

THE GREATEST GENERATION: PROFILES OF 5 LOCAL RESIDENTS

BEST REAL ESTATE AGENTS

Hudson Valley

BEST PLACES TO LIVE

30+
Top Towns

*How to find and buy
your dream home*



\$4.99



74851 65962 5

05

May 2021
hvmag.com
\$4.99

A&D

BUILDING

150 E 58

NEW YORK'S BEST
ADDRESS FOR
KITCHEN, BATH AND
FINE FURNISHINGS



IMAGINE | RENEW | DISCOVER

THE WORLD'S LEADING BRANDS
WHERE LUXURY DESIGN DEFIES EXPECTATIONS

ARTISTIC TILE • B&B ITALIA | MAXALTO • BAUTEAM GERMAN KITCHEN TAILORS •
BILOTTA KITCHENS OF NY • BOSCH DESIGN CENTER • CARLISLE WIDE PLANK
FLOORS • COSENTINO SURFACES • DACOR KITCHEN THEATER • DRUMMONDS
BATHROOMS • EDWARD FIELDS CARPET MAKERS • EGGERSMANN KITCHENS |
HOME LIVING • FANTINI USA • FERGUSON BATH, KITCHEN & LIGHTING
GALLERY • FISHER & PAYKEL | DCS EXPERIENCE CENTER • FLORENSE KITCHENS |
SYSTEMS | FURNITURE • GAGGENAU DESIGN STUDIO • HANS KRUG FINE
EUROPEAN CABINETRY • HASTINGS TILE & BATH COLLECTION • HOLLY HUNT
NEW YORK • JENNAIR NEW LUXE APPLIANCES • J GEIGER SHADING • LEFROY
BROOKS | COOPER & GRAHAM • LISTONE GIORDANO WOOD FLOORS |
3L & COMPANY • MIDDLEBY RESIDENTIAL | VIKING | LA CORNUE • MIELE EXPERIENCE
CENTER • NOLTE KÜCHEN • ORNARE KITCHENS | CLOSETS | BATHROOMS •
PARIS CERAMICS • POGGENPOHL • POLIFORM • SCAVOLINI USA • SIEMATIC •
SMEG • SNAIDERO USA • ST. CHARLES NEW YORK • SUB-ZERO | WOLF | COVE •
THERMADOR DESIGN CENTER • WEST | WOOD ARCHITECTURAL SURFACES

VISIT US NOW | OPEN TO THE PUBLIC | ADBUILDING.COM

COME UP FOR AIR



A TIMELESS ESCAPE AT THE HUDSON VALLEY'S MOST ICONIC RESORT

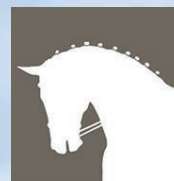
Enjoy outdoor adventures, delicious meals from award-winning chefs, and so much more. We're taking every precaution to keep our employees and guests safe, so you can relax and reconnect with the ones you love. Your overnight rate includes all meals, hiking to amazing vistas, swimming in our indoor pool, golf, and more.

Join us on the mountaintop and feel your stresses melt away.

Book a room for the ultimate staycation.
Save up to 20% in May and June with our Hudson Valley Getaway Special.



855.421.4101 | mohonk.com | New Paltz, NY



MILEA

ESTATE VINEYARD



450 Hollow Road | Staatsburg, NY 12580
845.266.0384 | mileaestatevineyard.com
~we are dog friendly~



\$1,000 **WILLIAMS** GIFT CARD

With a 12 cabinet purchase of Omega or Schrock Cabinetry
Offer Valid March 1st thru May 31st, 2021 Not available on Schrock Entra Line.



Planning a kitchen begins with Williams Lumber. Visit our showrooms in Rhinebeck and Pleasant Valley, and let our expert designers help your vision come to life.

WILLIAMS Lumber & Home Centers

NKBA
National Kitchen & Bath Association

OMEGA
CABINETS

Schrock
boutique series

Rhinebeck • Hudson • Hopewell Junction • Tannersville • Red Hook • Pleasant Valley • High Falls

www.williamslumber.com

845-876-WOOD

Contents

FEATURES

36 Our Greatest Generation

Profiles of five extraordinary
Hudson Valley residents.

BY LISA CESARANO

43 Best Places to Live

How to find and buy your
dream home.

BY MIKE DIAGO AND KATHRYN WALSH

56 Best Real Estate Agents

300+ of the top real estate
professionals in the Valley.

WWII vet William Swetow, 102, of New Paltz; photo by Meghan Spiro

Good Things Grow in the Hudson Valley

Congratulations to our 2021 Real Estate All Stars

Paula Redmond
Linda Lindsay
Julia Crowley
Laurel Kerr
Gail Short
Brenda Graf

Lawrence O'Toole
Thomas Roberts
Michael Henry
Eliot Santiago
Robert Stang

corcoran

COUNTRY LIVING

RHINEBECK
845-876-6676

MILLBROOK
845-677-0505

KINGSTON
845-338-5832

WOODSTOCK
845-684-0304

HUDSON
845-876-6676

[CORCORAN.COM/HUDSON-VALLEY](https://corcoran.com/HUDSON-VALLEY)

Contents

DEPARTMENTS



12 Mailbox

14 Editor's Letter

96 Final Word

One reader's leap of faith into a Newburgh fixer-upper.

The Pulse

20 Chatter

A celebrity makeup artist is ready to pamper you in Beacon. Plus, May events around the Valley.

Home & Property

25 Real Estate & Design

A stone home with acreage — just a stone's throw from Kingston. Plus, Mother's Day gift ideas.

Food & Drink

86 Small Bites

A donut shop with out-of-this-world creations in Kinderhook. Plus, Valley seed companies for your home vegetable garden.

90 Where to Eat

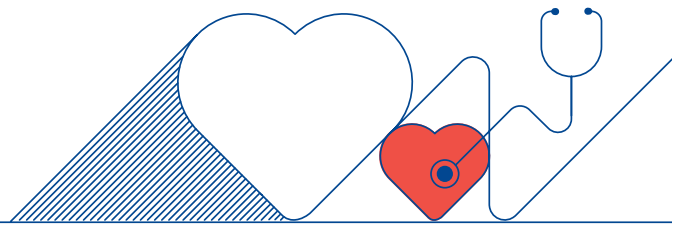
Our monthly dining listings.

Coming Next Month: It's time for Summer Fun! Plus, a golf preview and the region's top dentists.



On the Cover:

This \$1 million Rhinebeck home received 11 offers in the first five days. Photo courtesy of Berkshire Hathaway HomeServices



Our nurses are at the heart of everything we do— every day



This last year demanded you give your all for our patients,
co-workers and communities—you did that and so much more.
One week is not enough to salute you.

We thank you each and every day.

Congratulations!

Five of our heroes were named Hudson Valley Top 20 Nurses.

Northern Dutchess Hospital:

Jennifer Hamm, RN / Karley Flinn, RN, OCN

Putnam Hospital:

Ella Chasse, RN / Jean Casadone, RN

Vassar Brothers Medical Center:

Erica Knapp, RN, BSN, TNCC, ACLS, BLS, PALS, CEN

[nuvancehealth.org](https://www.nuvancehealth.org)





Mount Saint Mary College

HEALTHCARE *needs more* HEROES

**Nursing • Pre-Health Professions
Healthcare Management**

msmc.edu/healthcare



**The Reading Barn
offers an exciting
summer for your child!**

July 6th - August 5th
Limited Enrollment

Our unique program will focus on reading, writing and math skills. In addition, we will incorporate many other activities, such as music, drama and creative arts.

Each summer, different themes are explored through project-based learning.

TheReadingBarn.com
3625 Route 82
Millbrook, NY 12545

(845) 677-2281
Emilie B. Dyson, *Director*

Hudson Valley

A division of Today Media, a Martinelli Holdings LLC

Editor in Chief
Kathryn Walsh

Art Director
Diana Ramírez

Senior Editor
Samantha Garbarini

Senior Writer
Karen Odom

Associate Art Director
Jorge Márquez

Editorial Assistant
Francesca Furey

Editorial Interns
Jake Mauriello, Megan Wilson

Contributing Writers & Photographers
Lisa Cesarano, Mike Diago, Barbara Reina, David Rocco, Meghan Spiro

PRODUCTION

Production Director
Kathe Casey-Pennucci

Production Assistant
Cat Tompkins

Imaging Specialist
Lauren Eisele

DIGITAL MEDIA

Digital Publisher
Michael A. Martinelli Jr.

Director of Digital Strategy
Greg Mathias

Digital Managing Editor
Sabrina Sucato

Digital Editor
Raphael Beretta

Digital Content Producer
Katie Chirichillo

Digital Operations Specialist
Andrew Lightbody

Client Services Associate
Meghan Merry

Digital Marketing Specialist
Jack Balasiano

Digital Producer
James Maley

Digital Editorial Interns
Grace Maeda, Lucy Posner

CIRCULATION

Audience Development Director
David Bergeman

Subscription Hotline 1.800.BUY.HVMAG
www.hvmag.com

MISSION STATEMENT

To produce a high quality magazine that informs, entertains, and investigates life in the vibrant community we serve.

Hudson Valley May 2021, Vol. 50, Number 1. Copyright © 2021 by Today Media, a Martinelli Holdings LLC. All Rights Reserved. This magazine or its trademarks may not be reproduced in whole or in part in any form or by any means electronic or mechanical, including photocopying or recording, or by any information storage and retrieval system now known or hereafter invented without written permission from the Publisher.

Elliman Everywhere Find Your Next Home in the Hudson Valley



Private Island with Helipad | Carmel, NY
\$9,950,000 | 6 BR, 3.1 BA | **Web# H6073976**
Margaret Harrington: O 914.232.3700 M 914.572.7395



Modern Tuscan-Style Estate | Garrison, NY
\$3,750,000 | 5 BR, 6.2 BA | **Web# H6042421**
Margaret Harrington: O 914.232.3700 M 914.572.7395



Private Hudson Valley Retreat | Wingdale, NY
\$1,250,000 | 5 BR, 3.1 BA | **Web# H6055910**
Jessica Chutka-Pelletier: O 914.273.1001 M 845.475.5604



Breathtaking Home with Pool | Brewster, NY
\$989,000 | 4 BR, 4 BA | **Web# H6089086**
Anna Marie Russo: O 914.232.3700 M 845.721.3593
Anthony DeBellis: O 914.232.3700 M 914.618.1737



Enjoy Scenic Mountain Views | Greenville, NY
\$900,000 | 8 BR, 3.2 BA | **Web# H6084005**
Margaret Harrington: O 914.232.3700 M 914.572.7395



Only 38 Miles from New York City | Tuxedo Park, NY
\$869,000 | 4 BR, 4.1 BA | **Web# H6081473**
Richard Esman: O 914.234.4590 M 914.715.4227



Scenic Retreat on Approx. 61 Acres | Holmes, NY
\$850,000 | 3 BR, 2.1 BA | **Web# H6091313**
Margaret Harrington: O 914.232.3700 M 914.572.7395



Extraordinary Country Residence | Brewster, NY
\$719,000 | 4 BR, 2.1 BA | **Web# H6101291**
Anthony DeBellis: O 914.232.3700 M 914.618.1737
Anna Marie Russo: O 914.232.3700 M 845.721.3593



Grand Victorian with Pool | Marlboro, NY
\$650,000 | 3 BR, 2 BA | **Web# H6085974**
John Oliveira: O 914.723.6800 M 914.447.2081
Mary Jean Staudohar: O 914.273.1001 M 914.474.7250

elliman.com



FROM CHILDHOOD TO ADULTHOOD TO SENIORHOOD 14 SPECIALTIES, 80 GREAT PROVIDERS THAT'S PREMIER CARE

Premier Medical Group.
The experience you need...the compassion you deserve.

Today, Premier Medical Group has 14 specialties, 80 providers and the latest technology. What's different about us is that we practice medicine that's warmer, kinder, and more individualized. We are great listeners. You can see your doctor every time you visit and you can form a relationship that will see you and your family from pediatrics to adult medicine without missing a beat. To start your relationship with Premier Medical Group, visit:

www.premiermedicalhv.com/specialties



Premier Medical Group specializes in: cardiology, dermatology, gastroenterology, gynecology, podiatry, pediatrics, rheumatology, urology, neurology and internal medicine including pulmonology, endocrinology, nephrology, and family practice.

todaymedia
custom communications

Let's create something your
audience will look forward to



ads • brochures • logos • newsletters • annual reports • journals • mailing services

Contact Rich Martinelli: 914-963-8300; rmartinelli@gazettepress.com

todaymediainc.com

Hudson Valley

A division of Today Media, a Martinelli Holdings LLC

Publisher Michael A. Martinelli Jr.

ADVERTISING

Director of Business Development Dan Burnside

Senior Multimedia Account Manager
Carol Berman

Multimedia Account Managers
Jennifer Borrero, Carol Tyson

Digital Account Executive
Jeanna Martinelli

Publishers Representative
MCase Media

Account Associate
Kyle Clasen

ADMINISTRATION

Chief Operating Officer William R. Wehrman

Controller Donna Kraidman

Accounting Manager Jennifer Heller

Accounts Receivable/Logistics Manager Jennifer Schuele

Staff Accountant Nancy Nyce

Accounts Payable Coordinator Sara Corbett

A/R Specialist Jennifer Floor

MARKETING

Director of Marketing
Jennifer D'Ambrosio

Marketing Communications Manager
Barbara Begley

Distribution Manager
Paul Greicius

Marketing & Events Associates
Madeline Mikucki, Brianna Perriello

Marketing Assistant
Tiffany Masotti

Graphic Designer
Arlene So

Marketing Interns
Xena M. Cajamarca, Avery Tzamarot

HOW TO REACH US

Editorial Department
845.224.3084; edit@hvmag.com

Advertising Department
845.463.0542, ext. 2173; sales@hvmag.com

Marketing Department
845.224.3248; pr@hvmag.com

Circulation Department
800.289.4862; circ@hvmag.com

Today Media, a Martinelli Holdings LLC

President Robert F. Martinelli

Secretary/Treasurer Richard Martinelli

In Memoriam

Chairman Angelo Martinelli (1927-2018)
Vice President Ralph A. Martinelli (1962-2019)

Home Office

1 Summit Court, Suite 201 Fishkill, NY 12524
Phone: 845.463.0542 • Fax: 845.463.1544



Your Dental Problems **END** Today with Teeth Tomorrow!



Why Teeth Tomorrow[®] Dental Implant Bridges?



Your Teeth Tomorrow[®] bridge is precision-milled from a solid piece of Prettau[®] Zirconia – one of the most durable materials available in dentistry. Teeth Tomorrow[®] implant bridges are custom designed for your unique smile and will not chip, crack, stain, or attract plaque, odors and bacteria. Most full-arch implant bridges are made from either acrylic or zirconia. The implants serve the same function for both types of solutions, but the difference in the materials used to make the bridge significantly affects its final look, feel, and performance over time.

At Teeth Tomorrow Hudson Valley, Your Safety is Our Priority.

(845) 679-3706 • TeethTomorrowHudsonValley.com

Hudson Valley Hospice

Proudly salutes all of the
2021 Excellence in Nursing
Nominees and Winners



A very special hospice heart beats in all of
our nurses at Hudson Valley Hospice.
This year we are especially proud of our
16 nominees.

Contact Hudson Valley Hospice
845-485-2273 • hvhospice.org



MAILBOX



Where in the Valley Winner

Congratulations to Randy Turner of New York City for being the first to correctly identify the Great Chain links at West Point. Turner shares: "One link of the chain is on display at the Washington's Headquarters Museum at Morristown National Historical Park in Morristown, NJ. I was the manager/superintendent of the Park when the museum was renovated between 2005 and 2010." (Turn to page 20 for this month's quiz.)

Proposal at the Hudson

On Instagram, we asked our readers to share their most romantic day in the Hudson Valley:

"I proposed to her at Riverfront Park in Peekskill on a warm day in late April 2019. I had been carrying a ring in my pocket for months, waiting for the right moment. The sunset was reflecting beautifully on the Hudson and the spring air was whispering promises of warmer, brighter days ahead. This was the moment. And she said yes."

@keyes.jim

Top Web Stories: March

- 1) "These Are the Most Affordable Towns in the Hudson Valley"
- 2) "These Hudson Valley Hiking Trails Are Perfect for Beginners"
- 3) "Kelly's Bakery Is an Artisanal Bread Hotspot in Poughkeepsie"
- 4) "Presenting Hudson Valley Magazine's Teacher Appreciation Awards"
- 5) "A Massive, Abandoned Hudson Valley Zoo Is Reborn in Catskill"

Write to us: mailbox@hvmag.com;
letters and comments may be edited for
space and clarity.

PHOTO BY DOC BAYNE

Mark Snyder
Licensed Real Estate Salesperson



Consistently recognized as a
Top Producing Agent by the
Dutchess County Association of Realtors

- Get the most money for your home by listing with Mark!
- Don't miss out on this once in a lifetime sellers market!
- Call Mark today to see how much your home is worth!



Williams - Sykes Realty
1060 Freedom Plains Rd, Poughkeepsie, NY 12603
Cell: 845-242-7985 • www.MarkSnyderHouses.com





Meet Ann

Ann Sheeran was 26 with a life to plan, and stomach pain that wouldn't go away. Her boyfriend persuaded her that her first stop should be a doctor. She chose Crystal Run Healthcare – a decision that changed her life forever. What happened next was amazing.

Watch Ann's story at HealthTransformed.com/Ann

“

It was a rare, freak thing that happened. That's what makes it scary, it can happen to anyone. You think you are invincible until it happens to you or your family.

- Ann

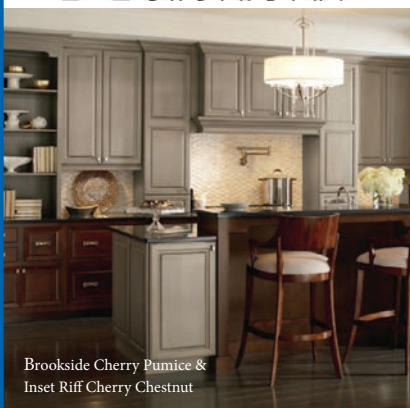


Experience the Dutchess Day Difference

For more information, please contact:
Christine Whiting, Director of Admissions:
twhiting@dutchessday.org

DUTCHESS DAY SCHOOL
415 ROUTE 343
MILLBROOK, NEW YORK 12545
PHONE: 845.677.5014

www.dutchessday.org



Brookside Cherry Pumice &
Inset Riff Cherry Chestnut

**87 Wisner Avenue
Middletown, NY 10940
845-342-5555**

**102 N. 9W
Congers, NY 10920
845-268-9245**

 **Builders
FirstSource
KITCHENS**
www.bldrnewyork.com



It's Been a Wild, Wild Ride

As we are putting this issue to bed at the end of March, my thoughts go back to this time last year when the COVID-19 pandemic became a frightening reality: hospitalizations and death rates rose, shutdowns began, and there was literal fear in the air.

At *Hudson Valley*, we were wrapping up our May issue when the governor's executive order that all non-essential workers stay at home went into effect. Realizing that nearly everything in our issue was going to be irrelevant in May, we needed to pivot fast. The "Best Burgers by Town" feature was shelved, the Events section turned into Arts & Culture (with a focus on outdoor and virtual activities), and Food & Drink restaurant stories were replaced with how-to articles and recipes.

In Home & Property, we dropped "Hot Property" and added an article about the state of real estate during the pandemic. I reached out to real estate agents, who despite the craziness of the moment (I spoke to some of them on the last weekend of live showings), found time to talk. Their outlook was grim, and agents were worried about their futures. Their fears were not unreasonable: The pandemic basically brought market activity to a halt last spring, when listings were down 55% and new contracts were down 47%, compared to April and May 2019.

But all was not lost, by any means. It turns out that, although folks weren't buying and selling during the shutdown, they were doing plenty of online research and were ready to act fast, especially those in NYC who were looking to get out of Gotham in a hurry.

"When things started to open up again, it didn't just trickle open, it poured," says Lindsay Matthews of Houlihan Lawrence.

Suddenly, it was semi-impossible to find a home. And by the end of 2020, the market not only overcame its setbacks,



but beat 2019 records. It is still a low inventory/high demand market — especially in high-profile towns and cities like Rhinebeck, Hudson, and Nyack. But buying a home *is* possible.

In this year's "Best Places to Live" feature, we asked realtors what buyers need to do to find and buy a home in the traditionally popular towns, villages, and cities — and to tip us off on some lesser known but equally appealing locations.

One of the things we learned while putting this story together was that finding a home in today's market is not easy. It takes patience, perseverance, the ability to pounce, and requires help from a professional. And so, our cover story is complemented by our second annual "Best Real Estate Agents" list, where you will find the top real estate professionals throughout the Hudson Valley.

Happy house hunting!


Kathryn Walsh
Editor in Chief

Mount Saint Mary College

NEWBURGH, NEW YORK



HUMANITIES @WORK

Preparation for a lifetime

Chart your path. Gain hands-on experience. Spark change.

The Humanities@Work degree program shifts the focus from the **subject** you study to the **skills** you obtain — in this case, the essential skills that employers are always looking for.

For just **\$6,500 tuition per year**:
Nurture your creativity, analytical thinking, collaborative problem solving, communication skills, emotional intelligence, and global consciousness.

KEY FEATURES

- \$6,500 tuition per year – all four years
- Guaranteed graduation in four years
- Choose courses that fit your interests within six skill areas
- Interdisciplinary degree
- Annual internships
- Reside on campus (room and board additional)

Learn more at msmc.edu/Humanities



WHERE SUMMER MEETS STYLE

Down to Earth is your source for affordable, high-quality outdoor furniture, home décor and everything you need to create the backyard of your dreams!

NOW OPEN FOR SPRING! Curbside Pickup & Home Delivery Available

**Down
TO
Earth
LIVING**

1040 Rte 45, Pomona, NY 10970 | 845-354-8500 | Open Daily 9am-5pm | www.dteliving.com

UCE
FINE BUILDERS

*Uniquely Crafted
Environments*

Built to

EXHALE

Clean lines for moments of reflection and relaxation



CONNECTICUT • BERKSHIRES • HUDSON VALLEY

UCEBUILDERS.COM

Residential • Commercial • Design • Millwork • Architectural Concrete • Green Building

Litchfield, CT • 860.489.7273



This month@hvmag.com



Hudson Valley Mask Co.'s production line

Made in the Hudson Valley

Newburgh fashion startup Ziel designed a new type of double-filter face mask. Under the name Hudson Valley Mask Co., the team produces 1 million effective, breathable masks per month.
www.hvmag.com/hvmaskco

Brewing at the Old Factory

A father-and-son duo carry on the beverage legacy of a century-old building in Cairo. Old Factory Brewing company brings red ales and IPAs to the Catskills in a unique and historic setting.
www.hvmag.com/oldfactorybrew

Sweet Antiquing in Phoenicia

Phoenicia Arts and Antiques was born out of the former pharmacy on Main Street. Several used clothing vendors, antique shops, artists, and Phoenicia Honey Co. all share the same renovated space to create a unique shopping experience.
www.hvmag.com/phoeniciaantiques

Kitchens & Baths

Bring your dream kitchen or bath to life with these trend-setting tips.
www.hvmag.com/kitchens-baths

Partner Content

Get connected with HV Mag

www.facebook.com/HudsonValleyMagazine

www.twitter.com/HudsonValleyMag

www.instagram.com/HudsonValleyMag

www.youtube.com/HudsonValleyMagazine

Better Tech. Better Deck.™
Your outdoor living space should combine what matters to you most:
The look and feel of real wood. | The latest design ideas. | Unparalleled value.

LUMBER • MILLWORK • BUILDING SUPPLIES

HERRINGTON'S
We share your passion.

Hillsdale, NY: 518.325.3131 • Lakeville, CT: 860.435.2561
Millerton, NY: 518.789.3611 • Hudson, NY: 518.828.9431
Chatham, NY: 518.392.9201 • Sheffield, MA: 413.229.8777

herringtons.com • 800.453.1311 • WE OFFER DECK DESIGN

UNLEASH YOUR BEST SMILE

invisalign PROVIDER

TRANSFORM YOUR TEEN'S SMILE!

- FROM THE SIMPLE TO THE COMPLEX
- HELPS BOOST SELF-ESTEEM
- SHAPES SMILES 50% FASTER

2019 HUDSON VALLEY PARENT Favorite Docs
Healthcare Professionals

CELEBRATING 30 YEAR ANNIVERSARY

iTero

PREMIER TEETH STRAIGHTENING BY A PREMIER PROVIDER
Virtually invisible, Invisalign® is the most comfortable, convenient way to a perfect, straight smile—no matter what stage of life you're in. Invisalign® straightens teeth fast, can be removed anytime, and allows you to continue to eat the foods you enjoy.

