointpreserveconservancy.org](http://sandspointpreserveconservancy.org) or call (516) 571-7901

## JAN 14 Friends of the Glen Cove Public Library meet

Friends of the Glen Cove Public Library hold an in-person meeting open to members and interested residents.

- Where: 4 Glen Cove Ave.
- Time: 11 a.m.-noon
- Contact: [glencovelpb.org](http://glencovelpb.org) or (516) 676-2130

## JAN 10 'Violet's Victory'

Families are invited to Nassau County Museum of Art for a special story time with children's author Valerie Goldstein, who shares her inspiring picture book *Violet's Victory!* Follow Violet, a determined young girl with lavender hair, as she discovers her strength, perseverance, and the power of adaptive sports on her journey to achieve her dreams. After the reading, meet the author for a book signing and enjoy a fun, hands-on craft inspired by Violet's story of creativity, courage, and confidence. Children must be accompanied by an adult care giver. \$20 adult, \$10 members and children. Advance registration preferred.

- Where: 1 Museum Drive, Roslyn Harbor
- Time: 1:30-3 p.m.
- Contact: [nassauartmuseum.org](http://nassauartmuseum.org) or (516) 484-9337

## Chip-A-Tree

Recycle your discarded Christmas trees at the Glen Cove

### 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).

# Custom surgery helps retired teacher walk

By ROKSANA AMID

ramid@liherald.com

Leslie McCarthy had built her retirement around movement and community. Before a devastating fall last spring, the 82-year-old former Connolly Elementary School teacher volunteered regularly at Northwell Glen Cove Hospital and visited the YMCA several times a week for cardio and strength classes. All of that stopped on May 14, when a simple morning routine changed everything.

"I tripped on one of the pillows," McCarthy said. "I flew backwards and I fell like...a ton of bricks." She landed hard and was immediately in agony. For days after the fall, she could only walk on the toes of her right foot, unable to bear weight. A CAT scan soon revealed the severity of the injury: she had fractured her pelvis, and osteoporosis had caused extensive damage to her hip socket.

Her case eventually made its way to orthopedic surgeon Dr. Sreevathsa Boraiah, who specializes in complex hip reconstruction. He explained that when he saw her, "the pelvis had shifted, and that was a very complex situation because the hip was destroyed, and the fractures with the severe osteoporosis had shifted." Fixing the break alone was not possible. "You cannot fix the fracture because she has so much osteoporosis, and it's also moved out of position," he said.

That cascade of complications — fracture, displacement, osteoporosis, and socket destruction — made McCarthy's case rare and exceptionally difficult. "The only real options was to reconstruct the pelvis and the socket," Boraiah said. "That could not be just done with regular implants because it's not a regular hip replacement." Instead, he designed a hybrid approach: simultaneously stabilizing the fracture while replacing the hip using a custom-made implant.

He worked with engineers to create a 3D printed model

of McCarthy's pelvis and titanium implant tailored exactly to her anatomy. "It just takes a lot of work, front-end work," he said. "You have to be involved with the companies to develop a 3D printed model. It's doable, it just takes a lot of work."

Boraiah noted just how uncommon such surgery is. "In the last 10 years, I haven't done anything like this with this custom implant, and I do a lot of hips," he said. "It's pretty rare."

The surgery, performed in September, lasted three and a half hours. Recovery has been slow and determined, built around outpatient physical therapy and the stubborn discipline of a former teacher. Today, McCarthy can climb stairs again, walk independently and, after a follow-up visit this week, has been cleared to return to volunteering and the gym.

For Boraiah, the most remarkable part is not the technical feat — but the outcome.

"People who have fractures like this most of the times don't return back to full function," he said. "In her case, returning her back to full function to where she was, is I think pretty incredible."

McCarthy feels the same way. "That's the Christmas gift that I wanted for myself, to go back to being me," she said.

In January, she plans to return to the YMCA. "I'm going to ease back into my exercise routine and I'm looking forward to it," she said. The Y, she added, is more than a workout space. "It keeps you in shape. And it's like a little family there."

Boraiah said simply: she is walking proof of what careful planning, persistence, and advancing technology can do. Many patients with injuries like hers "end up in a wheelchair" or never regain independence. Instead, McCarthy is looking toward the next chapter — and the next class at the Y.