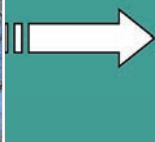
WWW.WINDSORDENTAL.COM • 845.565.6677

WINDSOR DENTAL CENTER
Aesthetics & Implant Dentistry

Dr. Steven P. Stern
Dental Director

Dr. Kevin C. Boyle
Orthodontist
Invisalign® Premier Preferred Provider

ZERO INTEREST // **ZERO DOWN** // **CUSTOMIZED PAYMENT**
IN-HOUSE FINANCING NEW PATIENTS ONLY. EXPIRES 9/30/2021 PLANS TO FIT YOUR FAMILY'S BUDGET



McMahon's Contracting

Building & Home Improvement
845-255-2881



DESIGN BUILD
ADDITIONS
ROOFING
SIDING
WINDOWS
DOORS
DECKS
RAILINGS

CURRENTLY SERVING AREAS WITHIN A 20-MILE RADIUS OF GARDINER, NY

WWW.MCMAHONSCONTRACTING.COM

HOME EQUITY LOANS — for — YOUR DREAM SPACE



HOME EQUITY
LINE OF CREDIT

1.99%
APR*

*INTRO RATE FOR 6 MONTHS

HOME EQUITY
LOANS

4.38%
APR*

FOR 60 MONTHS

APR = Annual Percentage Rate. Offer valid for approved applications received on or after April 1, 2021. Promotional offer subject to change or terminate at the discretion of MHV. All loans are subject to a maximum loan to value of 80%. MHV will pay select closing costs on loan amounts up to \$175,000. Closing costs may be recaptured if the loan is closed/terminated within the first three years. Offer not available for Equity Edge. Home Equity Line of Credit, maximum line amount of \$175,000, promotional APR will terminate at the end of the promotional period and your variable rate will be determined by indexing the Prime Rate published in the Wall Street Journal the third Friday of February, May, August and November minus .25% and will be noted on your monthly statement. Prime Rate is 3.25% as of 3/16/2020. Maximum rate is 18%. Advertised rate based on credit qualifications. For Home Equity Loan, rate reflects .25% discount for automatic payments from your MHV savings or checking account. Additional terms and conditions may apply. See Branch or call for details. Federally insured by NCUA. NMLS#411955

MHV
MID-HUDSON VALLEY FEDERAL CREDIT UNION
MHVFCU.COM/EQUITY

The Pulse

Business Profile 20 Where in the Valley 20 Events 22

Alexandria Gilleo
opens her East
Main Street door
in Beacon.

Beacon of Calm

Step inside this celebrity makeup artist's new boutique wellness studio.
Plus, a mysterious memorial in Katonah and May events around the Valley.

EDITED BY KATHRYN WALSH



Alexandria Gilleo in her new Beacon business (left) and making sure “Broadway Joe” Namath lives up to his nickname (below).



Business Profile

Keep Calm and Zen On

This celebrity makeup artist’s newest project combines relaxation and rejuvenating services for the ultimate sense of calm.

BY MEGAN WILSON

After being in the makeup business for more than a decade, Alexandria Gilleo, owner and founder of Bridal by Alexandria, has taken her knowledge of health and beauty and turned to a new venture: My Zen Den, a boutique wellness studio in Beacon.

My Zen Den offers services that boast both mental and physical benefits. As the first of its kind in Beacon, Gilleo intends for the studio to serve as a rejuvenating hub for the Hudson Valley community.

Upon entering, guests are immediately greeted by the heady scent of sage and palo santo. The raw wood furniture and shelves, potted succulents, and neutral walls provide a calming juxtaposition to busy East Main Street. Native American flute and Mayan drumming tracks — which Gilleo discovered on a healing experience in Tulum, Mexico — play softly in the background.

All of this is part of Gilleo’s plan for the utmost relaxation. When designing My Zen Den, she wanted guests to be transported to somewhere tropical, and for their senses to be awakened.

My Zen Den offers three main services: full-body red light therapy, an infrared sauna, and a meditation nook. Gilleo only allows one person in at a time, with the exception of purchasing a guest add-on, so visitors have the place to themselves for anywhere from 30 minutes to an hour to completely unplug and enjoy the heat emitted by either the medical-grade red light or the sauna.

As a celebrity and bridal makeup artist, Gilleo’s work has been featured in *Vogue*, can be seen in beauty stores like Ulta and Sephora, and has taken her all over the world, working with clients such as actors Charlie Sheen and Paul Rudd, and sports stars Joe Namath and Ali Krieger. Ultimately, it was the pandemic that pushed her to open up a wellness studio near her home, and share her knowledge and services with the public.

“For our mental clarity [over] the past year, what everyone’s gone through, people need to just come, relax, and zen out, even if it’s for 30 minutes,” she says.

My Zen Den is open seven days a week. To make an appointment, go to

www.myzendenbeacon.com or call 845.232.1119. For more about Gilleo’s makeup and bridal businesses, go to www.alexandriagilleo.com.



Where in the Valley Another Amsterdam

In a normal year, thousands flock to this festival celebrating this Dutch-favorite flower. More than 100,000 flowers will be in bloom, followed by street scrubbing, concerts, and more. Be the first to name this event at www.hvmag.com/WIV, and you’ll be mentioned in the next issue.

A person stands on the peak of a large, light-colored rock formation. Below the rock is a dense forest of green trees, with some autumnal colors visible. The background shows a vast landscape under a blue sky with scattered white clouds, illuminated by the warm light of a sunset or sunrise.

Move to the cloud.

It isn't just businesses moving to the cloud. With Taft Street you can be smarter, faster, and stronger in your search for the perfect upstate home. Let our seasoned professionals guide you with our concierge style service and expert local knowledge. We'll alleviate all the pain points of buying and selling in this current market environment. **When it's time to move, turn here.**

www.taftstreetrealty.com | 845.380.3394 | 231 Main Street New Paltz, NY

Taft Street Realty supports the principles of the Fair Housing Act and the Equal Opportunity Act.



What does Errol Flynn have to do with a memorial at Lasdon Park?



The Mysterious Memorial in Lasdon Park

A local photographer uncovers the story of two Vietnam photographers.

In the November 2020 issue, the “Where in the Valley” quiz featured a memorial statue of a dog named “Chips” at the Trail of Honor at Lasdon Park, dedicated to hero dogs in the military. The first person to recognize the location was photographer David Rocco, who recently shared his own solved mystery:

I first visited Katonah’s Lasdon Park, in the spring of 2000 because I had heard about the remarkable Veterans Memorial Trail of Honor. After I completed my walk on the trail, I noticed a small concrete memorial near the entrance for Vietnam War combat photographer Sean Flynn, who I later learned was the son of legendary actor Errol Flynn. I found this fascinating, but I didn’t follow up on why a memorial to Sean Flynn was in a Westchester County park until last March.

It turns out a retired Westchester County Park’s administrator had the monument placed there, along with a memorial tree, before the Trail of Honor existed. He, like me, was an Errol Flynn fan. He wanted to honor Errol Flynn’s son, who had lost his



life covering the Vietnam War.

Flynn and fellow combat photographer and friend, Dana Stone, crossed the Vietnam-Cambodia border on April 6, 1970, in hopes of getting an exclusive story from the perspective of the Viet Cong who were in Cambodia. Sadly, they were captured. They were never seen or heard from again. It was determined that Flynn and Stone were executed in June 1971. Their remains have never been found, despite exhaustive searches.

In response to requests made by friends and family of Dana Stone, Friends of Westchester County Parks has agreed to install a memorial monument alongside Flynn’s monument this spring to honor Stone. This installation will coincide with the 50th anniversary of Sean Flynn and Dana Stone’s deaths.

For additional information, read *Two of the Missing, Remembering Sean Flynn and Dana Stone* by Perry Deane Young.

May Events

Kick off spring with in-person and virtual programming throughout the Valley.

Through July 25: A Sense of Time: The Historical Art of L.F. Tantillo. Go back in time while viewing historical art at the Albany Institute of History & Art. L.F. Tantillo’s special exhibit provides art lovers with more than 90 works detailing historical and marine landscapes. The exhibit includes sketches, models, and videos showing the artist’s process. • [Albany Institute of History & Art, Albany; 518.463.4478; www.albanyinstitute.org](#)

May 1: 10th Annual Riverkeeper Sweep. Start your May off right and give back to Mother Earth. Along the Hudson River — from Brooklyn to the Adirondacks — participants can join shoreline cleanups to beautify our natural settings. • [multiple locations; www.riverkeeper.org](#)

May 1–June 27: Fairy House Hunts in the Garden. Feeling extra magical? On weekends in May and June, visitors can join the Fairy Hunts in the Garden at Samuel Morse’s estate. Search the grounds’ smallest nooks and the tightest crannies to find 20 hidden fairy houses. Fairy wings are highly encouraged. • [Locust Grove Estate, Poughkeepsie; 845.454.4500; www.lgny.com](#)

Starting May 8: Nivola: Sandscapes. Explore this special exhibition dedicated to sculptor, muralist, and designer Costantino Nivola. Museum-goers can enjoy around 50 of his works, including sandcast reliefs, sculptures, and rare maquettes of architectural commissions. • [Magazzino Italian Art, Cold Spring; 845.666.7202; www.magazzino.art](#)

May 15–16, 23: Introductory Woodworking Classes. Start your woodworking journey at The Wooden Boat School at Hudson River Maritime Museum. The school is offering a series of classes at their wood shop taught by skilled wood masters. Choose from crafting Adirondack chairs (May 16–15) or live edge tables (May 23). • [Hudson River Maritime Museum, Kingston; 845.338.0071; www.hrrmm.org](#)

May 22–23: ModernMakersMarket. Calling all craft beer lovers! Head to the Seeger Riverfront Park for a weekend of locally made food and drinks, like cider, spirits, hot sauces, pickles, and sunflower oil. Plus, enjoy six New York-based food trucks, live music, and craft tents featuring artisan items. • [Seeger Riverfront Park, Beacon; www.hopsonthehudson.com](#)

Starting May 22: Mower’s Saturday/Sunday Market. Flea markets are for everyone — whether you’re a collector or looking for a new purchase for your home. At Mower’s 44th seasonal market, you can find just about anything you could ever imagine. Pro-tip: Arrive in the morning to beat the crowd for those one-of-a-kind goods. • [11 Maple Lane, Woodstock; 845.679.6744; www.mowersaturdayfleamarket.com](#)


May 29–31: Woodstock-New Paltz Arts & Crafts Spring Show. Spend Memorial Day Weekend at this chart-topping 40th annual arts and crafts show. Snack on handmade ice cream or pita sandwiches while checking out booths full of ceramics, fibers designs, glass and metal work, and even furniture. • [Ulster County Fairgrounds, New Paltz; 845.516.4342; www.quailhollow.com](#)

RIVER MOUNTAIN VALLEY

JOURNEY TO GREATER

Experience a better solace.
GreatNorthernCatskills.com

GREAT NORTHERN CATSKILLS OF GREENE COUNTY

 **TRADITION**
AT RED HOOK

A life you'll *love!*

TraditionRH.com • 845.752.0031
25 Old Farm Road, Red Hook, NY

Modern Living Made Easy

EASTDALE

Dutchess County's Newest Town Center!

10 OTTO WAY, POUGHKEEPSIE, NY
WWW.EASTDALEVILLAGE.COM
845-454-6500



**IF YOU ARE THINKING OF A NEW HOME,
MAKE IT THE HOME OF YOUR DREAMS.**

DISCOVER THE MID-HUDSON VALLEY AND ALL IT HAS TO OFFER YOU.



**LUXURY
COLLECTION**

PONDVIEW FARM | IN THE HEART OF MILLBROOK NY | MLS#371638

BERKSHIRE HATHAWAY
HomeServices
Hudson Valley Properties

DISTINCTIVE HOMES AND COUNTRY RESIDENCES

LUXURY COLLECTION HOMES AND ESTATES

FARMS AND EQUESTRIAN PROPERTIES

URBAN MODERNIST DESIGNS AND VILLAGE CHARMERS

ACREAGE AND NEW CONSTRUCTION

DUTCHESS COUNTY | ARLINGTON | BEACON | EAST FISHKILL | FISHKILL | LAGRANGE | MILLBROOK | PAWLING | RHINEBECK
ULSTER COUNTY | KINGSTON | NEW PALTZ | STONE RIDGE | WOODSTOCK

THE MID-HUDSON VALLEY'S LEADING REAL ESTATE FIRM

BHHSHUDSONVALLEY.COM

Home & Property

Hot Property 26 Trend Report 30 Expert Advice 32

Historic Proportions

A 1700s stone home with updates and 33 acres of land hits the market in Ulster County. Plus, tips from a home inspector and gift ideas for Mom.

EDITED BY KATHRYN WALSH



Equipped with barns, an arena, paddocks, stables, stalls, and more — this Accord property is fit for equestrians at heart or those looking for a rustic, versatile property.



Hot Property

Dream Big

This \$3.4 million home in Accord boasts versatility and endless possibilities.

BY JAKE MAURIELLO

Looking for a home that has room for you, your family, your horses and is close to some of the hottest towns in the Valley? Look no further than this sprawling estate in Accord, which recently hit the market for \$3.4 million.

Located in the popular Rondout Valley, the property closely neighbors Stone Ridge and is in close proximity to Kingston and New Paltz.

Sitting on nearly 33 acres of land, the centerpiece of the property — a 1700s stone house — was most recently renovated in the 1980s, when a massive stone addition was completed to expand the living space to 4,916 sq. ft. Inside, custom woodwork can be found in numerous facets, from the floors to the ceilings, and everything in between — like light switches, windowsills, and more. The addition also brought new fireplaces — now five in total — a wood stove in the dining room, and two more living rooms.

While the property is fully equipped with

PHOTOS BY JIM SMITH PHOTOGRAPHY; (TOP RIGHT) BY FARLEYPIERSON



There's tons to do at this period estate tucked in the Shawangunk Mountains. Its amenities, including a horse farm, English-style greenhouse, and a caretaker residence with an art studio, are open for creative interpretation.

equestrian features (like barns, stables, and an arena); there is a clear separation from the home, with a dedicated secondary roadway entrance.

In fact, versatility is the key feature of the property. With four bedrooms and five bathrooms in the main home, a guest house, an in-ground pool, amazing views, and barns just waiting for trendy renovations, it would make a wonderful family compound or an extremely marketable vacation rental.

THE DETAILS

Address: 306 County Rte 2, Accord

Price: \$3,400,000

Beds/Baths: 4 BR/5 BA

Year Built: 1760

Square Footage: 4,916

Lot Size: 32.96 acres

School District: Rondout Valley Central School District

Estimated Taxes: \$47,000





RESIDENTIAL, COMMERCIAL &
HOSPITALITY INTERIOR DESIGN

Hudson Valley & Beyond

646.369.8496
steilish.com

Mother's Day Gift Ideas

Celebrate Mom with one of these local products. **BY MEGAN WILSON**



The Scarlet Botanist, \$58
The Quiet Botanist
Hudson; www.thequietbotanist.com

Mixing a variety of dried, burgundy and violet flowers, this bouquet measures approximately 14 inches tall and lasts up to three years.



Nantucket Throw, \$545
Loopy Mango
Hyde Park; www.loopymango.com

This 28-by-40-inch Merino wool throw is handmade to order, available in a variety of colors.

Signature Honey Gift Box, \$34
Phoenicia Honey Co.
Phoenicia; www.phoeniciahoney.co
This gift box includes three, 5.5-ounce glass jars of chai-, lavender-, and orange-ginger-infused honey, sourced from local beekeepers.



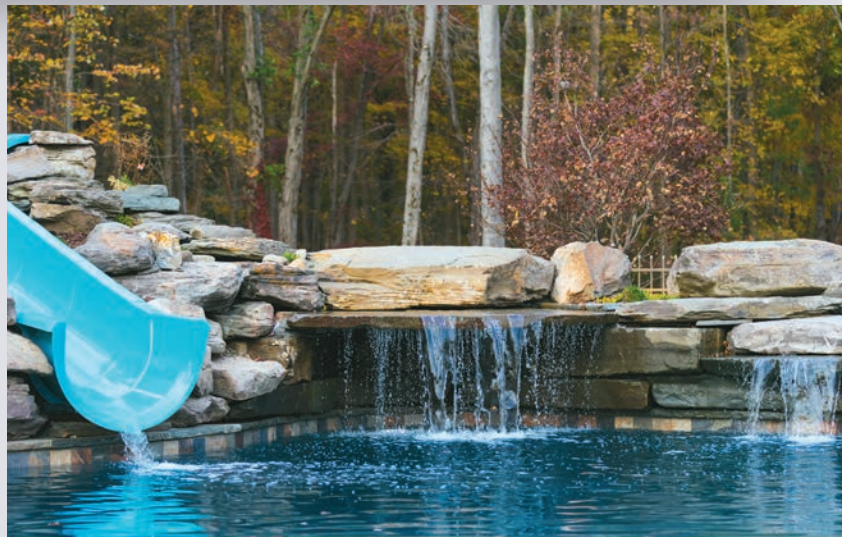
That Hudson Valley Candle, \$42
Burkelman
Cold Spring; www.burkelman.com
Smelling of fire, tobacco leaves, and moss, this 9-ounce soy wax candle is said to smell like the region where it is hand-poured for a burn time of 60 hours.



Lavender Oatmeal Bar Soap, \$7
Ol' Darlin'
Sloatsburg; www.ouldarlin.com
Organic, vegan, and soy free, this mildly exfoliating bar soap is one of many scents that Ol' Darlin' handcrafts in Rockland County.



FROM CONCEPT TO COMPLETION



Pool and Spa Specialists | Design and Installation
Renovation | Maintenance and Service

NEJAME

POOL ARTISANS FOR OVER 50 YEARS

845.677.7665

WWW.NEJAMEPOOLS.COM

WWW.FACEBOOK.COM/NEJAMEPOOLSPECIALISTSINC



Outstanding Achievement
Builder Award Winner



Let's create health and happiness in your home.

There are certain spaces in our homes where we create health and happiness. Enjoy bath, kitchen and lighting products in room settings that help you envision them in your home. Working displays allow you to choose with confidence. Frank Webb Home's friendly experts delight in helping you make these spaces your own.



Frank Webb
Home

BATH • KITCHEN • LIGHTING

NEWBURGH 600 Corporate Boulevard • 845-567-3803 • frankwebb.com

EMILIA LUXURY HOMES

**SPECIALIZES IN EXCLUSIVE LUXURY WATERFRONT
HIGH RISE CONDOMINIUMS, HOMES AND INVESTMENT
PROPERTIES THROUGHOUT SOUTH FLORIDA**



*My mission is to make your real estate
experience as cost-effective as possible,
while maintaining the utmost standards
of integrity and professionalism*

MILLIE2918@GMAIL.COM | 954.682.7845 | WWW.EMILIALUXURYHOMES.COM



HOME & PROPERTY —

Trend Report

Sprucing Up Your Outdoor Living Space

Tips on outdoor staples and design from Pomona's Down to Earth Living.

The spring and summer of 2020 saw a focus toward outdoor living as homeowners transformed their backyards into real living spaces, from the extravagant (adding an outdoor kitchen) to the simple (a firepit or new cocktail table). Now that the warm weather has returned, the focus is once again outside.

One trend Stuart Leventhal, owner of Down to Earth Living, has noticed is that “people are not in the market to buy ‘a set,’ but are seeking out complementary, unique pieces that reflect their tastes as well as their needs for the space.”

Here are some tips from Leventhal on ways to do this in your home, on any budget:

SENSORY DESIGN

The goal of a homeowner's outdoor space is to satisfy the senses of sight, sound, and smell. Eyes are drawn to bold colors, interesting textures, and structures. Calming sounds can come from free-flowing water or music installations. Flowers, fresh grass, and outdoor cooking are arguably the best smells of spring and summer. These sensory trends can be fulfilled with defined spaces or edible, container, and perennial gardens. Planting annuals and mixing perennials with potted vegetables are a must; and don't forget to add some specimen trees, too!

CERAMICS

Ceramics are perfect accent pieces as they pair well with furniture. Nevertheless, they can definitely become a center piece of spaces, too. White pottery is king — it goes with everything. Black and red are the second favorites for color choices. The shapes and colors of ceramics are engaging and fill the space of wider surroundings, like patios or porches.

NEUTRAL COLORS

Begone bold colors! Neutrals are the clear winner in recent trends. Nearly everything can be made neutral; the tame colors light up the environment and offer balance to the space. Throw pillows, outdoor wall décor and paintings, and tableware are perfect for neutrals.



The Home Team Is Here for Buyers and Sellers in the Hudson Valley

When it comes to buying or selling a home, The Home Team at Berkshire Hathaway HomeServices Hudson Valley Properties is ready to help.

What's the secret to buying or selling a home in the Hudson Valley?

It's having a real estate agent you can count on, of course.

That's why The Home Team at Berkshire Hathaway HomeServices Hudson Valley Properties is ready and willing to lend a hand. As the most innovative real estate team in the region, The Home Team is a group of leaders with an exceptional commitment to making the process as easy as possible. Because buying or selling a home is no easy feat, The Home Team is here to demystify the process and help people accomplish their goals.

"We believe in giving the very best to our clients and know a home is not defined by the size or color of the walls," notes Michael Kahns, The Home Team's leader. "It is about how you feel when you walk through the door."

Innovation Where It Counts

In a market that's ever-changing, it pays to be innovative. The Home Team understands this well, which is why it works with buyers and sellers

to take their experience to the next level. Whether that means connecting them with off-market properties, staging homes for quick sales, or creating thoughtful marketing videos, The Home Team offers a buying and selling process like you've never seen before.

one step ahead of any other agent out there. We meet regularly, we help each other out, and we've got each other's backs."

Together, The Home Team taps into its diverse skillsets to customize each real estate experience. Not only do its salespeople speak several different languages, but they come to the table with different areas of expertise, from marketing and operations to staging.

Top of the Line

As an award-winning real estate firm in the Hudson Valley, The Home Team takes its commitment to buying and selling seriously. In 2020, the Home Team closed 160 transactions, which equates to nearly a sale every other day. In 2018, The Home Team earned a spot in Berkshire Hathaway's Leading Edge Society, designated for the top 10 percent of the network. In 2019, it joined the Chairman's Club Platinum for the top one percent of the network. Most recently, in 2020, it received a place in the Chairman's Club Diamond, reserved for the top half of the top one percent in the network.

"We bolster the client experience and give them the best tools available so they can make the best decisions possible," Kahns says.



Teamwork Makes Sales Happen

As its name suggests, The Home Team is more than just a collective of real estate professionals. Instead, the team works together as a unit to offer buyers and sellers in the Hudson Valley the chance to tap into its combined expertise.

"When you hire a Home Team member to represent you, you're getting that Home Team member and the entire team," Kahns explains. "Since we are constantly collaborating, we are

The Home Team at Berkshire Hathaway HomeServices Hudson Valley Properties
 892 Main Street, Fishkill, NY
 o: 845.244.2179 | m: 845.605.2209
www.hudsonvalleyshometeam.com

WALL Radio

105.7 FM Ellenville

106.3 FM Poughkeepsie

106.5 FM Beacon

94.9 FM Middletown

94.1 FM Monroe

The Hudson Valley's Hometown Station
The Greatest Hits of the 60's, 70's and 80's

WALLradio.com
On Alexa and
the WALL App

Get All of the Latest Local News & Updates

HERE AT hvmag.com
DAILY NEWSLETTER
Hudson Valley Today VIP Newsletter
Sign up Today!

ALSO FIND US AT

GET OUR DIGITAL MAG
 Download on the App Store

Expert Advice

Buyers: Make the Most of Your Home Inspection



Okay, the hard part is over. You've finally found a house where you want to spend your life (or at least several years), and your offer has been accepted. Now it's time for the home inspection, the purpose of which is to protect the buyer by revealing any problems (such as structural, electrical or mechanical flaws) they may not have noticed themselves.

Here Andy Shapley — owner/inspector of Poseidon Home Inspections LLC, which covers Westchester, Putnam and Rockland counties — answers buyers' FAQs.

Should the buyer go to the inspection?

Absolutely. The inspection should not only be about identifying issues with the house, but also an educational experience for the buyer about the house, its components, and how they work.

Is there anything a buyer can do before the inspection?

Any research the buyer/agent can do prior to the inspection is helpful — especially if the original building plan/property card can be obtained from the municipality to identify any permitted (or non-permitted) work that has been performed on the house.

What are some red flags one should look out for when touring a home?

Pretty much any problem can be fixed for a price. It's really up to the buyer how much they are willing to pay to correct issues. Major expenses would be structural issues (significantly



Your Project is our Passion

Start Planning Today



Poughkeepsie
Pawling
Amenia
LaGrange
www.hgpage.com

PLUMBING • HEATING • HVAC • SHOWROOMS*



Create your dream bath to enjoy everyday



N&S
B.A.T.H.
CLASSICS

FISHKILL*
845.896.6291

BREWSTER*
845.279.8075

KINGSTON*
845.331.6700

CATSKILL*
518.943.2150

HUDSON
518.822.1771

DANBURY
203.791.9300



N&S Supply is your one stop resource for all your plumbing, heating and HVAC needs, offering options that can fit into any budget.

Our mission is to provide you with the finest selection of quality products at affordable prices.

nssupply.com



Have You Been Featured in *Hudson Valley*?

We know what an honor this is and how proud you must be! That's why we are offering a 12" x 15" and 20" x 16" hardwood framed plaque to display in your place of business. Each plaque features your article, along with a custom-engraved nameplate which includes the issue in which your article appeared.



Make a lasting impression with all of your customers.
For more information and to order your plaque, email us at pr@hvmag.com or call **845.224.3248**.