Courtesy Northwell Health

Leslie McCarthy, 82, a retired Connolly Elementary School teacher and longtime volunteer at Glen Cove Hospital after months of rehabilitation, she has been cleared to return to volunteering and plans to resume classes at the YMCA in January.

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BUSINESS  
EVENT**



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1329139



# PUBLIC NOTICES

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  
February 3, 2026 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. Michael  
Langer, Esq.,  
Referee Tromberg,  
Miller, Morris &  
Partners, PLLC 39  
Broadway, Suite 1250  
New York, NY 10006  
25-000648 88178  
157523

LEGAL NOTICE  
SUPREME COURT OF  
THE STATE OF NEW  
YORK COUNTY OF  
NASSAU  
JP Morgan Chase  
Bank, National  
Association,  
-vs-  
Plaintiff,  
SUPPLEMENTAL  
SUMMONS

Index No. 601506/2020  
HON DAL PARK A/K/A  
HONDAL PARK; SAM  
WOOK  
PARK, whether he/she  
be alive or dead, or the  
successor in interest, if  
any, of said defendant  
who may be deceased,  
and the respective  
Heirs at Law, next of  
kin, distributees,  
devisees, grantees,  
trustees, lienors,  
creditors, assignees  
and successors in  
interest of the  
aforesaid classes of  
persons, if they or any  
of them be dead, and  
their respective  
husbands, wives or  
widows, if any, all of  
whom and whose  
names and places of  
residence are unknown  
to the plaintiff;  
AMERICAN EXPRESS  
BANK FSB; CHOL  
PARK,  
Defendants.  
Mortgaged Premises:  
10 HITCHING POST  
LANE  
GLEN COVE, NY 11542  
TO THE ABOVE NAMED  
DEFENDANT(S):  
YOU ARE HEREBY  
SUMMONED to answer  
the Complaint in the  
above entitled action  
and to serve a copy of  
your Answer on the  
plaintiff's attorney  
within twenty (20) days  
of the service of this  
Summons, exclusive of  
the day of service, or  
within thirty (30) days  
after service of the  
same is complete  
where service is made  
in any manner other  
than by personal  
delivery within the  
State. The United  
States of America, if  
designated as a  
defendant in this  
action, may answer or  
appear within sixty (60)  
days of service. Your  
failure to appear or to  
answer will result in a  
judgment against you  
by default for the relief  
demanded in the  
Complaint. In the event  
that a deficiency  
balance remains from  
the sale proceeds, a  
judgment may be  
entered against you,  
unless the Defendant  
obtained a bankruptcy  
discharge and such  
other or further relief  
as may be just and  
equitable.

NOTICE  
YOU ARE IN DANGER  
OF LOSING YOUR  
HOME

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

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

Sending a payment to  
your mortgage  
company will not stop  
this foreclosure action.  
NATURE AND OBJECT  
OF ACTION  
The object of the above  
action is to foreclose a  
Mortgage held by the

Plaintiff and recorded  
in the County of  
NASSAU, State of New  
York as more  
particularly described  
in the Complaint  
herein.  
TO THE DEFENDANT(S),  
except HON DAL PARK  
A/K/A HONDAL PARK  
and  
SAM WOOK PARK; the  
plaintiff makes no  
personal claim against  
you in this action.  
TO THE DEFENDANT(S),  
except HON DAL PARK  
A/K/A HONDAL PARK  
and SAM WOOK PARK:  
IF, AND ONLY IF, you  
have received or will  
receive a Bankruptcy  
Discharge Order which  
includes this debt, the  
plaintiff is solely  
attempting to enforce  
its mortgage lien rights  
in the subject real  
property and makes no  
personal claim against  
you. In that event,  
nothing contained in  
these or any papers  
served or filed or to be  
served or filed in this  
action will be an  
attempt to collect from  
you or to find you  
personally liable for the  
discharged debt.  
YOU MUST RESPOND  
BY SERVING A COPY  
OF THE ANSWER ON  
THE ATTORNEY FOR  
THE PLAINTIFF  
(MORTGAGE  
COMPANY) AND  
FILING THE ANSWER  
WITH THE COURT.  
NASSAU County is  
designated as the place  
of trial. The basis of  
venue is the location of  
the mortgaged  
premises.