PLEASE NOTE: THESE ARE THE ONLY AUTHORIZED PLAQUES PRODUCED EXCLUSIVELY BY HUDSON VALLEY. DO NOT ACCEPT PHONE CALLS FROM OTHER VENDORS.

Where you shop makes a difference.

Here's how much of your \$100 purchase stays in your community when you spend at...

\$48



...an independent local store

\$14



...an in-town chain outlet

\$1



...a remote online store
(if the delivery driver resides locally)

Source: American Independent Business Alliance

LOCAL MATTERS
Now more than ever

Hudson Valley

sagging floors, large cracks in foundation that have evidence of movement/displacement), wet basements that have evidence of prolonged/repeated water issues, and significant mold like growth inside the house. The most common larger expenses that I come across would be older roofs, older windows, and basements or crawlspaces that need waterproofing.

Should the buyer be concerned about smaller issues?

The worst thing for a house can be a lack of maintenance: Small issues that can be corrected easily or cheaply can grow into significant expensive issues if not maintained. Buyers should pay attention to the condition of the exterior of the house: Has siding and trim been maintained regularly? Is there moss build up on the roof? Are there multiple issues with masonry around the house (cracked or leaning retaining walls, cracked walkways, patios, or driveways)? These are all things that need regular maintenance.

What should a buyer look for when hiring a home inspector?

Make sure they are licensed by the state to perform home inspections. An inspection on a typical 2,000 sq. ft. house should take 2½ to 3 hours depending on the condition of the house.

- Ask the inspector how long they think the inspection will take. If they say an hour or 90 minutes, do not use them.
- When the client calls, does the inspector go through the process with them or just quote them a price?
- Does the inspector belong to any professional organizations? ASHI (American Society of Home Inspectors) is the most well-respected organization for home inspectors and requires its members to complete continuing education courses annually.

- What type of report will be produced after the inspection? Does it include pictures, diagrams, and narrative or is it just a bunch of check boxes? The inspector should take some time to digest all of the information that was gathered during the inspection and create a report that is detailed, comprehensive, and includes pictures.



A smart investment for your home & your future!

The practical benefits of solar are obvious: You'll zero-out your electricity costs and reduce your carbon footprint so future generations get to enjoy the environment just like we do... But guess what? You'll also see the value of your home increase! **Homes with solar see an average added value of \$26,000.** Contact SunCommon today to learn more!



Visit suncommon.com/hudsonvalleymag

solar@suncommon.com

(845) 516-7014



NYSERDA
Quality Solar Installer
Gold Status - 2021



Be a part of our award-winning publications:



For more information:

Hudson Valley Magazine
845.463.0542 • sales@hvmag.com

Westchester Magazine
914.345.0601 ext 138
sales@westchestermagazine.com

To subscribe visit hvmag.com and westchestermagazine.com

todaymedia
SOMETHING YOU ALWAYS LOOK FORWARD TO

OUR GREATEST GENERATION

Within the battlefields of popular culture, the generation wars continue to rage. Boomers are disparaged. Gen X is ignored. Millennials are maligned. Zoomers jockey for superiority. But above the fray, there's another generation — one whose members saved the world from fascism, challenged segregation, overcame the Great Depression, and survived the Holocaust.

Now in their late 80s, 90s and beyond, these individuals continue to radiate the same strength, resilience, positivity, and adaptability that helped them change the world. Meet a few of these men and women, living here in the Hudson Valley.

BY LISA CESARANO | PHOTOGRAPHY BY MEGHAN SPIRO



William Swetow

102

New Paltz

Life Then: WWII and Beyond

Three months after Pearl Harbor, William Swetow, a Brooklyn native and son of Russian immigrants, joined the army. With a CUNY degree and a background in statistics, he spent one year decoding messages as a cryptographer and then became a statistical control officer. "It broadened my horizons," Swetow recalls of the armed forces. "When I entered the army, I'd never been west of New Jersey. I established friendships with unlikely people."

After the war, rather than pursuing an MBA as planned, Swetow returned to his father's automotive supply business, and grew it to employ a staff of 30 over the next 75 years. "I liked what I did — every day was a challenge. To be a little corny about it: I saw myself as an orchestra leader — taking disparate people, ideas, and viewpoints and making them into a symphony of sorts."

On the personal front, "I married two wonderful women," he says. Six years after the death of his first wife, Muriel, he found love again with Vivian, now 90. Though she lived in Boston, "love conquered all, thanks to the American Airlines shuttle."

Together, they raised six children, who are all "decent, honorable, caring people."

Life Today: 'Content'

Beyond good DNA, his wife's attentive care, and the "luck of the draw," Swetow attributes his longevity in part to "the ability to shield myself. I didn't have to internalize every bad thing that ever happened to me...I am content."

Pained by the divisiveness in today's America, Swetow — who lives at Woodland Pond at New Paltz — offers a solution. "My experience in the army broadened my vision. I feel strongly that every boy and girl should spend a year in some sort of volunteer service — army or civilian. I think if we spend a year thrown together with people of other cultures, some of the divisiveness in the country would be bridged."



"I've been fortunate in life, in that I was born in the United States — that gives you a leg up on everybody else in the world."

Sayoko Tomizawa

88

Poughkeepsie

Life Then: A New Life In America

The daughter of a journalist and a nurse, Tokyo-born Sayoko Tomizawa “learned English very well” in high school in Japan. “Then, I went to Catholic College in Tokyo and majored in English,” she says. After earning her degree, she answered an ad in the *Japan Times* and was hired as a secretary at the British Embassy.

At the embassy, she met her husband, then *Stars and Stripes* reporter Thomas Tomizawa. They were married in 1958 and relocated to the United States. “I had a hope to come to America,” she says. “America is very nice.”

Following sojourns in San Francisco and Kentucky, her husband was hired as a producer with NBC in New York. As a documentary producer, he won four Emmys.

During this time, the Tomizawa family — which would grow to include four sons — enjoyed “a very nice, quiet house in Queens off the Grand Central Parkway.”

In the 1970s, when her children were older and in school, Tomizawa decided to return to work. She found a job teaching Japanese at the Berlitz New York City Language Center in New York, where she would also befriend a musical icon.

“John Lennon came to school. He wanted to learned Japanese because he had a Japanese wife, Yoko,” she remembers. “John was a very nice person, and enthusiastic for learning. He was a good student and was very good at drawing pictures. Yoko also came with Sean, who was a baby.”

By the time Thomas died at 59 of a heart attack, Tomizawa had instilled a love of learning in her children — making life as a single mom a bit easier. “All my sons had a scholarship,” she says. “I didn’t have any problem with my children. They worked hard.”

Life Today: ‘I Am Healthy’

Today, Tomizawa spends her days indulging her love of classical music and opera, including her favorites, Mozart, Beethoven, and Tchaikovsky, as well as enjoying her time at the Vassar-Warner Home in Poughkeepsie. Reflecting on her good health, she is hard-pressed to come up with a reason for her longevity. “I am healthy,” she states simply. “I used to swim a lot. I eat anything. I have no advice for anybody. Nothing at all.”

“

“I had a hope to come to America.”

Elsie Gene Adams

100

White Plains

Life Then: Reading Her Way Out of Segregation

A passion for education and for books shaped Elsie Gene Adams' career and personal life. The daughter of a Baptist minister and an elementary school principal, Adams' earliest memories were of Orlando, FL, where her parents, Reverend Benjamin H. Hodge Sr. and Mary Morrison Hodge, had relocated the family from Minnesota. "They were sad, angry memories," she recalls. "They treated us like nobody. All the schools were segregated and we couldn't shop downtown."

Reading became an outlet. "In our house, education was important," says Adams. "I was a great reader and an A student. At the library, I'd take a whole stack of books. I thought I could read my way out of segregation."


Graduating high school in the midst of the Depression, Adams "wanted to go to Rollins College in Winter Park but couldn't because of segregation." Instead, she earned a degree from Florida A&M University and embarked on a career as an elementary school teacher.

Soon thereafter, she moved to Baltimore, where she met her husband, Benjamin Earl Adams. Together, they had four daughters.

Following his death at 46, Adams returned to Florida, intending to pursue a master's degree at the University of Florida. Though not accepted due to her race, Adams says the school paid for her to attend New York University, where she received her master's in education in 1956. In 1958, she became one of the first group of African American teachers hired to work in White Plains. She continued teaching in White Plains until her retirement in 1979. From there, her passion for reading endured as a literacy volunteer, helping adults learn to read.

Life Today: Accentuate the Positive

Today, Adams is active in Grace Episcopal Church in White Plains. But due to the pandemic, she says she misses "community." Beyond good genes and practicing moderation, "my involvement in church played a big part of how I think about life. I have a positive attitude."



“I don't get caught up in the negative side. My sense of humor keeps me sane.”



Julia Migliorato

96

New Windsor

Life Then: Diligence and Domestic Bliss

Born in Yonkers to Italian immigrants, Julia Migliorato describes her parents as hard-working people who “inspired us to be the same.”

She was very musical growing up, singing in the choir and learning to play piano as a teen. At age 14, she got her first job, doing secretarial work for her family’s upstairs neighbor, who was a publisher of ledgers. “If you are the type of who likes to do things, people recognize that, and they make good use of you,” she says. “It made me feel important.”

In 1945, she met her husband, Robert, who was a radio man on the *SS Silver Peak* during World War II, and became engaged two years later. They married, established a household in Yonkers, and moved to Rockland County in 1960. The couple would have three children, four grandchildren, and four great-grandchildren. “I loved cooking, gardening, and being domestic,” she says.

While Robert eventually left a Wall Street job to work in his father’s beauty parlor business, she traces her current quality of life back to his financial acumen. “To this day, the money I have to live here, is the money he left me.”

Life Today: Harmonious

“Here” is Promenade Senior Living in New Windsor, where Migliorato has been living since Robert’s death, at age 89. “I am the piano player here. I play every morning and on special occasions.”

She is also active in arts and crafts, and “I became interested in playing bingo for some reason. Today, I won three games.” Her luck, it turns out, is not limited to bingo. “I entered a sweepstakes called WinLoot and won \$10,000. I just deposited the check.”

Her approach to living? “Be like two fried eggs — keep your sunny side up.”

“I like to be with interesting people. I pick people to interact with that are interesting and likeable. I have a very interesting life.”

“The center of my life is being Jewish, having a wonderful family, and living as long as we can.”

Ed Lessing

95

Hastings-on-Hudson

Life Then: ‘My mother saved my life three times.’

In May 1942, when the Germans invaded Holland, “my whole family went into hiding,” says Ed Lessing, who was born in The Hague, to Jewish parents. “My mother became the hero of our family — she got hiding places for all of us.”

After finding refuge in several places, including a dairy farm and in the woods, the 17-year-old joined a resistance group.

On December 29, 1943, “the Germans raided us at dawn.” After warning the others, Lessing and a friend fled to a designated safehouse nearby and waited for the others until nightfall. “I thought, *the Germans caught and tortured them and would show up to arrest or kill us.*”

Suddenly a bicycle approached them in the dark. “The boys moved toward the rider, guns drawn. “When we got there, it was not a German or the resistance group. We found my mother.”

She had learned of the raid and warned that they were surrounded by Germans. They gave the friend the bike, while his mother said she had only “one thing to try that was probably not going to work.” Nevertheless, mother and son navigated the dark woods toward an armed German soldier.

They began laughing loudly and greeted the soldier. Assessing that the duo were not dangerous, the guard decided to let them go. Then, Lessing recalls, “slowly, we walked out of the circle of death.”

“My mother never gave up,” says Lessing. “She always had a plan.” After that narrow escape, Lessing went back into hiding until Holland was liberated in May 1945.

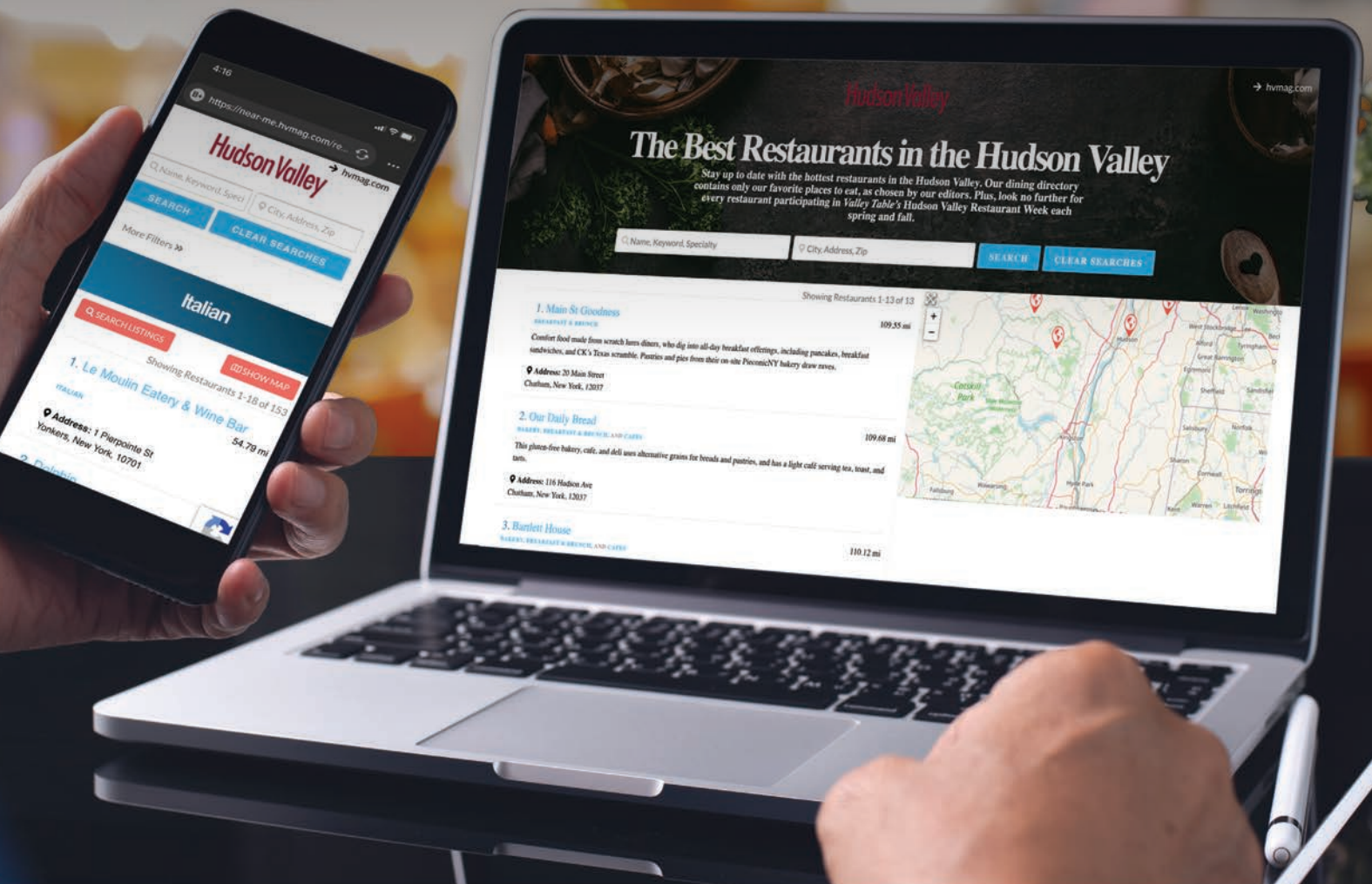
Life Today: Sought-After Artist

After the war Lessing emigrated to the U.S. and married Carla, with whom he has a son and daughter. The couple lived in an Israeli Kibbutz for five years, and Lessing later opened a successful graphics studio in New York City. He trained as a painter and has artwork displayed in Washington DC and the Netherlands. Most recently, Yad Vashem, the Holocaust Museum in Jerusalem, invited him to send three of his paintings for their collection, including one of his mother called *The Jewish Rescuer*.



Find the best near you in the all-new Hudson Valley Directory.

From doctors, dentists, restaurants and more, it's the only place to find everything near you.



Hudson Valley | Check it out at hvmag.com.

COMING SOON! Real Estate Agents and many more to follow!

BEST PLACES TO LIVE

30+
Towns

112 N Farm Way, Stanfordville

\$4,685,000; 3 BR/3.5 BA; 5,356 sq. ft.

Listed by Paula Redmond and Jason Karadus, Corcoran Country Living

Finding and buying your dream home.

By Mike Diago and Kathryn Walsh

The year 2020 will likely go down as one of the wildest rides in Hudson Valley real estate history, beginning with the late-March shutdowns — which prohibited home showings — and ending with a record-breaking year for home sales, driven largely by folks fleeing NYC in search of greener pastures.

During this ultra-tight market, with low inventory and climbing prices, the questions on buyers' minds are not only where is the best place to live, but where are there homes to buy, and what do I need to do to get my dream home?

We asked these questions to local realtors, who told us they are encouraging buyers to: think of the *type* of town they want to live in more than a specific town, be willing to look at towns

near their dream location, and be ready to pounce and offer above the asking price.

Here we serve you some of the most desirable villages, towns, and cities that may already be on your radar, along with some that may not be. Fortunately the types of living that the region is known for — sleepy walkable villages, small industrial river towns, and bucolic rural escapes — are plentiful.

“The beauty of living in the Hudson Valley is that you can live in one of our many small towns and be 20 minutes away or less from another lovely community,” says Linda Lindsay, of Corcoran Country Living.

SOLD



ON THE COVER: The asking price for this 3 BR/2.5 BA Rhinebeck property was \$999,000. Berkshire Hathaway HomeServices listed it with a five-day deadline for offers. They were able to bring the sellers 11 offers. Nine of them were over the asking price. The property sold for \$1,055,000.

So You Want to Live in... Rhinebeck

The village of Rhinebeck has long been seducing city dwellers into abandoning busy urban lives, even if just for the weekend. It is home to the oldest Inn in America — Beekman Arms — where grand figures from George Washington to Oprah Winfrey have been lulled to sleep. Trotting along its main streets (Montgomery, Market, and Mill) past an old-fashioned-style candy shop, a 50-year-old movie theater, and some of the best restaurants in the Valley, it is easy to understand the appeal. As such, home prices have been high for a long time, and like everywhere else around here this year, they have gone up.

The median sale price for a single-family home increased 50% in the fourth quarter of 2020 compared to the same quarter in 2019, landing at \$675,000. According to realtor Laurel Kerr of Corcoran Country Living, “There are almost always bidding wars. A home in Rhinebeck listed at \$900,000 could sell for well over a million. To get something between \$350,000 and \$450,000 you have to go to surrounding towns.”

Where Else to Look

Sandi Park, a broker with Berkshire Hathaway HomeServices, reports that, “Rhinebeck is poised for saturation at the above one million mark.” She says, “I think the ‘under the radars’ are the towns surrounding or near the key villages of Rhinebeck, **Millerton**, and **Millbrook**, such as **Clinton**, **Stanford**, **North East**, **Milan**, and **Red Hook**.”

While Red Hook’s village has virtually no inventory, there are some homes available in the town of Red Hook for diligent buyers — median home price has risen 26% to \$445,000 since fourth quarter 2019. Anywhere in the vicinity will put you within a quick drive to farms, like Greig Farm; restaurants, including the Historic Village Diner, an iconic 1920 steel bullet diner; and entertainment and culture at Bard College.

Moving east, Stanford may be the hottest little town on the list. According to Park, sales have increased 113% since 2019, the biggest jump in the Valley in 2020. It is yet another beautiful rural town — yes, we have a lot of those — with just under 4,000 residents, access to trails at Buttercup Farm Audubon Sanctuary, and Wilcox Memorial Park. The median home price is \$423,000. For



RHINEBECK

PHOTOS (FROM TOP) COURTESY OF BERKSHIRE HATHAWAY HOMESERVICES; COURTESY OF SAMUEL'S SWEET SHOP



that you get a true piece of Americana, spending weekends outside in the fresh air or lazing the day away inside a big country home playing board games and eating popcorn with family.

Linda Lindsay of Corcoran Country Living says, “My favorite under-the-radar place is the town of **Pine Plains**. The village itself is reminiscent of small towns throughout America where people still sit on porches, ride bikes, and stroll. There are wonderful outdoor activities: Twin Island Lake offers boating, swimming, and fishing, including a beach and picnic area; there is the Thompson Pond Preserve and Stissing Mountain for hiking. The village provides a grocery store, a wine store, a pharmacy, a bookstore, an inn, and several lovely restaurants. The land surrounding Pine Plains is beautiful with sweeping, bucolic views and gorgeous farmland.”

While the median single-family home price in Pine Plains has shot up 64% since the fourth quarter of 2019 to \$320,000, it is still a relatively modest price for a charming town in northern Dutchess County. For a lower price,



152-154 Beach Rd, Pine Plains

\$1,350,000 ; 6 BR/6 BA; 4,198 sq. ft.

Listed by Eliane Amramoff, Gary DiMauro Real Estate

one would have to go further west toward the Connecticut border to towns like Millerton and Amenia where the median home prices during the same period were \$272,000 and \$289,000 respectively.

According to Lindsay, “Millerton is busier than Pine Plains but still has a bit of that sleepy, much-sought-after, small-town feeling. The Harlem Valley Rail Trail is wonderful for biking and hiking, running 11 miles to the Wassaic Train Station. It also has a great book store and a movie theater.”

Amenia, which is just south of Millerton, is home to Four Brothers Drive-In, which was featured on the *Today* show last summer; Serevan Restaurant (chef Serge Madikians was twice voted best chef by this magazine’s readers), and Troutbeck, a historic estate inn whose restaurant made *Esquire*’s list of Best New Restaurants in America 2020. The Appalachian Trail runs through Northwestern Dutchess and — if you’d rather not take your long trips on foot — so do the Taconic State Parkway and the Metro-North Harlem Line.

A home at **Silo Ridge Field Club** in Amenia. Plots in this gated community start at \$2.9M; go to www.siloridge.com for more information.



For Gated Community Living...

Silo Ridge Field Club

Silo Ridge Field Club, a members-only gated dreamscape situated in Amenia, among the slopes and fields of eastern Dutchess County, offers a curated lifestyle where those who can afford it can build their field of dreams. (Really: Someone built an on-site baseball field in a cornfield inspired by the movie.) Homes are available on the 850-acre parcel — surrounded by another 500 acres of land protected by the North American Land Trust — for prices starting at \$2 million for a plush two-bedroom condominium to \$10 million for a six-bedroom estate.

There are existing homes to choose from, or you can pick a site and build a completely custom home from scratch.

Buyers can meet with an architect and visit a planning site where you can pick out your doorknobs, fixtures and other home features.

According to Dan O'Callaghan, director of sales, "In the past, many families have used their Silo Ridge residence as a second home. But with the pandemic shift toward virtual work and learning, more people are using it as a primary home."

But you don't just get the house, you are in a community — there are 245 single-family homes, condominiums, and townhouses on-site — of happy residents, who likely include business tycoons, entertainment personalities, and sports professionals with a taste for

luxury indulgences and services.

For example, if you own a property and go on vacation, you can call on your way back and say, "Hey, I'm coming in!" and the staff will stock your fridge with your favorite liquor or cheese. If you want to go camping but don't have time to buy a tent, they've got you covered.

There is an 18-hole golf course, an NHL regulation ice hockey rink, an 11,000-sq.-ft. barn with dining and projectors for watch parties, a bowling alley, a lake with a beach and a 150-foot slide, and an organic garden with a green house. There is even a resident gardener who will help you garden, and most of the seasonal produce is used in the on-site restaurant.

PHOTO BY PHILLIP REED PHOTOGRAPHY

259 Sickletown Rd, West Nyack
 \$2,395,000; 7 BR/6.5 BA; 8,074 sq. ft.
 Listed by Hamid Moghadam,
 Sotheby's International



So You Want to Live in...

Nyack

Rockland has the reputation of being more bohemian than nearby Westchester — especially Nyack, which has been home to writers, actors, and artists for generations (the most famous being Edward Hopper). On a given night at a village bar, you might find a magazine illustrator for *Rolling Stone* in conversation with a singer and the mayor.

If you want to be able to walk to that village bar, you'll want to live in the village itself. Large condo-complexes and luxury housing developments, like Pavion, can put you steps away from dozens of nightlife options, including restaurants, Maureen's jazz club, a wine cellar, and several bars with live rock music.

For a large Italianate home on a leafy lot along the river, look toward Upper Nyack, and for a colorful Victorian on a quiet, dead end street, you'll want to be in South Nyack. There is some stylistic overlap.

Where Else to Look

Dale Lydecker, of Lydecker Realty, tells us, "Anywhere in Rockland County, the smallest county in the Hudson Valley, is hot. The towns are all easy to get to — 20 minutes would be the farthest drive across Rockland. The median price in 2019–2020 was \$465,000. Demand is now very high and inventory very low, creating bidding wars. What used to sell for \$465,000 is now \$525,000 with many houses selling the first week on the market."

In addition to Nyack, rivertowns like **Palisades, Piermont, Grandview,** and **Upper Grandview** are also in high demand.

Georgine Addeo of Ellis Sotheby's International Realty says, aside from the rivertowns, the town of **Clarkstown,** especially **New City** and **Congers,** are also hot, thanks to amenities such as town pools and camps, senior activities and senior transportation, an award-winning education system, community activities that include summer concerts, and walking and hiking paths along Rockland Lake State Park.

In the North Rockland area, with hamlets like **Stony Point** — where 3rd quarter sales from 2019 to 2020 experienced a rise of 13% — "the price point of homes tends to be more affordable," says Addeo, while offering reliable transportation, recreational facilities including public golf courses, and close proximity to Bear Mountain and Harriman State Park.

"In Rockland, there can be a house in a buyer's price range if they are willing to buy a home that needs some work, or a property that might be further [from the] location they originally wanted," says Addeo.

"In a town with a train, like **Pearl River,** prices may be a little higher since they are located near NJ Transit transportation," Addeo continues. "If a buyer is willing to go to **West Nyack,** the same house could be in their price range." There, you'll also find the Palisades Center and Rockland Center for the Arts, a true gem of the Hudson Valley, offering exhibitions, classes, events, and summer camps for kids and teens.


5 Willard Pl, Hudson

\$1,350,000; 5 BR/5.5 BA; 3,900 sq. ft.

Listed by Pamela Belfor, Gary DiMauro Real Estate



So You Want to Live in...

Hudson

All of our small cities have beautiful architecture along a main corridor, but the historic row houses along Hudson's Warren Street seem taller, older, grander, or somehow just... more. Perhaps it is because they are so beautifully preserved or because Hudson, far from Manhattan, has had to exist on its own terms. Echoes of the past — the whalers, the iron and brick workers, generations of migrants, and Hudson River School painters — mingle with the chatter of the designers, chefs, farmers, and tastemakers who drive its energy today.

Realtor James Male tells us, "It is a great transition when moving from New York City. You won't have cultural shock because Hudson is a mini downtown Manhattan from 20 years ago. There are enough people to allow for autonomy and it's also like a village where, if you want to get involved, you can. It is an urban paradise. If you want to feel like [you're in] a country town, you can, but if you want to get dressed up and go to lunch, you won't be the only one.

Warren Street is fast approaching what Bleecker Street was in Greenwich Village at one time: Small independent stores, a little grocery store, a bodega, a fashion store. It is small town America writ large. You can always find a house if you wait and look — there are just very few. An average three-bedroom house would cost more than \$500,000. There may be something you could find for \$400,000 but it would be further from the historic center.

PHOTOS (FROM TOP) BY JD URBAN; COURTESY OF GARY DIMAURO REAL ESTATE



Where Else to Look

Realtor Guy Barreta says, “Everybody who comes up wants to look at Hudson. But there are great towns nearby that won’t carry the same price tag. [Just across the river] **Catskill** has a wonderful downtown with good restaurants and an artist’s flair. The town is reinventing itself and speaking to a lot of people.”

Gary DiMauro of Gary DiMauro Real Estate agrees, and adds, “An artist class has found those places and there is a generational shift happening.”

Male says of **Athens**, “It has a limited housing stock and anything there gets snapped up quickly. Athens is always desirable. Previously, it was a sleepy bywater. Now it is becoming the next Sag Harbor. It has a hotel, a couple of restaurants, and a wine shop.”

Germantown sits near the border of Dutchess and Columbia counties. Historically, it is a farming community founded by Palatine German immigrants. The rolling farmland and farmhouses surround a central village with an updated old grocer, Otto’s, where you can get a breakfast sandwich on site and then pick up local produce and specialty groceries like Roberta’s frozen pizzas or Black Seed bagels.

1695 Rte 385, Athens
\$749,000; 5 BR/2.5 BA; 5,332 sq. ft.
Listed by Aysa Morehead, Coldwell
Banker Village Green Realty



Around the corner, Gaskins, the buzzing upscale tavern on a corner of the main street, makes you feel right at home. When people come to Germantown, they tend to stay, so watch closely and have your ducks in a row to snag a property there. It won’t be easy. Median home sale prices there were \$340,000, though the few properties available right now are closer to \$500,000.

Both Male and DiMauro think that nearby **Philmont** is an under-the-radar town that deserves a second look. Male

says, “There are some beautiful houses there. It was built as a mill town. Most houses tend to be smaller and similar in style. There is a little bit more housing stock there. There is a lake in the middle of the village, a couple of good restaurants — Local 111 is in a converted garage with an excellent chef, Josephine Proul; the old hotel has been revived. It’s near Hawthorne Valley School, it’s near the Taconic Parkway, and it’s less than 15 minutes to Hudson where you have Amtrak.”



KINGSTON

756 Linderman Ave, Kingston

\$799,000; 4 BR/5 BA; 4,024 sq. ft.

Listed by Donna Brooks, Berkshire Hathaway HomeServices



So You Want to Live in...

Kingston

Despite Kingston's well-established reputation as the cool capital of the Hudson Valley, Gary DiMauro tells us, "I still feel like Kingston is a sleeper." We were surprised to find that in some ways he is right. For a mid-Hudson city with so much personality — the old maritime feel of the Rondout, the historic appeal and nighttime bustle of Uptown — to have a median home sale price under \$300,000 is astounding.

Prices have gone up 21% since the end of 2019, but that change isn't as dramatic as in many other parts of the Valley. Still, the market is fiercely competitive, and buyers have to be aggressive and fast to overcome competing bids. It is true that Kingston has been absorbing more than its share of the exodus of New Yorkers into the Valley, but it isn't too late to find great properties.

Laurel Kerr of Corcoran Country Living tells us, "There are still some great, unique properties available in Kingston; one is a church renovated by a well-known artist. The Rondout area on the waterfront is an artist community; the Stockade area [Uptown] has great shops and restaurants, and there is more opening there all the time. It is really alive." A quick search on Zillow yields a three-bedroom, three-bath, well-kept farmhouse with

PHOTOS (FROM TOP) COURTESY FRIENDS OF HISTORIC KINGSTON; BERKSHIRE HATHAWAY HOMESERVICES



1143 Sawkill Rd, Kingston
 \$445,555; 2 BR/2 BA; 1,250 sq. ft.
 Listed by Dawn Passante, Coldwell
 Banker Village Green Realty

hardwood floors at \$350,000; a four-bedroom, two-family home at \$299,900; and a three-bedroom, two-bath in need of cosmetic upgrades near Kingston Point Beach for \$194,500.

Where Else to Look

For more space, but close proximity to all that Kingston has to offer, one could move west toward the land of summertime swimming holes and cold mountain streams. Between the Catskill and Shawangunk Mountains, you find earthy towns like **Rosendale** and **High Falls**, where you'll be among all manner of artisans, or the towns of **Marbletown** and **Stone Ridge**, which DiMauro describes as, "somewhat frothier."

Best-selling author Jonathan Lee says, "Our family moved to Stone Ridge over the summer of 2020, having spent the first months of the pandemic in an apartment in Brooklyn. It didn't take long to decide to stay permanently and build a new life here." Among the draws is a school "where most of the learning is outdoors, and there's a focus on art and music," says Lee, whose family enjoys walking on the O&W rail trail, exploring Mohonk Preserve, and visiting cafes, restaurants, hardware stores, and independent bookstores in Stone Ridge, High Falls, Rosendale, Marbletown, and Kingston.

South of Kingston and directly across the Walkway Over the Hudson from Poughkeepsie, small town life skips along in the town of **Lloyd**, which comprises the hamlet of **Highland**. The saying goes, "Highland is an island" because a strong tradition of community participation within the fire department, the schools, and other institutions shows that Highland folks love



HIGHLAND

their community and take care of their own. At the popular Underground Coffee and Ales, school teachers might keep tabs on former students who are now pulling the tap handle behind the bar. In a town relatively untouched by the wave of city folks, newcomers are welcome and encouraged to join in. House prices here are on the rise but current homes on the market range from a three-bedroom, one-bathroom in need of renovation for \$139,999 to an updated four-bedroom, two-and-a-half bath house on a spacious lot for \$495,000.



So You Want to Live in...

Northern Westchester & Putnam County

East of the Hudson, Westchester buyers are pushing their usual boundaries. “Buyers anticipate continuing the work-from-home model and have ventured further North,” said Elizabeth Nunan, president and CEO of Houlihan Lawrence, in the brokerage’s 2020 year-end report. Northern Westchester (with the likes of **Bedford, Chappaqua, Katonah, North Salem, Pound Ridge, and Somers**) was the biggest winner with home sales up 41% and inventory down 40%. Countywide for the year, Westchester’s inventory was down 27% while pending sales were up 46%.

Lindsay Matthews of Houlihan Lawrence has found that, even pre-pandemic, people from NYC were venturing further north than they had in the past. “It’s a whole mindset of people who really are excited about the country, and maybe down-county (think Scarsdale and Rye) is not country enough for them,” she says. The appeal grew stronger during the pandemic when more people rented in Westchester or stayed in Airbnbs and “realized that the suburbs aren’t as scary as they thought they would be,” says Matthews. “It’s not their parents’ suburbs anymore.”

The first item on Matthews’ tips to buyers is: Be ready to move fast. “If you can drop everything and come out and see [a property] in the first 24 hours, that’s a great idea. And you want to present an offer that has the least risk for the seller.” Sometimes that’s the sales price, but it could also be flexibility in moving, waiving the inspection (which Matthews thinks is risky), or waiving the appraisal contingency. “Not everyone can bid cash,” she notes. “So, you just have to get creative.” And that’s where the real estate professional comes in: “You have to make sure your agent is reaching out to the seller’s agent and knows the situation.”

When asked which Westchester towns are hottest, realtor Scott Goldman of William Raveis tells us, “without a doubt, **Croton-on-Hudson**,” citing the village’s schools, access to nature, sense of community, and easy commute to

PEEKSKILL

PHOTO BY PEEKSKILL EXURBANIST/EXURBANIST.COM



9 Holly Branch Rd, Katonah
\$15,500,000; 6 BR/8 full BA/4 half BA; 16,064 sq. ft.
Listed by David Turner, Houlihan Lawrence

Grand Central. “Finding a home is very difficult as there is pent-up demand coming from the boroughs and a lack of inventory, making for a seller’s market. Homes are going into bidding wars. Median sales price is \$640,000, which is a 33%, increase from 2019, and inventory is down 46%.” Goldman notes that the neighboring hamlet of **Cortlandt Manor** (which is in the Town of Cortlandt, along with Croton) is a good option. “For families with school-age kids, both the Croton-Harmon School District and Hendrick Hudson School District (comprising seven municipalities, including parts of Croton and Cortlandt Manor) are well-regarded and exceptional.”

Croton-on-Hudson newcomers Margaret and Zach Gorin did not get into a bidding war for their home, located near Teatown Lake Reservation, but they did act fast. “We put a bid on the house within 12 hours of it being listed,” says Margaret. “There was already another offer, but we came in significantly above ask and the other bidder did not counter, so we were automatically accepted.”

The couple — Westchester natives who moved here from Brooklyn — was looking at Westchester’s rivertowns, plus Briarcliff and Pleasantville. In their Croton home they found exactly they were looking for, including enough space for a baby, nanny, and home office; a nice property “not on top of neighbors;” a house that was architecturally interesting (nothing cookie cutter); a commute that “wouldn’t kill us if we ever go back to the office;” and “a town with highly rated schools — on the smaller side in terms of enrollment — and a liberal vibe with people from diverse backgrounds.”

For nightlife at bars like Peekskill Brewery, good eats at restaurants like Birdsall House and Whiskey River, and immediate access to Metro-North, **Peekskill**, a river city of 24,000, is a good bet. The train can get you to 125th street in under an hour. Median home prices are among the lowest in the Northern Westchester region at \$395,000 as of the fourth quarter of 2020. Older Victorians, craftsman bungalows, and larger multi-family homes are situated along and atop the city’s steep hills; many of them have great river views. There is a strong artist community in town centered around the town’s Peekskill Arts Alliance and about a dozen galleries, venues,



240 Main St, Cold Spring
\$2,300,000; 5 BR/5.5 BA; 6,422 sq ft
Listed by Ralph Fleming, Berkshire Hathaway HomeServices

and Hudson Valley MOCA, a contemporary art museum.

Just north, in Putnam County, realtor William Spinelli tells us, “If money was no object I would go to **Garrison** or **Cold Spring** since it is right on the train line, but **Putnam Valley** is our sleeper. Closed sales in the last 12 months are up 10.4 percent. I’ve been in real estate for four years, and I’ve never seen that much growth. But when you compare it to the other towns — Southeast +39.8%, Kent +23.8%, Patterson +39.5%, and Philipstown +32% — you see why I still say it’s the sleeper.” The town is large, about 43 square miles (Manhattan is about 23 square miles for comparison), but loosely populated, with just under 12,000 residents.

Spinelli describes Putnam Valley as “a very cute little town. There are only a few stores around a post office near the Westchester County line, an IGA grocery store, and a library. You get a town with 200-year-old stone walls, mostly existing real estate and renovations, forests, lake houses around the three major lakes in town, plus Fahnstock State Park and the convenience of the Taconic State Parkway. There are 25 available homes now. The lowest is a one-bedroom, one-bath at \$229,900, and the highest active listing is \$1.49 million — a family compound on 67 acres with a couple of houses on it.”

According to Houlihan Lawrence’s 2020 report, the number of pending sales in Putnam (and Dutchess) increased triple digits over 2019, as many sought more open space and value. Many properties were purchased as second homes to be used as a refuge, while the number of primary home purchases rose substantially.



For City Living... Poughkeepsie

The biggest city in Dutchess County and the “Queen City of the Hudson” seems primed for the same arts-driven buzz that places like Hudson and Beacon have seen and that Kingston and Newburgh are now seeing. New York rocker Patti Smith’s declared 10 years ago: “New York has closed itself off to the young and the struggling. But there are other cities. Detroit...Poughkeepsie.”

Poughkeepsie, with its twin industrial engines, IBM and Global Foundries, its world class colleges and universities — Vassar College, Marist College, and the nearby Culinary Institute of America in Hyde Park — and its position at the end of the Metro-North Hudson line, is ready. Median sale price for a single-family home is still low for the region at \$272,000, up only 6.7% since the same time last year.

The city of Poughkeepsie’s neighborhoods are irresistible. Little Italy, for example, is a few blocks of row houses nestled under a trestle that crosses the river, dotted with businesses, like an Italian pastry shop and Essie’s restaurant, that welcome new regulars.

Steven Kratchman, a Westchester- and NYC-based architect is one of its biggest fans. “The core of the city street layout is 18th century, mostly built out in the 19th century and early 20th. Historic

single-family neighborhoods on small lots of partial acres and ornamental flourishes on live music venues provide the visual structures that give the city its character.”

And while median sale prices are low, Poughkeepsie is also experiencing fierce competition for sought-after homes, such as those “built in the early 1900s through mid-century that have solid bones and are thoughtfully priced,” says Linda Lindsay of Corcoran Country Living. “They are snapped up quick. The 1930 house I had listed in the city of Poughkeepsie was in fully executed contract within 30 days. It sold over ask for \$700,000. It was the highest residential resale in the city of Poughkeepsie in nearly 15 years.” That home also had a pool, landscaped private property, and was two miles from the train station.

Poughkeepsie is one of the best places to live, work, and play for homeowners or renters. Those in the latter category, will want to check out 40 Cannon. Owner Gina Sullivan (who, along with her husband, Jim Sullivan, also owns new music and catering venue Revel 32) tells us, “[40 Cannon] was originally a hotel; we converted it into apartments in 2016. It is very urban-chic with exposed wood, brick, and ductwork. On site, we

have King’s Court Brewery, the 1915 wine cellar and bar, Cafe 40, and an art gallery in the original hotel lobby.”

In the town of Poughkeepsie, Eastdale Village is a live, work, play, *shop* community developed by Kirchhoff Companies. When complete, it will offer more than 400 units on 60 acres, including a 25-acre park along Wappingers Creek, a pavilion with a full calendar of weeknight and weekend events and live music, an indoor theater, a large gym, and just about every type of business — from the beloved Rossi’s deli to boutique clothing stores to a State Farm insurance office — right on site.

Joseph Kirchhoff, founder of Kirchhoff Companies, tells us, “a small studio is \$1,275 a month and a very large townhouse, which we call a coach home, is 2,000 square feet with 3 bedrooms and 2.5 baths for \$2,950. We have 18 different floor plans.”

While the project is only about 40 percent completed, there are already 218 families living there and several businesses operating.

“I’m a Dutchess County guy,” adds Kirchhoff. “My partner, Chris Dyson, and I felt that there was a lot missing on the east side of the town of Poughkeepsie and we felt we could meet that need.”



For City Living...

Newburgh

Newburgh's long-standing communities have made it a rich and exciting city for decades, full of community traditions and events, like the Jaripeo festivals at the Newburgh Armory that draws thousands of Mexican Americans from all over the Northeast, the annual Newburgh National Night Out that comprises dozens of family-oriented events throughout the city each summer, and countless events organized around faith communities and other groups.

Sarah Beckham Hoof, a realtor with ReAttached says, "Living in a close-knit, diverse community is one of the things that made me want to raise my own kids here in the city of Newburgh (and the stunning Hudson River views don't hurt). Newburgh's industrial past means it has cool warehouse buildings that are being converted left and right into creative spaces where artists do their thing. The opportunity that Newburgh has, that other towns may not, is the ability to create leverage and cash flow from one's home."

Elizabeth Rowley, president and

CEO of the Community Foundation of Orange and Sullivan, and her husband grew up in the area and moved to Newburgh in 2014. Rowley says, "We were attracted to the passion that people had here, folks are really community-oriented and people are proud to live in the city of Newburgh. [When looking for a house] we were drawn to the river views. At first we wanted an older fixer-upper, but we decided to get a newer home on Montgomery Street toward the edge of the historic district so we still have the views and the charm of the older homes around us, and we can walk to everything that is happening downtown."

Rowley's advice to people interested in moving to Newburgh is, "to take walks around and talk to people, getting involved in some of the community-based organizations is a great way to get to know people." (Rowley is involved with both Habitat for Humanity and Safe Harbors). Rowley says she can't wait for her daughter to be part of the school district. "I hear so much about

the rich programming and the different paths you can take," she says. "We have so many friends whose kids have gone to Newburgh Free Academy and on to achieve great things. They get access to all sorts of funding and grant streams."

Prices range widely within the city of Newburgh. Currently on the market, there is a turnkey five- or six-bedroom estate in the Heights neighborhood, situated on a bluff overlooking the Hudson River, for north of \$500,000; a three-bedroom, two-bathroom row house on densely populated urban block for \$300,000; and a mid-century bungalow in the more spacious west end of town for around \$250,000.

For a fully suburban lifestyle that is still close to the city action look to the adjacent town of Newburgh, where more modern developments and homes with big manicured lawns and two-car garages are widely available. **Balmville**, part of the town of Newburgh, offers the same amount of open space but the homes are older, more stately, and, in many cases, located in dramatic settings overlooking the river.



BEST REAL ESTATE AGENTS

300+ of the top performers in the Hudson Valley

We've heard it time and time again: Demand is high and inventory is low. Buyers need help finding their dream home and sellers need advice on getting the most for their property. Enter real estate agents. To identify the top real estate agents in the Hudson Valley, we enlisted DataJoe Research, whose research is a robust process that factors in sales volume (Oct 1, 2019–Oct. 1, 2020), peer nomination, consumer nomination, license/discipline status, and other factors. Agents are listed alphabetically by county.

Columbia County

Pamela Belfor

Gary DiMauro Real Estate
Hudson
518.822.0800, ext. 13

David Birch

Barns & Farms Realty
Chatham
518.392.6400
davidbirch7733@gmail.com

David King

Gary DiMauro Real Estate
Hudson
518.822.0800, ext. 12

Joseph Shirk

Gary DiMauro Real Estate
Hudson
518.822.0800, ext. 14

Dutchess County

Eliane M. Abramoff

Gary DiMauro Real Estate
Rhinebeck
845.876.5100, ext. 18

Christina Acuti

RE/MAX Town & Country
Fishkill
845.838.9928

Gabrielle A. Adonetti

Weichert Realtors
Fishkill
516.818.0378
gadonetti@weichert.com

Rebecca Agosta

Berkshire Hathaway HomeServices
Hudson Valley Properties
Fishkill
845.896.9000
ragosta@bhhshudsonvalley.com

Judith Marie Albert

Berkshire Hathaway HomeServices
Hudson Valley Properties
Pawling
845.855.8500
jalbert@bhhshudsonvalley.com

Brenda Alfonso

Realty Executives
Poughkeepsie
845.214.8604

Lynn Angelo

Berkshire Hathaway HomeServices
Hudson Valley Properties
Fishkill
845.896.9000
langelo@bhhshudsonvalley.com

Kimberly Baker

Berkshire Hathaway HomeServices
Hudson Valley Properties
Rhinebeck
845.876.8600
kbaker@bhhshudsonvalley.com

Claire Browne

Gate House Realty
Beacon
845.831.9550
clairehbrowne@gmail.com

Geraldine Brucale

Berkshire Hathaway HomeServices
Hudson Valley Properties
Fishkill
845.896.9000
gbrucale@bhhshudsonvalley.com

Laura Cantor

Berkshire Hathaway HomeServices
Hudson Valley Properties
Fishkill
845.896.9000
lcantor@bhhshudsonvalley.com

Virginia Corbett

RE/MAX Town & Country
Fishkill
917.842.8418

Ann Costigan

Berkshire Hathaway HomeServices
Hudson Valley Properties
Lagrangeville
845.473.1650
acostigan@bhhshudsonvalley.com

Angelina Cozza

Century 21 Alliance Realty Group
Poughkeepsie
845.705.9064
angelinac1012@aol.com

Julia Crowley

Corcoran Country Living
Rhinebeck
845.876.6676
julia.crowley@corcorangroup.com

John Cutler

Berkshire Hathaway HomeServices
Hudson Valley Properties
Fishkill
845.244.2117
jcutler@bhhshudsonvalley.com

Suzanne DeCosta

Houlihan Lawrence
East Fishkill
845.227.4400, ext. 305
sdecosta@houlihanlawrence.com

Bryn Bahnatka Dier

Berkshire Hathaway HomeServices
Hudson Valley Properties
Rhinebeck
845.876.8600
bbahnatkadier@bhhshudsonvalley.com

Jeff Dolfinger

24/7 Realty
Poughkeepsie
845.452.9300
jeffdolfinger@gmail.com

Sean C. Eidle

Berkshire Hathaway HomeServices
Hudson Valley Properties
Rhinebeck
845.876.8600
seidle@bhhshudsonvalley.com

James Ettenson

Century 21 Alliance Realty Group
Rhinebeck
914.489.2479

Christopher Filangeri

Berkshire Hathaway HomeServices
Hudson Valley Properties
Pawling
845.855.8500
cfilangeri@bhhshudsonvalley.com

Lynn M. Fronckowiak

Weichert Realtors
Fishkill
845.896.7042

John Gabriel

Houlihan Lawrence
East Fishkill
845.227.4400, ext. 339
jgabriel@houlihanlawrence.com

Adele George

Berkshire Hathaway HomeServices
Hudson Valley Properties
Rhinebeck
845.876.8600
ageorge@bhhshudsonvalley.com

Ronald Green

RE/MAX Town & Country
Fishkill
845.489.7046

Hyewon Kim Grundy

Berkshire Hathaway HomeServices
Hudson Valley Properties
Fishkill
845.244.2180
kgrundy@bhhshudsonvalley.com

Paul Hallenbeck

Paul Hallenbeck Real Estate
Rhinebeck
845.876.1660, ext. 104
paul@hallenbeckrealestate.com

Anthony Hardisty

Sam's Realty
Beacon
845.597.7509
smartinvestment20@yahoo.com

Vicki Hickman

Houlihan Lawrence
Millbrook
845.677.6161
vhickman@houlihanlawrence.com

Harry H. Hill III

Houlihan Lawrence
Millbrook
845.677.6161
hhill@houlihanlawrence.com

Rachel Hyman-Rouse

Gary DiMauro Real Estate
Rhinebeck
845.876.5100, ext. 10

Peter and Stella Ilani

Berkshire Hathaway HomeServices
Hudson Valley Properties
Rhinebeck
845.876.8803
peterandstellarealestate@gmail.com

Angela Ingham

Berkshire Hathaway HomeServices
Hudson Valley Properties
Fishkill
845.896.9000
aingham@bhhshudsonvalley.com

Lisa Jeanneret

Houlihan Lawrence
East Fishkill
845.227.4400, ext. 491
ljeanneret@houlihanlawrence.com

Michael Kahns

Berkshire Hathaway HomeServices
Hudson Valley Properties
Fishkill
845.896.9000
mkahns@bhhshudsonvalley.com

Laurel Kerr

Corcoran Country Living
Rhinebeck
845.876.6676
laurel.kerr@corcorangroup.com

Todd Kessman

Berkshire Hathaway HomeServices
Hudson Valley Properties
Pawling
845.855.8500
tkessman@bhhshudsonvalley.com

Lisa Liffland

Berkshire Hathaway HomeServices
Hudson Valley Properties
Pawling
845.855.8500
lliffland@bhhshudsonvalley.com

Lillian Lin

Gary DiMauro Real Estate
Rhinebeck
845.876.5100, ext. 12

Linda Lindsay

Corcoran Country Living
Rhinebeck
845.876.6676
linda.lindsay@corcorangroup.com

Carol Mahoney

Berkshire Hathaway HomeServices
Hudson Valley Properties
Fishkill
845.244.2182
cmahoney@bhhshudsonvalley.com

Kimberlee Markarian

Berkshire Hathaway HomeServices
Hudson Valley Properties
Fishkill
845.896.9000
kmarkarian@bhhshudsonvalley.com

Shannon C. Martin

Berkshire Hathaway HomeServices
Hudson Valley Properties
Fishkill
845.235.7652
smartin@bhhshudsonvalley.com

Brian McGrath

McGrath Realty
Pawling
845.855.5550

Kimberley Miller

Berkshire Hathaway HomeServices
Hudson Valley Properties
Rhinebeck
845.876.8600
kmiller@bhhshudsonvalley.com

Dianne B. Minogue

Houlihan Lawrence
East Fishkill
845.227.4400, ext. 309
dminogue@houlihanlawrence.com

Catherine A. Mondello

Mondello Upstate Properties
Red Hook
845.758.5555
catherine@mondello.com

Leonard H. Nelson

Realty Executives
Poughkeepsie
845.266.3877

Margaret M. Niekrewicz

Mondello Upstate Properties
Red Hook
845.519.7016
margaret@mondello.com

Howard J. Payson

RE/MAX Town & Country
Fishkill
845.232.0844

Christine Pergolizzi

Houlihan Lawrence
East Fishkill
845.227.4400, ext. 430

Eileen Ploschke

Berkshire Hathaway HomeServices
Hudson Valley Properties
Fishkill
845.896.9000
eploschke@bhhshudsonvalley.com

Paula Redmond

Corcoran Country Living
Millbrook
845.677.0505
paula.redmond@corcorangroup.com

Michele Rios

Berkshire Hathaway HomeServices
Hudson Valley Properties
Fishkill
845.896.9000
mrios@bhhshudsonvalley.com

Katrina Roloson

RE/MAX Town & Country
Fishkill
845.765.6128
kroloson@remax.net

Jill L. Rose

Houlihan Lawrence
Lagrangeville
845.473.9770, ext. 303
jrose@houlihanlawrence.com

Candice Ryu

Berkshire Hathaway HomeServices
Hudson Valley Properties
Fishkill

845.244.2125

cryu@bhhshudsonvalley.com

Gail Saucier

Berkshire Hathaway HomeServices
Hudson Valley Properties
Rhinebeck
845.876.8600
gsaucier@bhhshudsonvalley.com

Ann Scarano

Realty Executives
Poughkeepsie
845.505.3850
ann1realtor@gmail.com

Patricia Karr Seabrook

Paul Hallenbeck Real Estate
Rhinebeck
845.876.1660, ext. 309
patricia.seabrook@hallenbeckrealestate.com

Diane Shumway

Berkshire Hathaway HomeServices
Hudson Valley Properties
Fishkill
845.244.2121
dshumway@bhhshudsonvalley.com

Brian Smith

River Realty Services
Poughkeepsie
845.486.1100
bsmith@riverrealty.com

Mark Snyder

Realty Executives
Poughkeepsie
845.242.7985
marksnyderhouses@gmail.com

William Spinelli Jr.