Dated: October 30,  
2025  
VICTOR SPINELLI, ESQ.  
FEIN, SUCH & CRANE,  
LLP  
Attorneys for Plaintiff  
28 EAST MAIN ST.,  
SUITE 1800  
ROCHESTER, NY 14614  
Telephone  
No.585/226-7310  
NYFC@FEINSUCH.COM  
CHNY1608  
157087

LEGAL NOTICE  
SUPREME COURT OF  
THE STATE OF NEW  
YORK COUNTY OF  
NASSAU  
U.S. BANK NATIONAL  
ASSOCIATION, AS  
TRUSTEE FOR THE  
STRUCTURED ASSET  
INVESTMENT LOAN  
TRUST, MORTGAGE  
PASS-THROUGH  
CERTIFICATES, SERIES  
2005-9,  
-against-  
RICHARD PAUL STONE,  
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 October 9,  
2025, wherein U.S.  
BANK NATIONAL  
ASSOCIATION, AS  
TRUSTEE FOR THE  
STRUCTURED ASSET  
INVESTMENT LOAN  
TRUST, MORTGAGE  
PASS-THROUGH  
CERTIFICATES, SERIES  
2005-9 is the Plaintiff  
and RICHARD PAUL  
STONE, ET AL. are the  
Defendant(s). I, the  
undersigned Referee,  
will sell at public  
auction RAIN OR SHINE  
at the NASSAU  
COUNTY SUPREME  
COURT, NORTH SIDE  
STEPS, 100 SUPREME  
COURT DRIVE,  
MINEOLA, NY 11501,  
on January 9, 2026 at  
3:30PM, premises  
known as 38  
JEFFERSON ST, GLEN  
COVE, NY 11542; and  
the following tax map  
identification:  
31-017-134.

ALL THAT CERTAIN

PLOT,

PIECE

OR

PARCEL

OF

LAND,

SITUATE,

LYING

AND

BEING

IN

THE

CITY

OF

GLEN

COVE,

TOWN

OF

OYSTER

BAY,

COUNTY

OF

NASSAU

AND

STATE

OF

NEW

YORK

Premises will be sold  
subject to provisions of  
filed Judgment Index  
No.: 601454/2024.  
Steven Losquadro, Esq.  
- Referee. Robertson,  
Anschutz, Schneid,  
Crane & Partners, PLLC,  
900 Merchants  
Concourse, Suite 310,  
Westbury, New York  
11590, Attorneys for  
Plaintiff. All foreclosure  
sales will be conducted  
in accordance with  
Covid-19 guidelines  
including, but not  
limited to, social  
distancing and mask  
wearing. \*LOCATION  
OF SALE SUBJECT TO  
CHANGE DAY OF IN  
ACCORDANCE WITH  
COURT/CLERK  
DIRECTIVES.  
157177

LEGAL NOTICE  
NOTICE OF PUBLIC  
HEARING

CITY OF GLEN COVE  
PLEASE TAKE NOTICE  
that the Mayor and the  
City Council of the City  
of Glen Cove will hold  
a public hearing at the  
Glen Cove City Hall,  
located at 9-13 Glen  
Street, Glen Cove, NY  
11542, on January 13,  
2026 at 7:30 P.M. to  
afford all interested  
parties the opportunity  
to be heard concerning  
the renewal of the  
franchise of Cablevision  
Systems Long Island  
Corporation in the City  
of Glen Cove. Copies  
of the proposed  
franchise renewal  
agreement are  
available for review in  
the Office of the Clerk  
of the County of

Minority Leader Delia DeRiggi-Whitton is partnering with the Nassau County Assessment Review Commission (ARC) to offer two free online community assessment grievance workshops designed to help homeowners challenge the assessed value of their property.

The virtual workshops will walk residents through the assessment grievance process, which allows property owners who believe their assessment is inaccurate to file an appeal. During the sessions, ARC representatives will teach how to use Nassau County's online grievance system, explain required documentation, and review common errors that can lead to rejected applications. Participants will also be able to submit questions through the chat function. Questions not addressed during the presentation will

receive direct follow-up from ARC staff.

DeRiggi-Whitton said the workshops are especially important while the county's tax rolls remain frozen, meaning an incorrect assessment can follow a homeowner from year to year unless a grievance is filed. The sessions will be held online through Microsoft Teams, and residents are encouraged to familiarize themselves with the platform beforehand.

The workshops are scheduled for noon to 2 p.m. on Wednesday, Jan. 28, 2026, and 7 to 9 p.m. on Wednesday, Feb. 11, 2026. Attendance is free and open to all Nassau County homeowners. For more information, contact DeRiggi-Whitton's office at (516) 571-6211 or email dderiggiwhitton@nassaucounty.gov.

—Roksana Amid

## NEWS BRIEFS

### Free workshops on filing tax grievances

### Drivers needed for senior medical program

A volunteer-run transportation program that has been a lifeline for Glen Cove's senior and disabled residents for nearly five decades is now facing a serious shortage of drivers — and its future may depend on new volunteers stepping forward.

Founded in the late 1970s as Glen Cove Rotary Rides, the free service helps those without reliable transportation get to and from medical appointments. It serves residents in Glen Cove, Sea Cliff, Glen Head, Glenwood Landing, Locust Valley, and parts of Old Brookville, providing door-to-door rides Monday through Friday from 9 a.m. to 1 p.m. Riders are picked up from their homes, taken to their appointments, and brought back home or to the Glen Cove Senior Center afterward.

The program is coordinated by Phyllis Burnett, who has managed dispatch and scheduling since 2012. It currently provides transportation for roughly a dozen residents each week, many of whom rely on it regularly. However, a decline in volunteer drivers has made it difficult to meet growing demand.

"We're looking for people who can just give a few hours a week," Burnett said. "Even one more driver would make a difference."

The service, which uses a decommis-

sioned Chevrolet Crown Victoria police vehicle, operates on Monday, Tuesday, Thursday, and Friday mornings, traveling as far as Northern Boulevard for appointments. Riders are asked to schedule their trips at least a week in advance, but with limited volunteer availability, securing a ride has become increasingly challenging.

Volunteers can choose which day or days they are available, and no special qualifications are required beyond a valid driver's license and the ability to pass a background check. Drivers are asked to transport clients to appointments and provide a phone number where they can be reached for pickup afterward.

"This program has been part of our community for decades," Burnett said. "It's a small commitment, but it makes a huge difference in people's lives."

Those interested in volunteering or seeking more information can call (516) 676-2846 or visit the Glen Cove Senior Center, located at 130 Glen Street, Glen Cove, where applications are available.

Without new volunteers, a service that so many depend on could soon struggle to operate.

—Roksana Amid

### Let us Know

News Brief items including awards, honors, promotions and other tidbits about local residents are welcome. Photographs may be emailed as well. Deadline for submissions is noon Thursday, week prior to publication. Send to [execeditor@liherald.com](mailto:execeditor@liherald.com)

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## OPINIONS

# We're all wondering what the new year will bring

Every new year brings with it the anticipation of what might be. Leaving 2025 and all its tumult and drama in our rearview mirror, Long Islanders, New Yorkers and Americans enter 2026 with hope, anticipation ... and some concern.

On a positive note, the economy appears to have stabilized, and might even be ready to take off. Inflation has slowed and gas prices are down. All is not perfect, of course. Too many basic food products still have high prices, and there is the specter of artificial intelligence and what impact

it will have on the economy and our lives.

But at least for the short run, the signs are positive for solid growth and an overall good economy for Nassau and Suffolk. New York City, though, could be another story, and difficulties in the Big Apple necessarily carry the risk of bleeding over into Nassau County. This isn't a partisan screed, but with its first election ever of an avowed democratic

socialist mayor, the city has raised the stakes.

Will Mayor-elect Zohran Mamdani's economic policies drive businesses — businesses that employ many Long Islanders! — out of New York? Will his proposals to curtail police activity cause an increase in crime and a concomitant increase in cross-border crime? All this will be part of the statewide gubernatorial campaign, which will have Long Island at its epicenter, with County Executive Bruce Blakeman carrying the Republican banner against incumbent Gov. Kathy Hochul.