Berkshire Hathaway HomeServices
Hudson Valley Properties
Fishkill
845.244.2150
wspinelli@bhhshudsonvalley.com

Susan Todd

Berkshire Hathaway HomeServices
Hudson Valley Properties
Fishkill
845.896.9000
stodd@bhhshudsonvalley.com

Tina Townsend-Handel

Berkshire Hathaway HomeServices
Hudson Valley Properties
Fishkill
845.896.9000
ttownsend@bhhshudsonvalley.com

Justina Trainor

Berkshire Hathaway HomeServices
Hudson Valley Properties
Fishkill
845.204.7121
jtrainor@bhhshudsonvalley.com

Adrienne Volpe

RE/MAX Town & Country
Fishkill
914.489.2018

Reginald Ward Jr.

Berkshire Hathaway HomeServices
Hudson Valley Properties
Rhinebeck
845.223.0763
rward@bhhshudsonvalley.com

Katherine (Kit) E. Colbourn Wrye

Berkshire Hathaway HomeServices
Hudson Valley Properties
Fishkill
845.224.4438
kcolbourn@bhhshudsonvalley.com

Orange County**Laurinda Abed**

Weichert Realtors
Monroe
845.782.4646

Angelo Acierno

Keller Williams Realty
Chester
845.803.1898, ext. 229
hudsonvalleysold@gmail.com

Jane Alfidi

Howard Hanna Rand Realty
New Windsor
845.562.0050, ext. 212
jane.alfidi@randrealty.com

Annette Bauer

CENTURY 21 Ed & Margaret Williams
Realty
Walden
845.778.3543

Richard "Dickie" Baxter

Curasi Realty
Montgomery
845.457.9174

Paul Biagini

Biagini Realty
Washingtonville
845.450.0007

Lyra Blumenthal

RE/MAX Benchmark Realty Group
New Windsor

845.728.9940
lyrab@remax.net

Layla Boyles
CENTURY 21 Realty Center
Monroe
917.885.5658
layla.boyles@c21realtycenter.com

Patricia Brady
Keller Williams Realty
Chester
646.739.1257
warwickbroker@excite.com

Marion Bruhns
Howard Hanna Rand Realty
Pine Bush
845.744.2095
marion.bruhns@randrealty.com

Donna Brunell
RE/MAX Benchmark Realty Group
New Windsor
845.565.0004
donnabrunell@remax.net

Brendan Burke
Rand Commercial
Pine Bush
845.551.0084

Brian Caplicki
Keller Williams Realty
Middletown
845.646.4498
briancaplicki@kw.com

Nicholas Carbone
HomeSmart Homes & Estates
Montgomery
845.590.9831
nickcarbone@homesmarthomes
andestates.com

Linda Clark
Griffith Olivero Realtors
Goshen
845.283.2122
lindaclark@griffitholivero.com

Rosalie Cook
Weichert Realtors
Monroe
845.250.3924
rslcook@gmail.com

Kimberly Corkum
Keller Williams Realty
Chester
845.928.8000
kimcorkumbroker@gmail.com

Jeannie Costanzo
JC Realty International
Goshen
845.234.2220
realestatejeannie@gmail.com

Sandra Cotthaus
1st Independent Realty Group
Newburgh
845.566.3524

Anita Cristiano
Five Star Realty Group International
New Windsor
917.439.5152
anita.s.cristiano@gmail.com

Guy Cusumano
Howard Hanna Rand Realty
Goshen
845.294.7227
guy.cusumano@randrealty.com

Gina M. DeCerbo
RE/MAX Benchmark Realty Group
New Windsor
845.565.0004, ext. 345

Katheryn DeClerck
Howard Hanna Rand Realty
Goshen
845.294.7227
katheryn.declerck@randrealty.com

Ryan Degnan
Howard Hanna Rand Realty
Goshen
845.294.7227
ryan.degnan@randrealty.com

Susanne Dermigny
Howard Hanna Rand Realty
Goshen
845.294.7227
susanne.dermigny@randrealty.com

Jennifer DiCostanzo
Green Team Realty
Warwick
845.208.9928
jendicorealestate@gmail.com

Dean Diltz
Green Team Realty
Warwick
845.208.9928
deandiltz@gmail.com

Kathryn DeCrosta Diorio
John J. Lease Realtors
Newburgh
845.565.2800, ext. 1124

Amanda Dnistrian-Vacca
Arc Realty
Monroe
845.978.1785
adnist10@hotmail.com

Rita Geissler
Arc Realty
Monroe
845.783.7482
783ritag@gmail.com

Susan Giordano
John J. Lease Realtors
Newburgh
845.344.2800
sue.giordano@aol.com

Jennifer Gold
RE/MAX Benchmark Realty Group
New Windsor
845.590.0450
jennifergold@remax.net

Brenda Guttenberg
RE/MAX Benchmark Realty Group
New Windsor
845.783.0004
brenda.guttenberg@remax.net

Christopher Hanson
Hanson Real Estate Partners
Newburgh
845.430.8380
hansonrepartners@gmail.com

Mary Israelski
Howard Hanna Rand Realty
Goshen
845.294.7227
mary.israelski@randrealty.com

George K. Koudounas
RE/MAX Benchmark Realty Group
New Windsor
845.913.8247

Emelisa Mendoza
Keller Williams Realty
Middletown
845.287.4335
emelisa.mendoza@gmail.com

Kathleen A. Milich
RE/MAX Benchmark Realty Group
New Windsor
845.565.0004, ext. 337

Steve Moreau
Tactical Realty
New Windsor
845.218.5000
moreau.steven@gmail.com

Frank Muccari
Cronin & Company Real Estate
Pine Bush
845.744.6275
frankmproperties@gmail.com

Christina Naula
HomeSmart Homes and Estates
Montgomery
914.677.1286

Chris Ogden
Realty Promotions
Middletown
845.381.5777
chris@comehometoorangecounty.com

Jade Oliverio-Drewes
Howard Hanna Rand Realty
New Windsor
845.728.9560
jade.drewes@randrealty.com

John Olivero
Griffith Olivero Realtors
Goshen
914.760.0045
johnolivero@griffitholivero.com

Joseph Paoli
Howard Hanna Rand Realty
Goshen
845.294.7227
joe.paoli@randrealty.com

Gail Rachlin
Keller Williams Realty
Middletown
917.757.9780
gail.rachlin@gmail.com

Vincent Reda
Curasi Realty Inc
Montgomery
845.457.9174

Valeria Rios
HomeSmart Homes & Estates
Montgomery
845.494.1091
valeria@hvc.rr.com

Christina Rowan
Howard Hanna Rand Realty
Goshen
845.294.7227
christina.rowan@randrealty.com

Nancy A. Sardo
Green Team Realty
Warwick
845.208.9928

Patricia Sassi

RE/MAX Benchmark Realty Group
Middletown
845.341.0004, ext. 226

Chris Scibelli

Keller Williams Realty
Chester
845.789.5591
chris@chrisscibelli.com

Tremaine Selby

Weichert Realtors
Monroe
845.249.1819
tselby@weichert.com

Richard Smith

Rand Commercial
Pine Bush
845.744.2095

Sandra Spector

Howard Hanna Rand Realty
New Windsor
845.562.0050
sandy.spector@randrealty.com

Christine Staritz

Howard Hanna Rand Realty
Warwick
845.986.9898
chris.staritz@randrealty.com

Kimberly Starks

Howard Hanna Rand Realty
Warwick
845.986.9898
kim.starks@randrealty.com

Jessie Stern

Weichert Realtors
Monroe
845.590.9887
sternjessie@yahoo.com

Kathleen P. Strong

Griffith Olivero Realtors
Goshen
845.978.6701
patstrong@griffitholivero.com

Suzanne M. Sweeney

RE/MAX Benchmark Realty Group
New Windsor
845.783.0004, ext. 314

Courtney Tablante

Keller Williams Realty
Chester
845.928.8000
ctablante@kw.com

Dominick Tufano

RE/MAX Benchmark Realty Group
Middletown
845.341.0004

Claudia Vaccaro

Howard Hanna Rand Realty
Warwick
845.986.9898
claudia.vaccaro@randrealty.com

Shimon Weber

Flag Realty Group
Monroe
845.205.0089
sw@flagrealtygroup.com

Amy C. Wilhelm

William Raveis Baer & McIntosh
Real Estate
Warwick
845.987.2000

Putnam County**Angela Briante**

Briante Realty Group
Carmel
845.225.2020
abriante@brianterealtygroup.com

Kathleen Lomino

Briante Realty Group
Carmel
845.225.2020
klomino@optonline.net

Rockland County**Paul Adler**

Rand Commercial
New City
845.770.1205

Christina Aldorasi Ayoo

Howard Hanna Rand Realty
Pearl River
914.804.7100
christina.aldorasiyoo@randrealty.com

Rachel L. Baruchov

Platinum Realty Associates
Montebello
845.354.3246
rachel@platinumrealty.com

Tirtza Beer

Q Home Sales
Pomona
845.357.4663, ext. 134
tirtza.beer@qhomesales.com

Gitty Berkovic

Q Home Sales
Pomona

845.357.4663, ext. 153

gitty.berkovic@qhomesales.com

Michla Berlin

Platinum Realty Associates
Montebello
845.354.3246
michla@platinumrealty.com

Sam Bernfeld

Mark 1 Real Estate
Monsey
845.425.9165

Adam Blankfort

William Raveis Baer & McIntosh Real Estate
Nyack
845.358.9440
adam@baerhomes.com

Margo Bohlin

Howard Hanna Rand Realty
New City
845.634.1034
margo.bohlin@randrealty.com

Frank Bohlke

Howard Hanna Rand Realty
Pearl River
845.735.3700, ext. 6570
frank.bohlke@randrealty.com

Elizabeth Broderick

Tuxedo Hudson Realty
Sloatsburg
201.965.5361
elizabeth@tuxedohudsonrealty.com

Shloime Brown

Metrex Realty Corp
Monsey
845.875.4400
sbrown@metrexrealty.com

Karina Bulaevsky

Weichert Realtors
Nanuet
845.624.1700
karinabny@gmail.com

Rita Van Buren

Howard Hanna Rand Realty
New City
845.634.4202, ext. 2253
rita.vanburen@randrealty.com

Michael Canter

Keller Williams Realty
New City
845.639.0300
michaelcanter@kw.com

Sheri Chablis

Sohn Real Estate Corp
New City
914.906.2900
sohnrealestatecorp@aol.com

Margaret Connolly

Howard Hanna Rand Realty
Pearl River
845.735.3020
peggy.connolly@randrealty.com

Donna Cox

Howard Hanna Rand Realty
Nyack
845.358.7310
donna.cox@randrealty.com

Kathleen Crossley

Howard Hanna Rand Realty
Pearl River
845.735.3020
kate.crossley@randrealty.com

Debra D'Andrea

Howard Hanna Rand Realty
Stony Point
845.786.3333
debra.dandrea@randrealty.com

Hedva Dahan

Q Home Sales
Pomona
845.357.4663, ext. 132
chedva1234@gmail.com

Linda DeFilippo

Howard Hanna Rand Realty
New City
845.634.1034
linda.defilippo@randrealty.com

Leigh Ann Demelo

Howard Hanna Rand Realty
Stony Point
845.786.3333
leighann.demelo@randrealty.com

Karen Coyle Dow

Wright Bros Real Estate
Nyack
845.617.4197

Rikki Drillman

Q Home Sales
Pomona
845.357.4663, ext. 160
rikki.drillman@qhomesales.com

Marla Mariotti DuBois

Century 21 Full Service Realty
New City
845.639.1234

Richard Ellis

Ellis Sotheby's International Realty
Nyack
845.353.4250

Baruch Feder

Keller Williams Realty
New City
845.639.0300
zishe@thetesslersteam.com

Eileen Fennell

Keller Williams Realty
New City
845.639.0300
eileenfennell26@gmail.com

Linda Fernandez

Keller Williams Realty
New City
845.558.0530
linda.realtor@topproducer.com

Stephanie Ferrante-Hirsch

Keller Williams Realty
New City
845.639.0300
stephaniehirsch@kw.com

Asher Frankel

Mark 1 Real Estate
Monsey
845.425.9165

Jeffrey Freundlich

Howard Hanna Rand Realty
New City
845.634.1034
jeff.freundlich@randrealty.com

Marjorie Galen

Ellis Sotheby's International Realty
Nyack
845.353.4250

Lynn T. Garcia

Keller Williams Realty
New City
845.521.3119
lynn.laudergarcia@gmail.com

Debra Gay

Coldwell Banker Realty
New City
845.634.0400
debra.gay@coldwellbankermoves.com

Mark Glasel

Triforce Commercial Real Estate
Valley Cottage
845.450.6503
mark@triforcecre.com

Shiya Gross

Green Triangle Realty Corp
Monsey
845.666.0060, ext. 201
shiyag@greentrianglererealty.com

Richard Herska

Christie's International Real Estate
New City
845.358.7171
richardhershkarealestate@gmail.com

Ellen Hilburg

William Raveis Real Estate Mortgage
& Insurance
Nyack
845.359.8989
ellen.hilburg@raveis.com

Kenyatta Jones-Arietta

R2M Realty
Nyack
845.535.4195
kenyatta@ready2mov.com

Vijith Jose

J Realty Group
New City
845.379.1054
vj@jrealtgroup.net

Joseph Kohn

Green Triangle Realty Corp
Monsey
845.666.0060
josephk@greentrianglererealty.com

Rosalie Krantz

Howard Hanna Rand Realty
New City
845.634.1034
rosalie.krantz@randrealty.com

Maria Kriesel

Century 21 Full Service Realty
New City
845.639.1234
mkriesel@optonline.net

Mary Krische

Howard Hanna Rand Realty
New City
845.634.1034
mary.krische@randrealty.com

Sharon Kushner

EXP Realty
Montebello
845.286.9736
skushner.realestate@gmail.com

Christina Lardin

R2M Realty
Nyack
914.261.2143
christina@ready2mov.com

Francine Liza

Tuxedo Hudson Realty
Sloatsburg
201.970.1737
fran@tuxedohudsonrealty.com

Rachel Marrus

Keller Williams Realty
New City
845.639.0300

Theresa May

Howard Hanna Rand Realty
New City
845.729.3030
terry.may@randrealty.com

Luanne McGann

Century 21 Full Service Realty
New City
845.782.2221

Rosemary McGinn

Century 21 Full Service Realty
New City
845.656.3522
rosemary.mcginin@century21.com

Jo-Ann Merla

Howard Hanna Rand Realty
New City
845.634.1034
joann.merla@randrealty.com

Greg Miller

Keller Williams Realty
New City
845.639.0300
greg@gregmillerrealestate.com

Hamid Moghadam

Ellis Sotheby's International Realty
Nyack
845.353.4250
hamid.moghadam@sothebys
realty.com

Valerie Moldow

Howard Hanna Rand Realty
Nyack
845.358.7310
valerie.moldow@randrealty.com

Shayndel Moore

Keller Williams Realty
New City
845.608.0538
shayndelmoore@gmail.com

Westchester's Top 10 Agents

(in alphabetical order)

Mark Boyland

Keller Williams
Bedford
914.234.4444

Pollena Forsman

Houlihan Lawrence
Larchmont
914.420.8665

Heather Harrison

Compass
Scarsdale
917.299.7490

Angela Kessel

Houlihan Lawrence
Bedford
914.841.1919

Francie Malina

Compass
Dobbs Ferry
914.261.0276

Holly Mellstrom

William Pitt Sotheby's
International Realty
Bronxville
914.620.8682

Laura Miller

Houlihan Lawrence
Scarsdale
914.723.8877

Lisa Murphy

Houlihan Lawrence
Rye
914.967.7680

Joan O'Meara

Houlihan Lawrence
Rye
914.967.7680

Sheila Stoltz

Houlihan Lawrence
Bronxville
914.310.6220

For the complete list of
Westchester's Top Real
Estate Agents, go to [www.westchestermagazine.com/
bestrealestateagents](http://www.westchestermagazine.com/bestrealestateagents).

Lauren Muller

Howard Hanna Rand Realty
Stony Point
845.786.3333
lauren.muller@randrealty.com

Kevin Novotny

Keller Williams Realty
New City
845.709.2324
kevinnovotny@gmail.com

Ryan Paige

William Raveis Baer & McIntosh Real Estate
Nyack
845.825.4778

Susan Perzigian

Keller Williams Realty
New City
845.642.1525
homes4u@optonline.net

Lonna Ralbag

Rodeo Realty
Monsey
914.548.0870
lonnaralbag@gmail.com

Jeffrey Ramundo

Howard Hanna Rand Realty
Pearl River
845.735.3020
jeffrey.ramundo@randrealty.com

Kim-Adele Rosner

Wright Bros Real Estate
Nyack
845.617.4197

Carol Ruderman-Seidel

Weichert Realtors
Nanuet
845.624.1700

Amy Samett

Ellis Sotheby's International Realty
Nyack
845.353.4250

Devorah Sekula

Q Home Sales
Pomona
845.357.4663, ext. 121
devorah.sekula@qhomesales.com

Beth A. Siciliano

Weichert Realtors
Nanuet
845.406.2868
beths4realestate@gmail.com

Jennifer Sirkowa

R2M Realty Inc
Nyack
845.358.2000
jsirkowa@gmail.com

Abraham Spitzer

Keller Williams Realty
New City
845.639.0300
as123realty@gmail.com

William Sternheim

Coldwell Banker Realty
New City
845.634.0400
billandeva@coldwellbankermoves.com

Naomi Streicher

Q Home Sales
Pomona
845.357.4663, ext. 111

Deborah Stuhlweissenburg

Howard Hanna Rand Realty
New City
845.634.1034
deborah.stuhlweissenburg@randrealty.com

Dov Tessler

Keller Williams Realty
New City
845.596.2434
dovtessler@kw.com

Patricia Tirro

Coldwell Banker Realty
New City
845.893.5792
pat.tirro@randrealty.com

Joanne Trainor

Keller Williams Realty
New City
845.267.2369

Jaime Harsha Troy

Howard Hanna Rand Realty
Suffern
845.357.6662
jaime.harshatroy@randrealty.com

Michael Truiano

Howard Hanna Rand Realty
Pearl River
845.735.3020
michael.truiano@randrealty.com

Nancy Blaker Weber

Nancy Blaker Weber Associate
Broker
Nyack

914.263.3403
nancy@nancybweber.com

Beila Weinberger

Q Home Sales
Pomona
845.845.4663, ext. 183
beila.weinberger@qhomesales.com

Gwen Weiss

Keller Williams Realty Inc
New City
845.639.0300
gwenweiss@kw.com

Joan Whitman

Coldwell Banker Realty
New City
845.634.0400
joan.whitman@coldwellbankermoves.com

Madeline T. Wiebicke

Keller Williams Realty
New City
845.641.4333
madelinewiebicke@gmail.com

Kayla Wiederman

Q Home Sales
Pomona
845.357.4663, ext. 135
kayla.wiederman@qhomesales.com

Russ Woolley

Wright Bros Real Estate
Nyack
845.617.4197

Ulster County

Christina Ahouse

Murphy Realty Group
Kingston
845.338.5252
christina@murphyrealtygrp.com

Robert Airhart

Berkshire Hathaway HomeServices
Hudson Valley Properties
Kingston
845.340.1920
rairhart@bhhshudsonvalley.com

Eliana Amodio

Win Morrison Realty
Kingston
561.322.8428
elianaamodio1@gmail.com

Greg Berardi

Win Morrison Realty
Kingston
845.389.7895
gberardi@winmorrisonrealty.com

Jeanne Boice

Murphy Realty Group
Kingston
845.338.5252, ext. 18
jeanne@murphyrealtygrp.com

Stefan Bolz

Berkshire Hathaway HomeServices
Hudson Valley Properties
New Paltz
845.255.9400
sbolz@bhhshudsonvalley.com

Donna Brooks

Berkshire Hathaway HomeServices
Hudson Valley Properties
New Paltz
845.255.9400
dbrooks@bhhshudsonvalley.com

Andy Cariello

Weichert Realtors
Kingston
845.336.2633

Hayes Clement

Berkshire Hathaway HomeServices
Hudson Valley Properties
Kingston
845.340.1920
hclement@bhhshudsonvalley.com

Barry Creagan

Murphy Realty Group
Kingston
845.338.5252
barry@murphyrealtygrp.com

Amy Crossfield

Coldwell Banker Village Green Realty
Kingston
347.616.7170
amy.crossfield@villagegreenrealty.com

Susan DeFord

Keller Williams Realty
Kingston
718.415.7880
deford.susan@gmail.com

Melissa Stella DeForest

Coldwell Banker Village Green Realty
Kingston
914.466.2593
melissa.stelladeforest@villagegreenrealty.com

Tracy Dober

Gary DiMauro Real Estate
Kingston
845.331.3100, ext. 10

Amie Durham

Coldwell Banker Village Green Realty
Kingston
845.594.2646
amie.durham@villagegreenrealty.com

Gabrielle Edwards

Win Morrison Realty
Kingston
845.339.1144

Simone Edwards

Edwards Properties
New Paltz
845.249.8539

Marguerite Ehmann

Murphy Realty Group
Kingston
845.338.5252, ext. 17
meg@murphyrealtygrp.com

Sarah Elliott

Halter Associates Realty
Kingston
845.514.3628

Nicola Friedman

Windsor Realty Services
Rosendale
845.764.1710
nicola@windsorrealtysvs.com

Carol Garfinkel

Lawrence O'Toole Realty
Kingston
845.802.6876
carolg.realtor@gmail.com

Brenda J. Graf

Lawrence O'Toole Realty
Kingston
845.389.7061
brendajgraf@gmail.com

Darlene Griffin

Murphy Realty Group
Kingston
845.338.5252, ext. 28
darlene@murphyrealtygrp.com

Joan Hagedorn

Murphy Realty Group
Kingston
845.338.5252
joan@murphyrealtygrp.com

Linda Majetich Hansen

Berkshire Hathaway HomeServices
Hudson Valley Properties
New Paltz
845.255.9400
lhansen@bhhshudsonvalley.com