This race will not only have a focus on the Mamdani factor, but will be run against the competing backdrops of the progressive hold on the Democratic Party and the favorable/unfavorable ratio of President Trump's policies on Long Island and New York. It could well be a campaign for the history books, with Long Island dominating the prologue, the chapters and the conclusion.

On a somewhat lighter note, how will our sports teams do? Can the Yankees escape the doldrums of early postseason playoff exits? Will the Mets overcome the loss of core players and fan favorites

Pete Alonso and Brandon Nimmo, and baseball's star closer, Edwin Diaz, to recapture the magic of the 2024 season?

Back to serious matters: 2026 will marks the 250th anniversary of the

American experiment, which has seen the United States emerge as the world's beacon for freedom and liberty, and the most prosperous and powerful military force in the history of the world. With that power and prosperity has come responsibility beyond our borders, manifested dramatically in assisting our European allies in World War I; crushing Hitler and

Nazism in World War II; and forging NATO and other alliances with democratic allies to lead the free world through the long struggle of the Cold War to defeat Soviet imperialism and bring down the prison of the Iron Curtain to free the captive nations of Eastern Europe.

This was followed, of course, by America's heroic response to the horrific attacks of Sept. 11, and its coordination of the larger response of the civilized world to Islamist terrorism — particularly its main components, Al Qaeda and ISIS. That struggle isn't entirely

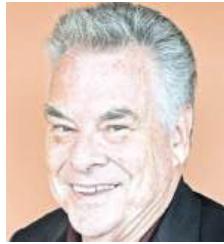
over, and we can never take our foot off their throats, but the forces of terrorism have definitely been subdued.

My concern now, as we begin 2026, is whether America is in danger of abandoning its position of world leadership and returning to the failed America First isolationist policies of the 1930s, which led us to retreat within our borders and refuse to assist European democracies in the climactic struggle against Hitler and Nazism until it was almost too late. We can't be weakening western alliances like NATO or in any way enabling resurgent despots like Russian President Vladimir Putin. In deciding what aid to provide countries like Ukraine that are courageously resisting brutal Russian aggression, we must not once again make the isolationist mistake of focusing on the cost of everything and the value of nothing. Forgetting the cruel lessons of the past could only force us to relive them.

America's history is a proud one. It's my hope that 2026 will see the rekindling and strengthening of the flame of freedom that has burned so brightly since 1776, and the love of liberty that has fueled it. Happy New Year!

*Peter King is a former congressman, and a former chair of the House Committee on Homeland Security. Comments? pkking@lherald.com.*

## Long Island looks likely to be the epicenter of the gubernatorial campaign.



**PETER KING**

it will have on the economy and our lives.

But at least for the short run, the signs are positive for solid growth and an overall good economy for Nassau and Suffolk. New York City, though, could be another story, and difficulties in the Big Apple necessarily carry the risk of bleeding over into Nassau County. This isn't a partisan screed, but with its first election ever of an avowed democratic

# For President Trump, too many missed opportunities

When you reach the stage in life that I have, you've seen politicians come and go. I have seen overly aggressive pols flame out because they thought they knew everything, and it turned out they knew nothing. I have seen brilliant political people crash and burn because they thought their secrets would never be uncovered. And I have watched Donald Trump go through more ups and downs than any political figure I can recall.

When Trump took the oath of office last January, I wondered whether he was aware of the many opportunities a president has to create a lasting, positive legacy. Now that he has been in office for a year, I'm taking a look back at his actions, which I will try to keep as fair and balanced as possible, considering that I'm a Democrat.

I have known the president in ways other than having interacted with him

as officeholder. I have been one of his many lawyers over a long period, so I've had an up-close view of him in the many roles he has played. I've watched him in action, and have some knowledge of how he views the outside world and people in general. So I temper my comments with the knowledge of a man who went from master builder to commander in chief.

As hard as I try to single out the positive things Trump has done, I must start by saying that his time in office up to now is a long period of missed opportunities. He came into office with a chance to make the Republican Party one of the strongest parties in American history. Instead it faces a potential electoral disaster this coming November. The results of many contests last November prove that the 2026 elections will be a real challenge for the party of Abraham Lincoln.