Scott D. Helsmoortel

Helsmoortel Realty
Saugerties
845.246.9555
scoot62267@aol.com

Thomasine Helsmoortel

Helsmoortel Realty
Saugerties
845.246.9555
thomasine12477@gmail.com

Michael Henry

Lawrence O'Toole Realty
Kingston
914.882.4725
mikethehenry@gmail.com

Terry Jacobus

Berkshire Hathaway HomeServices
Hudson Valley Properties
New Paltz
845.255.9400
tjacobus@bhhshudsonvalley.com

Philip Kelly

Murphy Realty Group
Kingston
845.338.5252
phil@murphyrealtygrp.com

Barbara Korabel

Four Seasons Realty Group
New Paltz
845.479.1514
bkorabel@earthlink.net

Michael Lawlor

Murphy Realty Group
Kingston
845.338.5252
mike@murphyrealtygrp.com

Manto Legakis

Murphy Realty Group
Kingston
845.338.5252
manto@murphyrealtygrp.com

Catherine Lenz

Murphy Realty Group
Kingston
845.338.5252, ext. 14
Cathy@murphyrealtygrp.com

Sheena Lepez

Keller Williams Realty
Kingston
845.389.7879
sheena.m.lepez@gmail.com

Sara Gorman Maliha

Coldwell Banker Village Green Realty

Kingston

845.331.5357, ext. 115
sara.gorman@
coldwellbankerrealestate.com

Jennifer Mangione

Grist Mill Real Estate
Saugerties
845.246.3200, ext. 15
jennifermangione@yahoo.com

Doreen Marchisella

Win Morrison Realty
Kingston
845.594.5098
doreenmar60@gmail.com

Lynn Masanotti

Murphy Realty Group
Kingston
845.338.5252
lynn@murphyrealtygrp.com

Kathleen Maxwell

Berkshire Hathaway HomeServices
Hudson Valley Properties
Kingston
845.340.1920
kmaxwell@bhhshudsonvalley.com

Ita McAteer

Berkshire Hathaway HomeServices
Hudson Valley Properties
Kingston
845.340.1920
imcateer@bhhshudsonvalley.com

Louis Naccarato

Murphy Realty Group
Kingston
845.338.5252
lnaccarato@murphyrealtygrp.com

Francesca Noble

Coldwell Banker Village Green Realty
Kingston
845.331.5357
francesca.noble@villagegreenrealty.com

Lawrence P. O'Toole

Lawrence O'Toole Realty
Kingston
845.338.5832
larryandpony@gmail.com

Mary Orapello

Murphy Realty Group
Kingston
845.338.5252, ext. 19
mary@murphyrealtygrp.com

Antonio Parrotta

Coldwell Banker Village Green Realty

New Paltz

845.255.0615
antonio.parrotta@villagegreenrealty.com

Dawn Passante

Coldwell Banker Village Green Realty
New Paltz
845.706.5268
d.passante@
coldwellbankerrealestate.com

Carolyn M. Peters-Baker

Keller Williams Realty
Kingston
845.853.3412
carolynpetersbaker@gmail.com

Nan Potter

Potter Realty
Kingston
845.331.0898

Cathy Pulichene

Coldwell Banker Village Green Realty
New Paltz
845.417.1872
c.pulichen@coldwellbankerreal
estate.com

Anne Hilton Purvis

Coldwell Banker Village Green Realty
New Paltz
845.255.0615, ext. 303
hilton.purvis@villagegreenrealty.com

Machree Quaker

The Machree Group LLC
Kingston
845.679.1237
cree@themachreegroup.com

Anne Rajs

Keller Williams Realty
Kingston
845.797.1034

Megan Rios

Win Morrison Realty
Kingston
914.388.5794
megrios87@gmail.com

Thomas B. Roberts

Lawrence O'Toole Realty
Kingston
646.404.1301
t.battenroberts@gmail.com

Harris Safier

Berkshire Hathaway HomeServices
Hudson Valley Properties
Kingston
845.340.1920

Eliot Santiago

Lawrence O'Toole Realty
Kingston
917.873.0162
eliotsantiago1@gmail.com

Kathy Shumway

Win Morrison Realty
Kingston
845.901.6555
kathy_shumway@yahoo.com

Lindsay Stevens

Stevens Real Estate
New Paltz
845.204.4447
lindsay@stevensrealtygrp.com

Margaret Thorne

Keller Williams Realty
Kingston
845.242.0987
mthornerealtor@gmail.com

Vincenza Seche

Murphy Realty Group
Kingston
845.338.5252, ext. 20
tinsy@murphyrealtygrp.com

Jeannine Simmons

Murphy Realty Group
Kingston
845.338.5252
jeannine@murphyrealtygrp.com

Richard Stoll

Murphy Realty Group
Kingston
845.338.5252
richard@murphyrealtygrp.com

Andi Turco-Levin

Coldwell Banker Village Green Realty
Kingston
917.975.3039
andi.levin@coldwellbankerreal
estate.com

Christina Sellers

Keller Williams Realty
Kingston
917.284.2936

Carol Spirig

Murphy Realty Group
Kingston
845.338.5252, ext. 27
carol@murphyrealtygrp.com

Karen Sullivan

Coldwell Banker Village Green Realty
Kingston
845.399.3341
karen.sullivan@coldwellbanker
realestate.com

Karen Vetere

Vetere Real Estate
845.338.0571
Kingston

Jeff Serouya

Berkshire Hathaway HomeServices
Hudson Valley Properties
Stone Ridge
845.626.5000
jserouya@bhhshudsonvalley.com

Sally Sprogis

Keller Williams Realty
Kingston
845.464.5867
sallysprogis@gmail.com

Laurel Sweeney

Berkshire Hathaway HomeServices
Nutshell Realty
High Falls
845.687.2200
laurel@nutshellrealty.com

Richard Vizzini

Keller Williams Realty
Kingston
845.389.7879
richvrealtor@gmail.com

Teresa Shand

Berkshire Hathaway HomeServices
Hudson Valley Properties
New Paltz
845.255.9400
tshand@bhhshudsonvalley.com

Robert B. Stang

Lawrence O'Toole Realty
Kingston
917.699.6388
robertbstang@gmail.com

Dylan Taft

Taft Street Realty Inc
New Paltz
845.687.9292, ext. 100
dylan@taftstreetrealty.com

Charlet Wenzel

Charlet Wenzel Realty
Kingston
845.706.3432

Gail A. Short

Lawrence O'Toole Realty
Kingston
845.594.6849
gailshortrealty@gmail.com

George Stephenson

Murphy Realty Group
Kingston
845.338.5252
george@murphyrealtygrp.com

Kyla Thomas

Murphy Realty Group
Kingston
845.338.5252, ext. 16
kyla@murphyrealtygrp.com

Keith Woodburn

Church Street Realty Services
New Paltz
845.594.2524
keith@churchstreetrealty.com

Methodology

SUMMARY. To create the list, *Hudson Valley* contracted DataJoe Research to facilitate a multifaceted research campaign. DataJoe conducted a massive research effort comprising a.) an online survey delivered directly to real estate professionals and consumers, b.) Firm rosters, and c.) Internet research.

DataJoe starts with information obtained from primary government sources, and then expands on this information using both the survey and the Internet research campaign.

In the peer survey, real estate agents were asked to provide sales volume ranges, and also to nominate their peers.

In the consumer survey, readers and recent homebuyers were asked to nominate agents who exemplified excellence.

In addition, DataJoe reached out to major real estate firms in the region, requesting performance data for agents in their respective firms.

In the Internet campaign, DataJoe consulted a variety of public websites to build richer knowledge of individual licensed real estate agents in the state. In many cases, DataJoe was able to ascertain overall sales performance ranges using its combination of sources. In the end, DataJoe's scoring algorithm factored in frequency of nomination, sales performance, and other factors to yield the list of the top agents.

DataJoe acknowledges that not every top performer in the region made the list. However, its research yielded a high volume of data that enabled us to pinpoint a large number of top performers.

DataJoe checked and confirmed that each published winner had, at time of review, a current, active license with the appropriate state regulatory board. If we were not able to find evidence of a real estate agent's current, active registration with the state regulatory board, that real estate agent was excluded from the list. Finally, DataJoe presented the tallied results to *Hudson Valley* for final review and adjustments.

FINAL NOTE. We recognize that there are many good real estate agents who are not shown in this

representative list. This is only a sampling of the huge array of talented professionals within the region. Inclusion in the list is based on DataJoe's research campaign and the opinions of responding professionals in the region. We certainly do not discount the fact that many, many good and effective real estate agents may not appear on the list.

DISCLAIMERS. DataJoe uses best practices and exercises great care in assembling content for this list. DataJoe does not warrant that the data contained within the list are complete or accurate. DataJoe does not assume, and hereby disclaims, any liability to any person for any loss or damage caused by errors or omissions herein whether such errors or omissions result from negligence, accident, or any other cause. All rights reserved. No commercial use of the information in this list may be made without written permission from DataJoe.

QUESTIONS? For research/methodology questions, contact the research team at surveys@datajoe.com.

PARTNER CONTENT

Whether you're searching for your dream home or selling your current home, make the process (and your life) easier by partnering with one of the Valley's Real Estate All Stars.

*Real Estate
All Stars*

THE HOME TEAM

The Home Team at Berkshire Hathaway HomeServices
Hudson Valley Properties
892 Main Street, Fishkill, NY
o: 845.244.2179 | m: 845.605.2209
www.hudsonvalleyshometeam.com



Michael Kahns

Real Estate Salesperson
Team Leader

Robin Bermudez

Real Estate Salesperson
Listing Specialist
Professional Home Stager

Corinna Deigan

Real Estate Salesperson
Listing Specialist
Professional Home Stager

Ilknur "Ik" Kimmel

Real Estate Salesperson
Buyer Specialist
Investment Property Specialist

When it comes to selling or buying a home, The Home Team at Berkshire Hathaway HomeServices Hudson Valley Properties is your go-to resource. The team is a diverse group of industry leaders and are committed to getting their clients the best possible results while ensuring the process is simple and fast. To do this, The Home Team relies on teamwork, embraces emerging technology and is relentlessly committed to being the market experts in the Hudson Valley.

We have over 30 years of combined experience and various backgrounds in sales, marketing, operations, project management and more! We have over \$100 Million in total real estate sales and are quickly becoming the go-to team in the Hudson Valley!

Give us a call today and let us put **The Home Team Advantage** to work for you!



BERKSHIRE HATHAWAY
HomeServices
Hudson Valley Properties



Shirley Mojica
Real Estate Salesperson
Buyer Specialist
Yo Hablo Espanol

Kathy Sheehan
Real Estate Salesperson
Buyer Specialist

Christian Baez
Real Estate Salesperson
New Construction Specialist

Anaïs O'Connor
Real Estate Salesperson
Buyer Specialist

**When you work with The Home Team,
the future of real estate is today!**



2018



2019



2020

JILL ROSE

In the words of Realtor Jill Rose, "I am honored to be recognized as one of the top agents in the Hudson Valley. I have enjoyed working over the years with so many of my peers. This past year, our area has witnessed firsthand a renaissance of the Hudson Valley, experiencing a steady migration of buyers wishing to live, retire, and invest in our area." Jill is passionate about the real estate services she provides and strives to be a fierce advocate for each and every client.



HOULIHAN LAWRENCE
SINCE 1888

Licensed Real Estate Salesperson
Houlihan Lawrence
1325 Route 55
LaGrangeville, NY
Office: 845.473.9770, x303
Cell: 914.204.0124
jrose@houlihanlawrence.com
www.jillrose.houlihanlawrence.com

SHARON KUSHNER

It takes experience and skills, along with a strong reputation for integrity to get home buyers and sellers the best deal! Sharon Kushner is a name you can TRUST! With proven results and a great personality, Sharon wins big for her clients. You want Sharon working for you! Call today!



Licensed Real Estate Associate Broker
"One of Rockland County's Top Agents"
777 Westchester Avenue, Suite 101 • White Plains, NY
Cell: 917.612.2523
www.SharonKushner.com

LYRA BLUMENTHAL

Selling a house is easy. Getting to the closing table is not. Today, it takes experience, perseverance, and a personal touch to help buyers and sellers complete the most important transactions of their lives.



For over 25 years Lyra has helped hundreds of clients navigate their way to success and maximize their real estate investments. Call Lyra when you're ready to make the move!

RE/MAX
Benchmark Realty Group

Licensed Real Estate Associate Broker
367 Temple Hill Road, New Windsor, NY
Cell: 845.728.9940 • lyrab@remax.net • www.lyrashouses.com

GEORGE KOUDOUNAS

George Koudounas is a well-respected, successful, and dynamic individual agent in all aspects of real estate in the Hudson Valley. Since 2004, he has been offering professional experience and guidance in the selling/ buying process. The result of this personal service is 95% repeat business and referrals.

In 2019, George was rated as the #2 RE/MAX agent in New York and the #67 top commercial agent out of 62,000 agents in the U.S. He has rated in the Top 1% of agents in Orange County since 2005.

In residential real estate, he specializes in new construction, serving first-time home buyers, sellers, investors, as well as commercial and business sales.

George has received extensive recognition, including RE/MAX International Chairman's Club, Hall of Fame inductee; Lifetime Achievement Award; and 2019 highest transaction (\$7.9M) in the Orange County MLS.



**RE/MAX BENCHMARK
REALTY GROUP**
Licensed Real Estate Associate Broker
367 Temple Hill Road
New Windsor, NY
Cell: 845.913.8247
remaxgeorgek@gmail.com
www.realestategkoudounas.com



COLDWELL BANKER
VILLAGE GREEN
REALTY



AMY CROSSFIELD

Amy is a real estate rock star! She gets above asking price for her sellers and is a genius at navigating bidding wars with buyers. Buying or selling in the Hudson Valley? Call Amy first!

Licensed Real Estate Salesperson
268 Fair Street, Kingston, NY
Cell: 347.616.7170
amymcrossfield@gmail.com

www.villagegreenrealty.com/agents/amy-crossfield



COLDWELL BANKER
VILLAGE GREEN
REALTY



AMIE DURHAM

A client's praise is better than any catchy tagline: "Amie was a pleasure to work with. She was super prompt with email and texts, kept things moving, and was very supportive and understanding of what we wanted. She made our experience as first-time homebuyers so easy and enjoyable."

Licensed Real Estate Salesperson
268 Fair Street
Kingston, NY
Cell: 845.594.2646
amie.durham@villagegreenrealty.com
www.VillageGreenRealty.com/Amie



RONALD GREEN

As a RE/MAX® agent, I'm dedicated to helping my clients find the home of their dreams. With access to top listings, a worldwide network, exceptional marketing strategies, and cutting-edge technology, I offer my support, services, and knowledge of the local community — both as an agent and a neighbor.

Licensed Realtor
584 Route 9, Suite 106 • Fishkill, NY
Cell: 845.489.7046 • Office: 845.765.6128
rcgreen@gmail.com
www.HudsonValleyTeam.com



LYNN HARMONAY

Lynn, a lifelong area resident, has been sharing her expertise for 20+ years as a caring client advocate. Recognized as a top 1% Producer nationwide, Lynn has extensive experience in relocation, investment, and maximizing sales value through home staging and unparalleled marketing.

Licensed Associate Broker, REALTOR®
Selected Best Real Estate Agent
2 Croton Point Avenue, Croton-On-Hudson, NY
Cell: 914.879.1777
Lynn.Harmonay@SothebysRealty.com
www.lynnharmonay.northcountrysir.com/eng



LISA JEANNERET

Selling Hudson Valley Homes since 2012, Lisa is an e-PRO® who specializes in marketing your home to New York City buyers and beyond. She will deliver results for you with integrity, personalized service, and premium marketing.

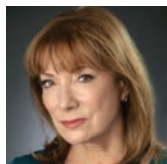
Licensed Associate Real Estate Broker
East Fishkill Brokerage
Cell: 914.522.1185 • Office: 845.227.4400
ljeanneret@houlihanlawrence.com
www.MoveToDutchess.com



PAUL LEBONITTE

Paul has combined his passion as an avid cyclist, riding throughout Wallkill and Rondout Valleys with his keen sense of local markets. Paul can take you on tours on the rolling back roads of the Mid-Hudson Valley, where your new home awaits you.

Licensed Real Estate Salesperson
171 Main Street
New Paltz, NY
Cell: 917.601.4863
paul@stevensrealtygrp.com
www.StevensRealtyGrp.com



GAIL RACHLIN

Clients truly rave about Gail. She is a leader in her field, knows what it takes to match a buyer and seller, and has an intuitive sense of knowing what is needed to make your real estate interactions both enjoyable and successful.

Licensed Real Estate Associate Broker
9 Bert Crawford Road
Middletown, NY
Cell: 917.757.9780
gail.rachlin@gmail.com
www.alwaysomewithgail.com



KATRINA ROASON

As a Hudson Valley native, Katrina has a passion for real estate and helping clients buy and sell. She strives to ensure that the home buying or selling process is fun, easy, and stress-free.

Licensed Real Estate Salesperson
584 Route 9, Suite 106 • Fishkill, NY
Cell: 845.421.0913 • Office: 845.765.6128
kroason@remax.net
www.HudsonValleyTeam.com



JOSEPH SHIRK

Buying or selling your home is a process filled with anticipation and discovery. Let me help make the experience easier, more enjoyable, and successful.

Licensed Real Estate Salesperson
423 Warren Street • Hudson, NY
Cell: 917.355.6840
joseph@garydimauro.com
www.garydimauro.com

HOULIHAN LAWRENCE EAST FISHKILL

REAL ESTATE ALL STARS

PARTNER CONTENT

Spring is the perfect time for selling. If you are thinking of selling,
now is the time to put the power of Houlihan Lawrence to work for you.

PLATINUM AWARD

Dianne Minogue
Associate Real Estate Broker

John Gabriel
Real Estate Salesperson

Suzanne DeCosta
Associate Real Estate Broker

GOLD AWARD

Lisa Mannion
Associate Real Estate Broker

Lisa Jeanneret
Associate Real Estate Broker

Christine Pergolizzi
Associate Real Estate Broker

Judy Lancia
Associate Real Estate Broker

Justin LaFalce
Real Estate Salesperson

SILVER AWARD

Jayne DiMarco
Associate Real Estate Broker

Pamela Kandel
Real Estate Salesperson

Jean Seymour
Real Estate Salesperson

Christine Ryan
Real Estate Salesperson

Carolyn Dittman Zinn
Associate Real Estate Broker



HOULIHAN LAWRENCE

HOULIHAN LAWRENCE EAST FISHKILL BROKERAGE

1989 Route 52 • East Fishkill, NY

Office: 845.227.4400

www.houlihanlawrence.com/offices/East_Fishkill



JUSTINA TRAINOR

In this aggressive and hot real estate market, you need a seasoned professional who has the knowledge and passion to attain the desired outcome, whether selling or buying. I am that realtor! I have extensive experience in the Hudson Valley and know how to get you to SOLD or ACCEPTED OFFER quickly and stress-free.

“Call Me Today for a No Pressure Conversation!” and “Let Me Show You A Path Home!”



Licensed Real Estate Salesperson
892 Main St
Fishkill, NY
jtrainor@bhhshudsonvalley.com
Cell: 845.204.7121
www.BHSHudsonValley.com

CHRISTOPHER HANSON

Chris has earned a reputation as one of the most respected and knowledgeable real estate specialists in the region. Being a top agent at several large firms eventually led Chris to form his own boutique brokerage where he and his agents take pride in delivering caring, individual attention to their clients.



Licensed Real Estate Broker/Owner
113 Liberty St, Newburgh, NY
Cell: 845.430.8380
www.HansonREpartners@gmail.com

GABRIELLE ADONETTI



Dedicated to providing honest and dependable service, I guide all my clients through every step of the home buying/selling process to make it as quick and easy as possible. A consistent Multimillion Dollar Producer in the area, I am up-to-date with the constantly changing aspects of the business. I offer effective marketing strategies to sellers and strong negotiating skills to my buyers/sellers. Serving Westchester, Putnam, Dutchess, Orange, Ulster, and Sullivan Counties. Zillow Premier 5 Star Agent, please see my recent reviews. Contact Me Today!

Licensed Real Estate Salesperson
973G Main Street • Fishkill, NY
Cell: 516.818.0378 • GAdonetti@weichert.com
www.zillow.com/profile/Gabrielle-Adonetti-1



ELIZABETH BRODERICK

As a third-generation realtor, I am honored to be nominated as a Top-Agent in the Hudson Valley two years in a row. After switching careers five years ago from corporate logistics, I found my passion in real estate. Homes are personal and every detail matters — that's my specialty. I love being a part of the journey with my clients and seeing a plan come together.

I specialize in unique properties, antique homes, equestrian properties, estates, and acreage. www.TuxedoHudsonRealty.com



Licensed Real Estate Salesperson, NY & NJ
215 Route 17, P.O. Box 775
Tuxedo Park, NY
845.915.4567 (office)
201.965.5361 (cell)
elizabeth@tuxedohudsonrealty.com



KENYATTA JONES-ARIETTA

Broker/Owner Kenyatta Jones-Arietta, along with her team of mentored agents, assists clients in selling and buying real estate in New York and New Jersey. R2M (Ready to Move) Realty was recently recognized as the Best Business in Rockland County's 97th Assembly District. Kenyatta prides herself on being a real estate problem-solver, capable of marketing and selling multimillion dollar homes, as well as a fixer-upper. "It's easy to be a 'good' agent when you're handed magazine-worthy listings with little to no issues. It takes a different type of skill and patience to be able to sell a less-than-perfect property with challenges... I'm that broker."



Licensed Real Estate Broker/Owner
89 Main Street, Nyack, NY
42 East Central Avenue, Pearl River, NY
Office: 845.358.2000
info@ready2mov.com
www.Ready2mov.com



MELISSA FORSYTH

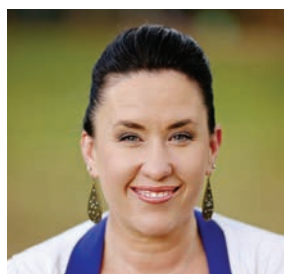
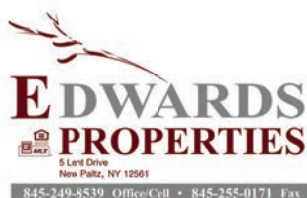
Melissa Forsyth, a New York State-licensed Real Estate Broker and owner of Hudson Valley Home Connection, covers all areas of the Hudson Valley – from New York City to Greene County. A life-long Hudson Valley resident, Melissa founded her real estate business with a desire to provide the tools and education every agent needs to build their own brand.

Passionate about real estate since high school, Melissa worked in mortgage finance before eventually obtaining her real estate license. Real estate has been her most challenging career endeavor and the most rewarding. After nearly 11 successful years, the Newburgh-based brokerage continues to approach each client with the heart of a teacher – explaining the process, the current market conditions, and being available to clients. As Melissa explains, “The market is constantly changing. Having the right team, the right coaches, and the right agents is what allows our brokerage to adapt and grow.”



Licensed Real Estate Broker/Owner
1229 Route 300, Suite 2
Newburgh, NY
Cell: 914.213.4259
www.hudsonvalleyhomeconnection.com

SIMONE EDWARDS



Simone Edwards began her Real Estate career in Las Vegas, NV. Moving back East to her husband's home, she opened Edwards Properties, along with her husband, David, and in-laws Michael and Gina Edwards. They care about what they do, but more importantly, they care about the people they do it for!

Licensed Real Estate Broker/Owner
5 Lent Drive, New Paltz, NY
Office/Cell: 845.249.8539
Serving all of Ulster, Orange, Dutchess,
Greene, and Columbia Counties!

JOHN CUTLER

Real Estate Salesperson



As a consistent award-winning agent, John is dedicated to providing the best possible service to all of his real estate clients. His proven track record showcases his experience with the ability to get the results clients want and need. John has been named one of the top agents in the Hudson Valley and has achieved the Honor Society Award for landing in the top 16% of the Berkshire Hathaway HomeServices network.



BERKSHIRE HATHAWAY | Hudson Valley
HomeServices Properties

m: **845.392.2884** | d: **845.244.2117**
jcutler@bhhshudsonvalley.com

www.johncutler.bhhshudsonvalley.com

2021 | HUDSON VALLEY'S **EXCELLENCE** *in* **NURSING**



FOR MORE THAN A DECADE, *Hudson Valley* has been proudly honoring nurses for their exceptional dedication, commitment, and perseverance. This year, we not only recognize members of the nursing profession as regional recipients of the **2021 Excellence in Nursing Awards**, but also honor them and all nurses for their extraordinary efforts and sacrifice during a brutal year that brought unimaginable challenges due to the unexpected COVID-19 pandemic. We extend our deep gratitude to nurses in our area and beyond, especially those highlighted in the pages that follow.

As part of National Nurses Week, the magazine pays tribute to these regional winners, who will also be formally celebrated in a virtual awards ceremony on **Wednesday, May 5**. Award winners were nominated by their supervisors at hospitals and other healthcare facilities, and the top 20 — who are profiled in this issue — were chosen by a committee of medical professionals and editors. We extend our profound thanks and heartfelt congratulations to all nurses who have been nominated over the years.

OUR JUDGES

CHRISTINE M. BERTÉ

EdD, APRN, FNP-BC
Chairperson of the School of Nursing,
Director of Graduate Nursing Programs, Mount Saint Mary College

CHARLOTTE MICHOS

RN, MS, CNS, CLNC
Healthcare Consultant

KATHRYN WALSH

Editor in Chief
Hudson Valley

JEAN M. WHALEN

MSN, RN



CONGRATULATIONS TO OUR TOP 20 NURSES



**BLESSY
BENJAMIN-
MAMMEM, RN**

**NewYork-Presbyterian Hudson
Valley Hospital**

For five years, Blessy Benjamin-Mammem had been serving as an ambulatory care nurse, but when COVID struck, she quickly switched gears and went to work in the ICU. During the pandemic's height, Blessy volunteered to move into a hotel, away from her young children, to pick up extra shifts and alleviate the burden on her colleagues. In addition, she often stayed late to make sure family members could be with their loved ones in their final moments. A veritable beacon of strength, Blessy is the exact type of person — skilled, tireless, and compassionate — you want by your side and on the frontlines in unprecedented times like these.



**DEBORAH
BERRIOS, LPN**

CareMount Medical

Throughout her 30-year career at CareMount, Deborah Berrios has been a consistent role model, exhibiting the skills and qualities that define a nurse, mentor, and leader. Beginning as a pediatric nurse and working her way up to Director of Patient Care Services of the Putnam Region (managing clinical operations at all six Putnam County locations), Debbie has been repeatedly recognized for her hard work, dedication, and commitment to patient care. She's consistently praised for her supportive leadership skills, willingness to take on extra work, and multitasking prowess. In addition, Debbie's ability to maintain calm and rise to the most challenging situations makes her a valued and admired colleague and leader.



**MEGHAN
BETANZOS, RN**

Cornerstone Family Healthcare

A nurse for 15 years, Meghan Betanzos began her career in the cardiac/stroke ICU before spending a decade in palliative care at a long-term skilled nursing facility. With a desire to get back to direct acute patient care, Meghan joined Cornerstone in 2017. But when the pandemic hit, she was redeployed to a COVID testing facility, where she worked tirelessly to ensure a streamlined process. Meghan is the embodiment of a hard-working, compassionate, and patient-focused nurse who is always willing to lend a hand. Her work ethic and relentless desire to help has been the driving force behind Cornerstone's delivery of excellent patient care.



**MARA CANLAS,
BSN**

Hudson Valley Hospice

Mara Canlas embodies the spirit of nursing in everything she does. In her role assisting patients and their families in developing care plans that encompass comfort and dignity, Mara is a strong patient advocate who provides education and support to those navigating such difficult journeys. She is organized and thorough, and goes beyond the call of duty to make sure patients' needs are met, even if it means staying late or coming in early. In a year that has brought new meaning to the word "compassion," Mara has sat with dying patients, taking the place of family members who were prohibited from being there to say goodbye.



CONGRATULATIONS TO OUR **TOP 20 NURSES**



JEAN CASADONE, RN

Putnam Hospital—
Nuvance Health

Jean Casadone is an OR nurse with more than 30 years of experience, and although she has a keen interest in orthopedics, she has the capacity to scrub and circulate on just about any case in the OR. She is an excellent preceptor for novice RNs and is patient as she teaches them the nuances of the OR. She thinks outside of the box and is willing to take on new challenges, while still providing top-notch care for her patients. A forward-thinking nurse, Jean goes beyond the call to ensure that patients have the best care possible and that the staff has the proper training to do what they do during these challenging times.



ELLA CHASSE, RN

Putnam Hospital—
Nuvance Health

In school, aspiring nurses are taught that the definition of “to care for” is: to do things that are needed to help and protect. Ella Chasse embodies the essence of this core teaching and she lives it every day. Always willing to float between medical/surgery units and telemetry to assist with direct care, Ella is regularly acknowledged by patients and their families for the exemplary care, compassion, and dignity she provides. She is pleasant, respectful, and professional to her colleagues who view her as a leader, a role model, and mentor. She consistently focuses on making improvements within herself and the team, and she is hailed for always putting the patients and the community first.



**SUE CURRY, RN,
MSN, APRC, ACNS-
BC, RN-BC, AE-C**

Montefiore St. Luke's Cornwall

In her role as Director of Professional Nursing Practice, Sue Curry oversees communications, program management, research, education, and professional development. She assesses, plans, implements, and evaluates activities related to nursing practice, evidenced-based practice, and nursing outcomes improvement. She also assists with the defining of innovative strategies to build a culture of clinical excellence. Every nurse in the hospital knows Sue and is a beneficiary of her commitment to creating an environment that supports and empowers them. Her focus on nursing excellence and lifelong learning, coupled with the ways in which she encourages others to be the best they can be, is a daily inspiration to the entire nursing staff.



LYNETTE DEBELLIS, BSN

MidHudson Regional Hospital of
Westchester Medical Center

Lynette DeBellis has been an RN for 35 years, and her dedication to personal and compassionate care has never waned throughout the decades. As an instructor of Nursing at Mount Saint Mary College, Lynette brings her passion for service and excellence to the next generation of nurses. Under her guidance, 50 of her students made history when they administered some of the first COVID vaccines to frontline healthcare workers. With just 48-hours' notice, Lynette mobilized her student team at a time when other professors were prepping for the next semester and enjoying the holidays. Lynette knew she had to be part of this humanitarian effort, which comes as no surprise to her students or anyone who knows her.

2021'S EXCELLENCE IN NURSING SCHOLARSHIP WINNER

SAMANTHA MERCED

Hudson Valley is happy to announce the winner of our 13th annual nursing scholarship, awarded to a local high school senior who is planning to study nursing in college. Samantha Merced, a senior at Ossining High School, didn't imagine a career in healthcare until an experience with her grandfather's illness transformed her childhood fear of medicine and doctor visits to a passion for healthcare. In 6th grade, when her grandfather, who held a very special place in her heart, was diagnosed with leukemia, Samantha immediately established herself as his

“mini” personal nurse. She made sure he took his medicine as prescribed, helped change his bandages, and kept him company.

As his cancer advanced during her high school years, Samantha would sit by his bedside, observing the interaction of nurses with their patients, especially with her grandfather. Seeing these interactions first-hand, she realized nursing went far beyond providing physical care. She was deeply inspired by the compassion, empathy, and emotional support nurses provide during a crucial time. As she explains, “I want to connect

with patients and make them feel safe and secure in times of need and sorrow. Knowing first-hand how a nurse's emotional support can make huge impacts on a person's life, I want to be able to do the same.” Her teachers have no doubt she has the academic strength, empathy, and determination to reach her goal. As one of the few chosen for the selective Future Health Care Leaders program for potential nurses, Samantha is well on her way to fulfilling her purpose of helping others and making a difference in their lives.

CONGRATULATIONS TO OUR **TOP 20 NURSES****DAWN FILIPPONE,
RN, CCRN**St. John's Riverside
Hospital

An RN for more than 20 years, Dawn Filippone has a passion for nursing and healthcare as a whole. Patient care is her mission, and it shows in everything she does. Highly respected by her peers, physicians, and patients, Dawn is the embodiment of not only knowledge and skill, but she also exemplifies pure selflessness and unwavering dedication to the profession. She is well known around the hospital for her compassion and energy, and is regarded as both a leader and a true humanitarian who exudes warmth, humility, and compassion.

**KARLEY FLINN,
RN, OCN**Northern Dutchess
Hospital—Nuvance Health

Known as a compassionate, charismatic, and supportive navigator to her community of patients, Karley Flinn understands the needs of a cancer patient, and her warm, genuine approach to nursing sets her apart. Karley's cheerful, embracing persona gives patients a temporary distraction from their cancer. Such welcome diversions include Bingo games with Karley rolling the dice and yelling "B9!" in between hanging chemo for patients hoping for a winning draw. Full of energy and vitality, Karley is passionately committed to the care and well-being of the cancer patient.

**JENNIFER
HAMM, RN**Northern Dutchess
Hospital—Nuvance Health

Jennifer Hamm joined the medical surgical team in 2019, and immediately stood out as a leader with her strong clinical skills and positive attitude. Before long, she trained as a charge nurse and readily assumed the role. Whether at the bedside or in charge of the unit, Jenn's calm demeanor and "can do" attitude is infectious. A difficult IV, a challenging wound dressing, a penicillin allergy testing order, you name it: Jenn is the go-to person. If a staff member calls in sick or when there's an unexpected surge in patients, Jenn can be counted on to come in early, stay late, switch her days, whatever it takes to help and accommodate both patients and co-workers.

**TAMI HARRAH,
ADN, BSN**Trinity-Pawling School
Health Center

A reassuring presence on campus, Tami Harrah has been at the forefront of the school's pandemic preparedness team since the crisis began. She has worked tirelessly on preparedness plans and protocols, and provides guidance on how to keep students and staff safe. She shoulders the weighty responsibility of being the campus COVID expert, requiring that she stay on top of the most up-to-date information. Tami practices in a holistic manner, keenly attuned to the mental, physical, and behavioral well-being of her patients. Known for her "one-day-at-a-time" approach, Tami faces challenges head-on, prepared and ready to tackle whatever comes her way.

CLASS OF 2021 **NOMINEES****Anderson Center for Autism**

Gina Williamson, BSN, RN

**ArchCare at Ferncliff Nursing Home and
Rehabilitation Center**

Cheryl Rifenburgh, LPN

CareMount Medical

Deborah Berrios, LPN

Cornerstone Family Healthcare

Meghan Betanzos, RN

ENT & Allergy Associates

Tara Doran, RN, BSN, MHA

Hudson Valley Hospice

Mary Arnold, RN, CHPLN

Erica Bradley, RN

Rebecca Butler, LPN

Mara Canlas, BSN

Danica DeDin, BSN

Jolene Gaer, RN, CHPN

Ricardo King, LPN

Kevin Levack, RN, BSN, CHPN, WCC

Kathleen Lowing, RN

Jennifer Minckler, BSN

Courtney Powell, RN, CHPN

Thom Schwarz, RN, CHPN

Danielle Scofield, LPN, CHPLN, WCC

Hope Streeter, LPN, CHPLN

Joel Strock, RN, CHPLN

Michael Williams, LPN



Compassionate Caregiving with a Commitment to Excellence

The COVID-19 pandemic has brought many challenges, but at Wingate, we haven't lost sight of our top priority: **Your safety.**

Our safety and infection control enhancements include:

- On-site rapid COVID-19 testing
- Ultraviolet light disinfection
- Private quarantine rooms for new admissions
- Infection preventionists at each location
- Socially distant activities to keep residents engaged

1-833-2WINGATE

Rehabilitation, skilled nursing, and long-term care services in Beacon, Fishkill and Highland, NY

AN ENCHANTED RETREAT AWAITS.

Located in a century-old former convent, The Abbey Inn emerges wholly renovated and re-imagined as Hudson Valley's premier retreat for modern travelers.

Perched high atop historic Fort Hill and overlooking the Hudson River and the Highlands, The Abbey Inn features unique guest rooms and suites with sweeping views, exquisite private event spaces, a full-service spa, and Apropos farm to table restaurant and bar and so much more.

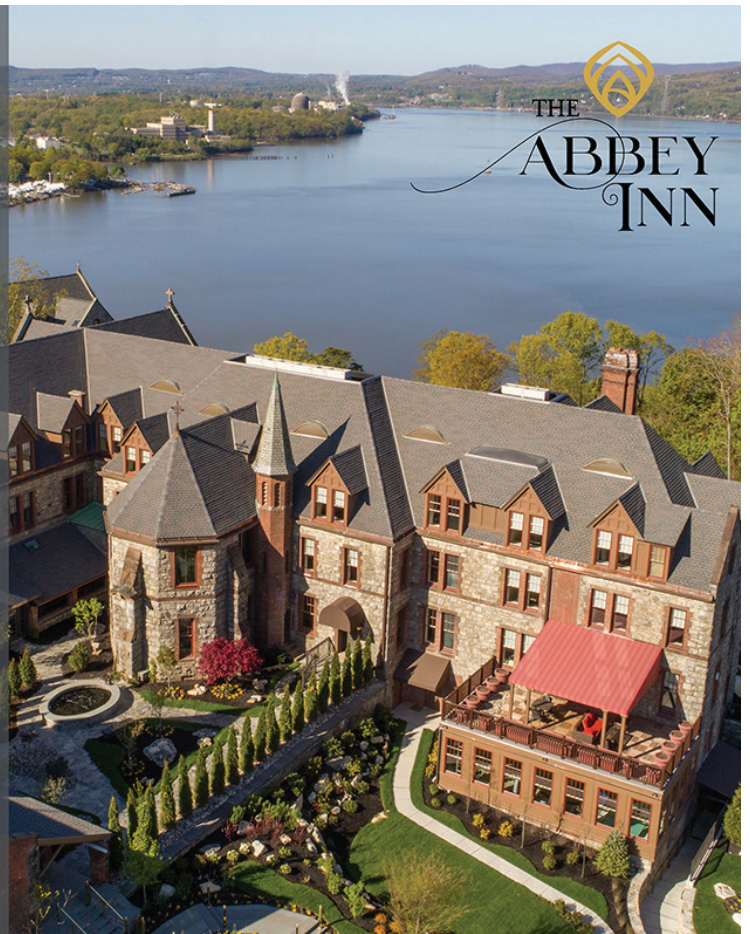
The Abbey Inn is the ideal venue for celebrating all of life's meaningful moments in northern Westchester and the lower Hudson River Valley.

Quite simply, nothing compares.

theabbeyinn.com
900 Fort Hill
Peekskill, NY 10566
833.242.9888

Apropos

THE ABBEY INN
SPA



THE
ABB
INN

CONGRATULATIONS TO OUR **TOP 20 NURSES**

MONICA HOUSHOWER, RN, BSN
PAZ Management

For more than two decades, Monica Houshower has been a model for PAZ nurses and care teams, leading the organization with integrity, dedication, humanity, and clinical expertise. Responsible for all clinical care protocols, it would have been easy for Monica to delegate from her office when COVID struck. Instead, she put on a pair of scrubs and provided hands-on assistance. This gave a boost to morale during a time of crisis, as on-site staff could plainly see their clinical leader right there with them, working side-by-side on the floor. She even stayed in a hotel, away from her family, and did not leave the facility until all was stabilized.



JERELYN OSORIA JULIEN, MSN, RN, OCN®
Memorial Sloan Kettering Cancer Center-Westchester

Dedicated to the delivery and promotion of quality care, Jerelyn Osoria Julien is a highly motivated, detail-directed problem-solver who advocates for the patient, yet remains supportive of the nursing team. Recognizing that patients retain less than half of the information they receive in a clinical, often stressful, setting (according to numerous studies), Jerelyn implemented “teach back,” a standardized communication-confirmation methodology (also called the “show-me” method) to make sure patients understand what is being explained to them. Thanks to Jerelyn, this is now the standard of care for patient education at MSKCC-Westchester, resulting in increased satisfaction and decreased anxiety among patients.



ERICA KNAPP, RN, BSN, TNCC, ACLS, BLS, PALS, CEN
Vassar Brothers Medical Center—Nuvance Health

Erica Knapp is a seasoned ER nurse who has served in almost every nursing role possible in her 15-year career — bedside, triage, charge, and associate nurse manager — but her calling is at the bedside of the most critically ill patients. This past year, in particular, Erica has excelled and set herself apart with her passion and commitment to doing what she loves. She treats each patient as an individual and has done everything in her power to help COVID and Non-COVID patients alike. The ER demands an agile personality, and Erica fits that description to a T. And, she has an impressive knack for meeting each new challenge with a positive, can-do spirit.



MATT LAZARSKI, ICU, CCU RN
Montefiore St. Luke's Cornwall

Matt Lazarski began his nursing career in a rehabilitation facility, but he longed to work with patients in need of more acute care. Upon arrival at Montefiore, Matt's dedication, attention to detail, and excellence in patient care were noticed by his managers, and he was quickly transitioned to the ICU. Frequently serving as the charge nurse, Matt is always looking to improve processes to optimize patient outcomes so people go home healthier and better able to lead full lives. He dedicates time to educate patients and help them prepare to manage their health challenges once they're back home. Overall, Matt's dedication to patients and the staff are second to none.

CLASS OF 2021 NOMINEES

Memorial Sloan Kettering Cancer Center—Westchester
Jerelyn Osorio Julien, MSN, RN, OCN®

Montefiore St. Luke's Cornwall
Matt Lazarski, ICU, CCU RN
Melissa Morales, ICU RN, BSN
Sue Curry, RN, MSN, APRC, ACNS-BC, RN-BC, AE-C

NewYork-Presbyterian Hudson Valley Hospital
Blessy Benjamin-Mammem, RN

Northern Dutchess Hospital—Nuvance Health
Jennifer Hamm, RN
Karley Flinn, RN, OCN

PAZ Management
Monica Houshower, RN, BSN

The Pines at Poughkeepsie Center for Nursing & Rehabilitation
Barbara Marshall, RN

Premier Medical Group of the Hudson Valley
Courtney Kurkela, LPN
Coreena Valentino, LPN

THANK YOU TO THE ENTIRE MONTEFIORE ST. LUKE'S CORNWALL NURSING TEAM!

For your tireless dedication, compassion,
and commitment to our community.

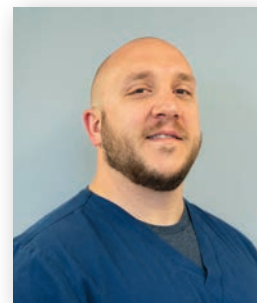
A Special Congratulations to our 2021 Hudson Valley Magazine Nursing Excellence Award Nominees.



Sue Curry
RN, MSN, APRC, ACNS-BC,
RN-BC, AE-C,
Director, Clinical Practice/
Magnet



Melissa Morales
ICU RN, BSN,
Clinical Nurse Manager



Matt Lazarski
ICU, CCU RN



WWW.MONTEFIORESLC.ORG

Montefiore | St. Luke's Cornwall

CONGRATULATIONS TO OUR **TOP 20 NURSES****BARBARA MARSHALL, RN**

The Pines at Poughkeepsie
Center for Nursing & Rehabilitation

A nurse for three decades with a robust background in infection control and compliance, Barbara Marshall had been retired for two years when the pandemic began. Heeding her inner voice to return to work, Barbara accepted a nurse manager job at the Center, and was instrumental in managing the virus. She hit the ground running, quickly calling on her infection control experience to educate staff, assist with audits, monitor procedures, and run her 40-bed unit. She worked doubles, held the hands of dying residents, and was a source of comfort to her co-workers. Barbara's self-sacrifice and determination make her the consummate caregiver, and she has been the Center's rock during the COVID pandemic.

**MELISSA MORALES, ICU RN, BSN**

Montefiore St. Luke's Cornwall

Melissa Morales' love for critical care nursing took off when she served as a medic in the U.S. Airforce during Operation Iraqi Freedom and Operation Enduring Freedom. After leaving active duty (and nursing school), Melissa joined MSLC, and now works exclusively in the ICU as the newly promoted clinical nurse manager of critical care. In addition, Melissa serves as a critical care trauma nurse for FEMA in her role as captain in the Air Force National Guard. Although she admits to using patient bathrooms to cry during the height of the COVID-19 pandemic, her colleagues praise Melissa as a leader, mentor, and an invaluable resource to all.

**CHERYL RIFENBURGH, LPN**

ArchCare at
Ferncliff Nursing Home

Cheryl Rifenburg has given her all, and then some, over the past 15 years with the organization. Starting out as a part-time floor nurse, Cheryl was a compassionate advocate, supporting residents and their families through difficult, emotional times. As an evening nurse, she trained new nurses who benefitted from her superb clinical skills, her knowledge of policies and protocols, and her patience and kindness. Currently, Cheryl is a full-time Infection Preventionist. Under her guidance as coordinator of DOH Infection Prevention Surveys, Ferncliff had a citation-free IC survey. She is close to completing her RN degree, which will open more doors for her as a leader and an inspiration to others.

**GINA WILLIAMSON, BSN, RN**

Anderson Center for Autism

Throughout the COVID-19 health crisis, Gina Williamson has gone above and beyond the call of duty, setting a new benchmark for excellence in patient care, and becoming a leader in the organization. When the pandemic hit, Gina mobilized a team to enhance infection control procedures, making sure staff was trained and had proper PPE. She stayed in constant contact with local health officials, gathering up-to-the-minute information, and hers was the voice of calm, authority, and hope to families seeking updates about their loved ones. At the same time, she continued to roll out new electronic health systems, supervise her department, conduct health assessments, and monitor the developing COVID situation, ensuring both quality of life for patients and support for staff.

CLASS OF 2021 NOMINEES**Putnam Hospital—Nuvance Health**

Ella Chasse, RN
Jean Casadone, RN

St. John's Riverside Hospital

Dawn Filippone, RN, CCRN

Trinity-Pawling School Health Center

Tami Harrah, ADN, BSN

Vassar Brothers Medical Center—Nuvance Health

Debbie Amico, RN, CCRN, ACLS, PALS, BLS
Nikia Blauvelt, RN, BSN
Erica Knapp, RN, BSN, TNCC, ACLS, BLS, PALS, CEN
Innoh Ngbodi, RN

MidHudson Regional Hospital of Westchester Medical Center

Lynette DeBellis, BSN

Westmed Medical Group

Michele Hoopnarine, LPN
Matilda Osei-Afryie, LPN



14TH ANNUAL EXCELLENCE IN NURSING VIRTUAL AWARDS



CONGRATULATIONS TO THE CLASS OF 2021 NURSES!

Anderson Center for Autism

Gina Williamson, BSN, RN

ArchCare @ Ferncliff Nursing Home and Rehabilitation Center

Cheryl Rifenburgh, LPN

CareMount Medical

Deborah Berrios, LPN

Cornerstone Family Healthcare

Meghan Betanzos, RN

ENT & Allergy Associates

Tara Doran, RN, BSN, MHA

Hudson Valley Hospice

Mary Arnold, RN, CHPLN
Erica Bradley, RN
Rebecca Butler, LPN
Mara Canlas, BSN
Danica DelDin, BSN

Jolene Gaer, RN, CHPN
Ricardo King, LPN
Kevin Levack RN, BSN, CHPN,
WCC

Kathleen Lowing, RN
Jennifer Minckler, BSN
Courtney Powell RN, CHPN
Thom Schwarz, RN, CHPN
Danielle Scofield, LPN, CHPLN,
WCC
Hope Streeter, LPN, CHPLN
Joel Strock, RN, CHPLN
Michael Williams, LPN

Memorial Sloan Kettering Cancer Center—Westchester

Jeralyn Osorio Julien, MSN, RN,
OCN®

Montefiore St. Luke's Cornwall

Matt Lazarski, ICU, CCU RN
Melissa Morales, ICU RN, BSN
Sue Curry, RN, MSN, APRC, ACNS-
BC, RN-BC, AE-C

NewYork-Presbyterian Hudson Valley Hospital

Blessy Benjamin-Mammem, RN

Northern Dutchess Hospital— Nuvance Health

Jennifer Hamm, RN
Karley Flinn, RN, OCN

PAZ Management

Monica Houshower, RN, BSN

The Pines at Poughkeepsie Center for Nursing & Rehabilitation

Barbara Marshall, RN

Premier Medical Group of the Hudson Valley

Courtney Kurkela, LPN
Coreena Valentino, LPN

Putnam Hospital— Nuvance Health

Ella Chasse, RN
Jean Casadone, RN

St. John's Riverside Hospital

Dawn Filippone, RN, CCRN

Trinity-Pawling School Health Center

Tami Harrah, ADN, BSN

Vassar Brothers Medical Center—Nuvance Health

Debbie Amico, RN, CCRN, ACLS,
PALS, BLS
Nikia Blauvelt, RN, BSN
Erica Knapp, RN, BSN, TNCC,
ACLS, BLS, PALS, CEN
Innoh Ngbondi, RN

MidHudson Regional Hospital of Westchester Medical Center

Lynette DeBellis, BSN

Westmed Medical Group

Michele Hoopnarine, LPN
Matilda Osei-Afiriye, LPN

**Celebrate These Extraordinary Nurses at the
Excellence in Nursing Virtual Awards**

MAY 5, 2021

Live Stream Begins at 12pm

For more information visit hvmag.com/nursing.

SILVER SPONSOR



BRONZE SPONSORS



GIFT BAG SPONSORS



For sponsorship opportunities email sales@hvmag.com or call **845.463.0542**.



THE VALLEY TABLE PRESENTS



may 10–23, 2021

3 COURSES • \$25.95 LUNCH • \$35.95 DINNER

Don't miss the most anticipated culinary event in the region.
Choose from over 100 restaurants throughout the Hudson Valley!

Make your reservations today! HudsonValleyRestaurantWeek.com

SPONSORED BY



Food & Drink

First Bites 86 New & Notable 88 Where to Eat 90

Cosmic Donuts' sweet, stuffed strawberries and cream donut.



Galactic Goodies

Find out-of-this-world donuts in Kinderhook. Plus, indulge your *Bridgerton* fantasies at four Hudson Valley tearooms and discover newly opened digs.

EDITED BY SAMANTHA GARBARINI

PHOTO BY KENZIE DUTCHER

First Bites

Hole in One

Ex-bodybuilders turned their biggest craving into a new, Kinderhook foodie hotspot. **BY FRANCESCA FUREY**



Ex-bodybuilder Jhori Jurgenson (below, center) opened Cosmic Donuts in Kinderhook with her mom and boyfriend in October 2020.