I agree with many of my friends who are Trump supporters that he has successfully closed the border to new entrants, keeping his election promise to do just that. Sadly, President Biden

caved in to the progressive wing of the Democratic Party and allowed an estimated 11 million immigrants into our country. There is a mechanism for people to enter the country, but it was badly abused under Biden.

America has always been the beacon of hope for people throughout the world, but Trump's current immigration policy is a disaster, because it keeps out much of the professional talent that we badly need. Setting the immigration quota at 7,500 people, with a preference given to white South Africans, makes no sense. Silicon Valley executives will find

a way to get the talent they need, but a brilliant researcher from, say, Sri Lanka who wants to work at a hospital specializing in cancer treatment will be blocked from coming here unless his or her potential employer wants to spend a million dollars.

We can all agree that there is too much waste in government at all levels. There is a need for careful analysis of needed jobs, and then those that aren't needed should be eliminated. Regrettably, that didn't happen in Washington.

## And as a result, the GOP faces a potential electoral disaster in November.



**JERRY KREMER**

Elon Musk took on the assignment of cleaning house, and used his buzz saw to cut alleged waste. More than 160,000 people lost their jobs, but many in Washington tell me that many badly needed personnel got the ax. As of now, not one person kicked out of their job has been prosecuted for "fraud or abuse."

During his 2024 campaign, Trump promised that his focus would be on cutting costs for the average American. You can call it a "Democratic hoax" or whatever you want, but millions of Americans are hurting from crushing prices, and there is nothing on the horizon that will change that.

Lots of readers will weigh in on the pros and cons that I haven't mentioned, but I don't have the space to recite them all. The recent remarks of an Indiana Republican state senator struck a chord in my mind. She said she was a Trump supporter, "but I don't like his tone." 2025 was a year when he could have set a positive tone for America that could have helped heal our great divide. That was his biggest missed opportunity.

*Jerry Kremer was a state assemblyman for 23 years, and chaired the Assembly's Ways and Means Committee for 12 years. Comments about this column? jkremer@lherald.com.*

# HERALD EDITORIAL

## Before the flu bug bites, get the shot

**N**ew York is heading into the heart of winter with warning lights flashing across its health care system. Based on figures provided by Northwell, influenza cases typically increase by 30 percent every flu season, but since Thanksgiving, flu hospitalizations statewide have surged by 75 percent, and cases of the flu, respiratory syncytial virus and Covid-19 are all rising together.

Emergency rooms and urgent care centers are busier by the week, hospitals are operating above normal capacity and the seasonal wave has not yet crested. This convergence of viruses is more than a troubling trend line; it is a clear signal that now is the time for decisive action, starting with getting the flu shot.

There were 71,123 documented flu cases in New York state as of Dec. 20, according to the State Department of Health. Northwell usually has upward of 3,000 patients in its hospital beds, but as of Dec. 18, there were 3,500, and roughly 10 percent were flu-related cases.

Hospitals are accustomed to being busy in the winter, but this season is proving especially challenging. Patient counts have already exceeded typical levels, with flu accounting for a meaningful share of admissions. The virus is spreading rapidly in our communities, and the curve continues to climb.

Historically, influenza remains active through March and even April, meaning the strain on hospitals and health care workers could persist for months. When capacity is stretched, delays and disruptions affect everyone, not just those sick with respiratory viruses.

The flu vaccine is one of the most reliable tools available to blunt this impact. While it may not prevent every infection, it significantly reduces the severity of illness. Vaccinated people who do get the flu are far less likely to develop dangerous complications such as pneumonia, respiratory failure and heart problems or to exacerbate chronic diseases. These complications are what drive hospitalizations and deaths, particularly among older adults, young children and people with underlying medical conditions.

The stakes are high. Each year, influenza kills tens of thousands of people nationwide, and pediatric deaths from the flu remain a devastating reality. Yet vaccination rates remain lower than they should be, in part because of lingering misinformation and the false belief that it is too late once winter arrives.

While early fall is the ideal time to get vaccinated, protection at any point in the season is better than none. The flu virus doesn't follow a fixed calendar, and immunity gained today can still make the difference between a mild illness at home and a dangerous hospitalization weeks from now. With the virus expected to circulate well into spring, delaying vaccination only increases risk.

Laboratory data underscore the urgency. Testing volumes for flu, RSV and Covid have surged as all three viruses spread simultaneously. Because symptoms often look alike, many people underestimate or misidentify what they have, potentially exposing others and delaying care. Rapid molecular tests that check for all three viruses now allow for

faster, more accurate diagnoses, helping people take appropriate precautions and seek timely treatment.

Children are feeling the impact as well, with flu widespread in the pediatric population. New preventive options for RSV are helping protect infants, but vaccination remains the best way to keep children in school and out of the hospital. Conflicting guidance and pandemic fatigue have made decision-making harder for families, which makes clear, consistent prevention strategies all the more important.

And vaccination should not stand alone. Simple, practical steps can further reduce risk. Frequent hand washing remains one of the most effective ways to limit transmission. Wearing a mask in crowded indoor settings can add another layer of protection, especially for those at higher risk.

Opening windows when possible or using air purifiers helps reduce the concentration of viruses indoors. Disinfecting high-touch surfaces such as phones, doorknobs and countertops is important, too, because the flu virus can linger on hard surfaces for more than a day.

The flu shot isn't just about individual protection; it's about community responsibility. As flu, RSV and Covid continue to circulate together, the choice to get vaccinated is one of the simplest and most effective steps people can take to protect not only themselves, but also their vulnerable neighbors.

Before the flu bug bites, getting the shot — available at doctors' offices, pharmacies and urgent care centers — can help ensure that this winter is defined by prevention rather than crisis.

## LETTERS

### Randi summed up my thinking perfectly

To the Editor:

I was so happy to read Randi Kreiss's opinion of the state in which our country finds itself ("The sun rises and sets; the rest is up for grabs," Dec. 18-24). I have been in a state of depression since the man elected president took office for the second time. Why someone who did not do a good job the first time was elected a second time I will never understand.

Some of my family members are suffering. My grandson is attending Brown, and was taking a final exam at the time the murderer was attacking hardworking students preparing for a final. My son is moving off Long Island because he can no longer afford to live here. Violence seems to be tolerated, and sometimes encouraged, and affordable living is not possible for the average worker.



## OPINIONS

## Locked out: the rent stabilization charade

**H**ow broken is New York's approach to housing and fundamental fairness? Broken enough that an independently wealthy former assemblyman earning a six-figure salary occupies a rent-stabilized apartment meant for low-income families. Worse still, New Yorkers have just elected him mayor.

That simple fact about New York City



**JACK  
MARTINS**

Mayor Zohran Mamdani tells you more than any dense policy analysis ever could. It exposes a system that is fundamentally flawed by design, not by accident.

Rent stabilization was created to protect working families and lower-income

New Yorkers by preventing excessive rent hikes and guarding against sudden evictions. And the goal has always been straightforward and well-intended: to keep housing affordable for those who need it most and allow people with limited means access to neighborhoods they would otherwise be priced out of.

In practice, however, the rent stabilization program often delivers the opposite result because of a glaring flaw: it isn't "means tested." In other words, there are no income checks, no requirement to prove continued need, and no

expectation that those who no longer qualify will give up their apartments. Once you're in a rent-stabilized unit, you're in forever, no matter how much money you make. In any other assistance program, that would be indefensible. In New York housing policy, it's business as usual.

For years, higher-income New Yorkers have unapologetically occupied rent-stabilized units in desirable neighborhoods, while lower-income families have been locked out. By allowing these affluent tenants to hold on to subsidized apartments indefinitely, the system freezes access to many of the city's most desirable communities. The result is the opposite of integration: poor and working-class New Yorkers are squeezed into fewer neighborhoods, while apartments meant to promote fairness become lifetime perks for the wealthy.

To exacerbate the problem, rightfully disillusioned landlords and developers refuse to build more apartments, making the city's housing crisis even worse.

The numbers tell the story. Without income verification, high-income earners occupy an estimated 30 percent of all rent-stabilized units. That leaves more than 300,000 low-income New Yorkers shut out of affordable housing in neighborhoods with better resources

— places they should have fair access to.

It's the biggest scam going. Can you imagine millionaires standing on line and robbing their needy neighbors of food assistance? Yet in this case, no one says a word. Instead they elect the very same people who have shamelessly profited from this government-sponsored racket.

This is no accident. The powers that be count on political inaction to protect their wealthy constituents and donors.

But the solution is equally straightforward: require income verification, as we do with every other public assistance program. If a tenant doesn't prove financial need for the subsidy, they must step aside so a family who does need it can live there.

If lawmakers truly cared about affordability and weren't just paying us lip service, they would obviously embrace reforming the program. That's why I introduced a bill to bar high-earning people from holding these deeply discounted units by requiring income verification. My bill would prevent those earning more than 125 percent of the area median income from holding on to these deeply discounted units. Plainly speaking, if you make a large salary, you don't also get low-income rent.

That's common sense, because nobody would rightly argue that someone making more than 125 percent of AMI should be on public assistance. Yet Gov. Kathy Hochul and the Democratic majority allow this practice to go unchecked, all while simultaneously decrying the lack of affordable housing. They talk endlessly about equity and justice, but when confronted with abuses like Mamdani's, their moral clarity evaporates. The easier path is to dismiss the criticism as partisan and avoid the meaningful reform the system needs.

In any other state, the revelation that a wealthy elected official was benefiting from subsidized housing would spark universal outrage. In New York it becomes just another shrug-inducing headline in an endless cycle of dysfunction.

I say "enough." New Yorkers are in the midst of a disastrous affordability crisis, but with this single act of common-sense legislation we could actually make a tremendous improvement in the lives of everyday New Yorkers.

I urge my colleagues to pass this bill and require wealthy New Yorkers to move out of rent-stabilized apartments to ensure that their vulnerable neighbors get them. If they refuse to act, the affordability crisis will worsen, fueled by hypocrisy at the top and indifference everywhere else.

*Jack Martins represents the 7th State Senate District.*

## LETTERS

We are living in an upside-down world. Thank you, Randi, for putting into words my feelings for what we are living with today. My hope is that we survive for the next three years.

MARGARET LICATA  
*East Meadow*

**'My heart hurts for this country and the world'**

To the Editor:

I usually don't respond, or even think about responding, to someone who has written in the paper, but Randi put into words my exact feelings about the world and the country today. Thank you. I feel the exact same way, and my heart hurts for this country and the world.

I have two grandchildren and another one on the way, and I'm frightened for them, because they will never know the world that we knew. I hope Randi's right, and that as the sun rises and sets, the world *will* turn and better people *will* come forward to restore America to itself.

BETH STEIN  
*North Bellmore*

## FRAMEWORK by Tim Baker



They were looking to the future at the Electric Light Parade - Long Beach



New Year. New Home.



#### 40 Park Way, Sea Cliff, NY

Circa 1863, on a shy half-acre in Sea Cliff Village, sits this exquisitely renovated two-family residence featuring a main home with 10-foot ceilings, a luxury Thermador kitchen with radiant heat, and a primary suite with winter water views. The flexible layout preserves a private interior connection to a bright, above-grade two-bedroom rental apartment that offers a separate entrance, private garden, and its own gas fireplace. Located just steps from the beach and local shops, this home perfectly blends historic character with modern income potential in a vibrant community. MLS# 935412. \$2,299,000. **Howard Taub, c.516.375.0498**



#### Sold | Sea Cliff, NY

140 Carpenter Ave | MLS# 831925 | LP: \$1,399,000

**Barbara Sinenberg, c.516.650.2758**

**Damian Ross, c.516.369.5868**

#### Sold | Glen Head, NY

1 Coolidge Ave | MLS# 914036 | LP: \$2,350,000

**Vivian Parisi, c.516.236.0537**

#### Sold | Sea Cliff, NY

266 Sea Cliff Ave | LP: \$689,000

**Michael Tucker, c.516.428.9505**

**Vivian Parisi, c.516.236.0537**



#### Sold | Bayville, NY

20 3rd St | MLS# 915319 | LP: \$829,000

**Larry Caputo, c.516.606.9509**

#### Sold | Sea Cliff, NY

311 Sea Cliff Ave | MLS# 856247 | LP: \$900,000

**Daniel Birnbaum, c.917.432.8945**

#### Pending | Glen Cove, NY

106 McLoughlin St | MLS# 925543 | LP: \$799,000

**Daniel Birnbaum, c.917.432.8945**

**John Langone, c.516.901.9116**