For years, Jhori Jurgenson and her boyfriend, Jason Garvey, competed in professional bodybuilding competitions.

They followed restrictive diets and kept their bodies in top shape. After every competition, they'd feast. Sometimes, there was only one craving on their minds: donuts.

Finding donuts that could satisfy their months-long cravings, however, felt like a nearly impossible task. "I kept seeing all these cookie shops exploding on social media. I said to my mother on Mother's Day, 'Hey, you know what? Let's open a donut shop,'" explains Jurgenson. "We got to work the very next day."

Cosmic Donuts opened in October 2020, and there's been a line out the door ever since. The team takes its craft seriously. At midnight, Chef Janoy Harrison begins the tedious process of weighing ingredients; making, proofing, and rolling the dough; and batching donuts for frying. Each batch takes about 40 minutes — and the weekend rush requires 10 batches minimum.

The out-of-this-world menu is structured in three tiers: \$2 plain or glazed "Star" donuts; \$3 "Nebulas," which have two or more toppings; and \$4 "Supernovas," which are filled, frosted, and topped. Check out fan favorites like maple-bacon, Anything Cannoli, and Boston crème. For the more adventurous, there are outrageous options like fluffernutter, mango hibiscus, root beer float, and blueberry French toast.



Ever have a breakfast sandwich on a glazed donut? Try the B.E.D. (bacon-egg-and-donut, of course). Customers can also sip coffee from Massachusetts-based roaster, No. Six Depot, and indulge in creative espresso drinks, like the fluffernutter latte.

With such a dynamic and zany donut shop, it's no wonder Jurgenson and company succeeded at opening a business amid the pandemic. In fact, they're even opening a second location in Great Barrington, Massachusetts — Jurgenson's hometown. "In a time where the world was chaotic and sad, we brought fun and happiness — something new and unique that would bring a little light to someone's life," says Jurgenson.

3 Albany Ave, Kinderhook; 518.610.8666; www.eatcosmicdonuts.com

Pinkies Up!

Afternoon tea is not just something you read about in a novel or watch on a British drama. Here's where to indulge in the grand tradition without a trip across the pond. **BY BARBARA REINA**

Charlotte's Tea Room

With her favorite board game in mind, owner Joanne Graney created the Clue-inspired shabby-chic Garden Room; The Library, complete with hardwood tables and a gas fireplace; and The Blue Willow Room, featuring a 1780 Thomas Minton pattern. Recipes from England, Ireland, and Graney's grandmother introduce guests to a proper tea. The Tea for Two comes with 12 assorted tea sandwiches, scones with butter, a pot of tea, and two desserts for \$44. There's also a Wee Tea for children under 10, complete with sandwiches, a beverage, and a vanilla ice cream sundae or mudslide brownie.

15 Oakland Ave, Warwick; 845.988.9499;
www.charlottestearoomofwarwick.com

The Maker

"A refined Mad Hatter's Tea Party" is how executive chef Michael Poiarkoff describes his afternoon tea. Try the \$55 Topsy menu, including a stand of savory and sweet offerings, like scones with clotted cream and seasonal jam and savory crumpets with confit egg yolk, country ham, brown butter béarnaise, and chives. Or, upgrade to the \$85 Turvy tea for added osetra caviar, foie gras, and Champagne. Either way, the most requested item is the dark-chocolate-coffee truffle with salted burnt-sugar shatter.

302 Warren St, Hudson; 518.509.2620;
www.themaker.com

Florrie Kaye's Tea Room

"We wanted to create a space where people could step back in time," says owner Samantha Ramos. Fresh flowers and antiques create a warm, relaxing atmosphere in which to enjoy an afternoon tea (\$30) of assorted tea sandwiches, scones, miniature cakes, pastries, and a choice from 90 different



The Maker, Hudson

varieties of loose-leaf tea. House-made desserts, using recipes that have been handed down from generation to generation, are baked daily.

69 Gleneida Ave, Carmel; 845.225.8327;
www.florriekayes.com

Hastings Tea & Coffee

At this cozy tea shop, co-owners Joan Jia and Robert Peirce offer only organic and natural loose-leaf tea. The complex, earthy aroma of oolong partners well with pastries like vanilla pound cake and

biscotti. Pair Earl Grey, Darjeeling, and English breakfast with lemon cookies or something rich and decadent like New York-style cheesecake or chocolate mousse. Fragrant, floral, Chinese jasmine and Japanese green teas bring out the fruity flavors of dark chocolate. And Dragonwell, a nutty green tea, pairs well with freshly baked alfajores, silky smooth dulce de leche sandwiched between two short bread-like cookies.

235 Main St, White Plains; 914.428.1000;
www.hastingstea.com



Kelly's Bakery, Poughkeepsie

New & Notable

Headlines from the Hudson Valley dining scene.

BY SAMANTHA GARBARINI

New to Kingston's Uptown neighborhood is **Board**, offering cheese-board boxes and high-brow grilled cheese sandwiches, such as prosciutto, provolone, and fig; Comté, local finocchiona, and hot pepper jam; and NYS-aged cheddar, apple, and mustard. Also planned for the space is a full retail cheese shop, espresso bar, and craft beer selection. 55 N Front St, Kingston; 845.481.4774; www.boardkingston.com

CIA-trained baker and former Blue Hill pastry chef Kevin Halim opened **Kelly's Bakery** at the North Point Commons development in Poughkeepsie in January. Rustic loaves, including country sourdough, kalamata olive and caramelized onion, potato-cheddar, and rye with dark chocolate and coffee-soaked figs, are made with locally sourced flour, as are the pastries, cookies, and other sweets. Brunch, comprised of sandwiches, tartines, and granola and chia bowls, is also served. 110C Delafield St, Poughkeepsie; 845.533.5677; www.kellysbakerypk.com

Westchester is getting a new brewery. **Run & Hide** will begin distributing its beer this summer, and plans to open a brick-and-mortar location later this year near The Capitol Theatre in Port Chester. www.randhbc.com

Sow Good

It's time to plant your home garden. This year, shake things up with unique offerings from local companies.

Hudson Valley Seed Company

Ken Greene and Doug Muller's company grew out of the Gardiner seed library Greene founded in 2004. Today, Hudson Valley Seed Company has an extensive catalog of non-GMO, open-pollinated seeds with a focus on rare and heirloom varieties that encourage crop diversity. Its signature art packs are collaborations between the farm and artists, who create unique designs that represent the back stories of the seeds inside. www.hudsonvalleyseed.com

Row 7 Seed Company

Co-founded by Blue Hill chef Dan Barber and Cornell plant breeder Michael Mazourek, this experimental seed company employs the same bred-for-flavor principles that diners pay top dollar for at Barber's Stone Barns property. The short selection is utterly unique, featuring dramatically hued Midnight Roma Tomatoes; raw snacking Badger Flame Beets; buttery Upstate Abundance Potatoes; mild, sweet habañero derivatives; and experimental cucumbers, snow peas, and squash. www.row7seeds.com

—SG



PHOTOS (FROM TOP) BY AARON MALDONADO; COURTESY OF ROW 7 SEED COMPANY

ORIGINAL NY STYLE BBQ

CREATED IN THE HUDSON VALLEY

SMOKY ROCK BBQ



Smoked Duck

HANDCRAFTED WOOD SMOKED MEATS FOR AN EXCEPTIONAL EXPERIENCE

Indoor and Outdoor Dining Available • Take Out
Please Call Ahead for Reservations

Right Spices, Right Meats, Right Flavor

.....

WWW.SMOKYROCKBBQ.COM • 845-876-5232
6367 MILL STREET • VILLAGE OF RHINEBECK • CLOSED WEDNESDAYS

Dutchess

AROMA OSTERIA From the crusty bread served with olive oil to the hearty pastas, meat and seafood dishes, and tiramisù, this rustic fare is as authentically Italian as it gets. Closed Mon & Tues. 114 Old Post Rd, Wappingers Falls; 845.298.6790. \$\$\$ www.aromaosteriarestaurant.com

BAJA 328 This Southwestern grill offers 130-plus varieties of tequila. Tacos skew traditional (brisket barbacoa, al pastor, chorizo) and modern, with choices like Buffalo calamari and Korean-barbecue carnitas. 328 Main St, Beacon; 845.838.2252. \$\$ www.baja328.com

BARBARO At this cozy, Millbrook jewel box, wood-fired pizzas (sausage and jalapeño, classic Margherita, and more) share the menu with classic Italian pasta dishes, salads, and appetizers, like grilled octopus with gigante beans, lemon, and chili. Closed Mon & Tues. 3279 Franklin Ave, Millbrook; 845.677.4440. \$\$\$-\$\$\$\$ www.barbaromillbrook.com

CAFÉ MAYA Savor favorites, including enchiladas de mole poblano and tacos de pescado. A mariachi band adds even more spice on Friday and Saturday nights. 2776 W Main St, Wappingers Falls; 845.632.3444. \$\$ Find them on Facebook

COSIMO'S TRATTORIA AND BAR A local favorite (and annual Best of Hudson Valley Readers' Pick) with four locations, the Poughkeepsie outpost has soaring ceilings and Tuscan-style décor. The New World Italian menu features favorites such as arancini and seafood fra diavolo, in addition to wood-fired pizzas, soups, and salads. 120 Delafield St, Poughkeepsie; 845.485.7172. 620 Rte 211 E, Middletown; 845.692.3242. 1217 Rte 300, Newburgh; 845.567.1556. 100 State Rte 32, Central Valley (Woodbury location); 845.928.5222. \$\$-\$\$\$ www.cosimos.com

DAILY PLANET DINER This '50s-inspired diner serves up more than just flavorful flapjacks. Along with burgers, patty melts, blue-plate specials (Grandma's meatloaf, turkey with all the trimmings), and nearly a dozen specialty sundaes, the menu comprises a vast salad selection, including endive, pecan, and Gorgonzola cheese; chicken-walnut; and a steakhouse wedge. 1202 Rte 55, Lagrangeville; 845.452.0110. \$\$ www.dailyplanetdiner.com

ESSIE'S RESTAURANT At his restaurant, just minutes from the Walkway Over the Hudson, Chef/Owner (and CIA grad) Brandon Walker draws inspiration from global cuisines to create an eclectic menu that mixes jerk chicken and berbere-spiced steak with customer-favorite comfort foods, such as pork osso buco and chicken and dumplings. Closed Mon & Tues. 14 Mount Carmel Pl, Poughkeepsie; 845.452.7181. \$\$-\$\$\$ www.essiesrestaurantpk.com

HERITAGE FOOD + DRINK Serving New American cuisine in a renovated, two-story modern barn setting, Heritage's creations range from crispy Reuben egg rolls and local apple salad to fried chicken and biscuits and king crab cavatelli, paired with craft cocktails and local beers. 1379 US 9, Wappingers Falls; 845.298.1555. \$\$\$ www.heritagefooddrink.com

KITCHEN SINK FOOD & DRINK Expect global twists on farm-to-table dining, such as Egyptian-spiced, pan-roasted chicken; honeynut squash soup with coconut, ginger, and kaffir lime; and seared scallops with kohlrabi and lemon brown butter. Closed Mon-Thurs. 157 Main St, Beacon; 845.765.0240. \$\$\$ www.kitchensinknyc.com

LA CABAÑITA The Pinelo-Cardenas family runs this eatery, housed in a former church, spotlighting



County Fare, Wappingers Falls

delicacies from the Oaxaca region of Mexico, such as tlayudas, memelitas, and, of course, mole negro. To drink are 40 types of mezcal. Their informal sister eatery, La Cabañita Express, is nearby at 739 Main St. Closed Tues. 763 Main St, Poughkeepsie; 845.452.7544. \$\$ www.lacabanitaaox.com

LOLA'S CAFÉ & GOURMET CATERING Owner Ed Kowalski offers a healthier alternative to fast food at this Modern American lunch-and-takeout spot, serving homemade soups, panini, vegetarian sides, and popular Thai spicy peanut noodles. Off-premises catering is available. Closed Sun. 131 Washington St, Poughkeepsie; 845.471.8555. 49 Main St, New Paltz; 845.255.6555. \$ www.lolascafeandcatering.com

LOLITA'S This bistro serves made-to-order Neapolitan-style, wood-fired pizza, plus homemade pastas and fresh salads. Dine inside for a romantic, relaxed atmosphere, or al fresco on the shaded patio in warm weather. Closed Mon. 129 Washington St, Poughkeepsie; 845.452.8100. \$\$ www.lolitaspizza.com

MCKINNEY & DOYLE With cozy atmosphere, McKinney & Doyle attracts diners for the award-winning brunch, as well as lunch, dinner, and cocktails. Don't miss the baked goods made from scratch at the adjoining Corner Bakery. Closed Mon. 10 Charles Coleman Blvd, Pawling; 845.855.3707. \$\$\$ www.mckinneyanddoyle.com

MILANESE ITALIAN RESTAURANT You'll find family-style dining at this establishment run by Santino and Rita Milanese. Homemade favorites range from classic lasagna and manicotti to eggplant parm and filet of sole with seafood stuffing in white wine-lobster cream sauce. 115 Main St, Poughkeepsie; 845.471.9533. \$\$\$ www.milaneserestaurant.com

MODERN TACO The majority of the menu is gluten-free, including the tacos —chipotle shrimp, guajillo chicken, spice-rubbed steak — on hand-made, cooked-to-order tortillas. The wine list features all Spanish and South American bottles, as well as a must-try avocado margarita. Closed Tues & Wed. 46 W Market St, Red Hook; 845.758.1414. \$\$\$ www.moderntacorestaurant.com

RED LINE DINER From the same owners as the Daily Planet Diner, Red Line boasts a convenient location, just off I-84. Menu standouts include all-day breakfast, the Reuben sandwich, the double burger, and the Red Line combo — a surf-and-turf plate of stuffed shrimp and steak. 588 Rte 9, Fishkill; 845.765.8401. \$\$ www.dineatredline.com

ROSTICCERIA ROSSI & SONS A Poughkeepsie staple since 1979, this family-owned deli brings customers authentic flavors of Italy via homemade mozzarella and imported meats and cheeses. Among favorites, including the gnocchi Bolognese and prime rib, don't miss the roast pork shoulder panini on

focaccia. Closed Sun. 45 S Clover St, Poughkeepsie; 845.471.0654. \$\$\$ www.rossideli.com

SHADOWS ON THE HUDSON This riverfront restaurant features a modern interior and prime outdoor seating. The menu stresses seafood, but landlubbers are kept happy with a handful of other options, including indulgent prime rib (Fri to Sun only). 176 Rinaldi Blvd, Poughkeepsie; 845.486.9500. \$\$\$\$ www.shadowsonthehudson.com

SMOKY ROCK BBQ A signature, 16-spice rub is the hallmark of this self-proclaimed New York-style 'cue joint, serving slow-smoked meats (grass-fed brisket, St. Louis-cut ribs) and down-home sides. The pet-friendly patio is a popular spot for outdoor dining in warmer months. Closed Wed. 6367 Mill St, Rhinebeck; 845.876.5232. \$\$\$ www.smokyrockbbq.com

SUKHOTHAI Expect authentic renditions of its namesake cuisine like pad Thai, panang curry, and crispy duck, served in a renovated, circa-1818 building with a hip, downtown atmosphere. 516 Main St, Beacon; 845.790.5375. \$\$ www.sukhothainy.com

TERRAPIN A regional favorite since it opened in 1998, Chef/Owner Josh Kroner's restaurant, housed in a circa-1825 former church, blends New American farm-to-table cuisine with influences from Asia, Italy, and the Southwest. 6426 Montgomery St, Rhinebeck; 845.876.3330. \$\$\$\$ www.terrapinrestaurant.com

THE BEACON DAILY Fans of all-day breakfast flock here for their trademark English muffin sandwiches in variations including egg and cheese, house bacon, fried chicken, and chorizo-spiced tofu. You'll also find pastries, vegan choices, salads, and a popular Carolina-style pulled-pork sandwich. 29 Teller Ave, Beacon; 845.831.5274. \$\$\$ www.thebeacondaily.com

THE PALACE DINER A neon-lit classic, this 24/7 retro-style diner has jukeboxes at the booths and serves breakfast, lunch, and dinner regardless of what time the clock says, with a menu that goes on (and on and on). 194 Washington St, Poughkeepsie; 845.473.1576. \$\$-\$\$\$ www.thepalacediner.com

THE ROUNDDHOUSE Floor-to-ceiling windows showcase waterfall views in the elegant dining room. The not-too-fussy fine-dining menu features dishes like prime rib-eye with togarashi-citrus butter and Meyer lemon bars with prickly pear sorbet. 2 E Main St, Beacon; 845.765.8369. \$\$\$-\$\$\$\$ www.rhbeacon.com

ZEUS BREWING COMPANY Pair craft beers with small plates, grain bowls, and hand-tossed pizzas. The signature Zeus pie features three cheeses, red onion, pistachio, oregano, and hot honey. The warm-weather rooftop boasts views of the Hudson River and Mid-Hudson Bridge. 178 Main St, Poughkeepsie; 845.320.4560. \$\$ www.zeusbrewingco.com

Orange

BROTHERS BARBECUE True, vinegar-based Carolina pulled pork, pepper-crust beef brisket, and wings are among the slow-smoked meats at this New Windsor eatery. Made-from-scratch sides include collards, candied yams, and Brothers famous mac 'n' cheese. Closed Mon. 2402 Rte 32, New Windsor; 845.534.4227. \$\$-\$\$\$ www.smokenallday.com

CITY WINERY Located at historic Montgomery Mills, this is the first non-urban site for the brand. In addition to 15 wines by the glass for tasting, the Barrel Room restaurant serves local cheese and charcuterie and shareable plates with a multi-level patio overlooking the Wallkill River. 23 Factory St, Montgomery; 845.424.0222. \$\$-\$\$\$ www.citywinery.com/hudsonvalley



CLEMSON BROS. BREWERY Pair an IPA, imperial milk stout, or sour ale with bar foods, like Black Dirt onion dip, wings, or fried cheese curds, and a Big Bad Wolf burger with applewood-smoked bacon, onion jam, and smoked gouda. 22 Cottage St, Middletown; 845.775.4638. 3 Main St, New Paltz; 845.256.1700. \$\$ www.clemsonbrewing.com

EDDIE'S ROADHOUSE Noted for its craft beer selection, you can also savor a meal at this tavern and grill, where the focus is on fresh ingredients sourced from local farms and markets. Popular, monthly beer dinners pair dishes with brewery-recommended drafts and/or cans. Closed Mon-Wed. 18 Main St, Warwick; 845.986.7623. \$\$-\$\$\$ www.eddiesroadhouse.com

FIDDLESTIX CAFÉ Make a beeline here for breakfast or lunch in a casual, hometown-style eatery. Breakfast quesadillas, create-your-own omelets, house-recipe Belgian-style waffles, wraps, paninis, and grilled sandwiches are all on the menu. 319 Main St, Cornwall; 845.534.3866. \$ www.fiddlestixcafe.com

HUDSON TACO Housed in the historic 1909 West Shore Train Station (designed by the architects of NYC's Grand Central Station), this eatery offers a modern twist on tacos, such as chilled tuna tataki with Asian slaw, fried chicken, crab cake, and Korean barbecue short rib. 27 S Water St, Newburgh; 845.565.8226. \$ www.hudsontaco.com

LIBERTY STREET BISTRO Cornwall native and CIA grad Michael Kelly opened this standout spot in 2016, featuring a menu of globally influenced American fare. Everything is made in-house; ingredients highlight the Valley; and technique takes center stage. 97 Liberty St, Newburgh; 845.562.3900. \$\$\$-\$\$\$\$ www.libertystreetbistro.com

LOVEBITES CHOCOLATE SHOPPE Gourmet chocolates are just part of the offerings at this sweet shop, where a new café menu features paninis, wraps, salads, smoothies, and more than 30 types of milkshakes. Closed Mon. 2 Lake St, Ste 4, Monroe; 845.238.5511. \$\$ www.lovebiteschocolateshoppe.com

MAMA ROUX Enter this remodeled storefront with welcoming décor, and you'll find Southern-style cooking with a French accent. Loyal customers praise the wild-mushroom poutine, fried chicken, and blackened catfish on Wild Hive polenta. Closed Mon-Wed. 96 Broadway, Newburgh; 845.561.5363. \$\$\$ www.mama-roux.com

OAK & REED Locally sourced, elevated comfort food comprises the menu at this Middletown spot, named for one of Aesop's Fables. Popular dishes include buttermilk fried chicken with Finding Home Farms maple syrup, pan-seared organic salmon, and gemelli Bolognese. Closed Mon. 45-53 North St, Middletown; 845.775.4200. \$\$-\$\$\$ www.oakandreeddowntown.com

PAMELA'S ON THE HUDSON Casual riverside dining is the scene here, where a modern menu shakes up classic meals. Live music, happy hours, and a recently renovated interior and deck add to the appeal. Closed Mon & Tues. 1 Park Place, Newburgh; 845.562.4505. \$\$-\$\$\$ www.pamelasny.com

THE HELM Chef Jennifer Abelton offers contemporary American cuisine with a focus on local ingredients at this eatery situated alongside Greenwood Lake. The popular hard-cider-brined brick chicken is served with whipped mashed potatoes, skillet cornbread, and maple drizzle. Closed Mon-Wed. 649 Jersey Ave, Greenwood Lake; 845.477.3073. \$\$\$-\$\$\$\$ www.thehelmny.com

Ulster

A TAVOLA TRATTORIA Seasonal farm-to-table fare is the centerpiece of this rustic eatery. Favorites include the seven-hour Bolognese and Mediterranean sea bass, plus decadent desserts like salted chocolate budino and Venetian-style carrot cake with mascarpone frosting. An Italian street food menu features regional snacks, such as Sicilian arancini, Genovese chickpea pancakes, and house-made gelato and sorbet. 46 Main St, New Paltz; 845.255.1426. \$\$\$\$ www.atavolany.com



Silvia, Woodstock

BREAD ALONE Launched as an organic-bread bakery in 1983, Bread Alone has since expanded with four cafés, including its original Boiceville site and its main bakery in Lake Katrine near Kingston. The menu consists of sandwiches, toasts, salads, soups, and, of course, freshly baked pastries and breads. 3962 Rte 28, Boiceville; 845.657.6057. 2121 Ulster Ave, Lake Katrine; 845.481.4759. 45 E Market St, Rhinebeck; 845.876.3108. 22 Mill Hill Rd, Woodstock; 845.679.2108. \$ www.breadalone.com

GARDEN CAFÉ This vegan restaurant boasts an all-organic and GMO-free menu. Customers adore dishes like the bean-sweet-potato-rice burger, served with chipotle aioli and roasted potatoes, and the daily soup, salad, and sandwich specials. The garden provides seasonal outdoor seating. 6 Old Forge Rd, Woodstock; 845.679.3600. \$\$ www.thegardencafe-woodstock.com

GARVAN'S GASTROPUB Housed in a historic building from 1759, the restaurant reflects the eclectic tastes of Executive Chef Josh Paige. Choices range from brown-sugar-glazed duck breast to a Gorgonzola burger served with caramelized onions and truffle fries. Closed Mon. 215 Huguenot St, New Paltz; 845.255.7888. \$\$\$\$ www.garvans.com

HENRY'S AT THE FARM An emphasis on local farms, including Buttermilk Falls' own Millstone Farm, drives the menu, featuring plates like roasted little

neck clams with thyme, lemon, and drawn butter; wood-fired pizzas; and pork shank with Hudson Valley bourbon-barbecue sauce. Closed Tues & Wed. 220 North Rd, Milton; 845.795.1500. \$\$\$-\$\$\$\$ www.buttermilkfallsinn.com/henrys

HUCKLEBERRY Enjoy a pub-style bite at this restaurant, situated in a converted house with a chill backyard for outdoor dining. The menu focuses on shareable appetizers (zhoug hummus, elote, rosemary-Parmesan fries) and casual mains like Korean pulled pork tacos, Nashville hot chicken sandwiches, and grass-fed burgers. 21 Church St, New Paltz; 845.633.8443. \$ www.huckleberrynewpaltz.com

LIS BAR Polish-inspired small plates are the ethos at Jonathan and Patty Rich's cozy Kingston spot with indoor and outdoor seating. Sip skin-contact wine alongside dishes like summer borscht, vegan pierogi, and kielbasa kebabs. Closed Sun–Tues. 240 Foxhall Ave, Kingston; 845.514.2350. \$-\$\$ www.lisbar.com

MAIN COURSE At this casual eat-in or takeout spot, offerings on the New American menu include cedar-plank salmon salad with crumbled blue cheese, candied walnuts, and a roasted-grape vinaigrette; open-faced tartine sandwiches; house-made soups; and assorted paninis. Closed Mon. 175 Main St, New Paltz; 845.255.2600. \$ www.maincoursecatering.com

RÛNA French cuisine is alive and well at Clare Hussain's bistro in an 1870 building. Chef Ryan McClintock relies on locally sourced meats and produce to craft dishes such as rainbow trout amandine or mushroom-vegetable Bourguignon. Closed Mon, Thurs. 10 Plattekill Ave, New Paltz; 845.419.5007. \$\$\$-\$\$\$\$ www.runabistro.com

SILVIA This stylish-yet-casual restaurant with an open kitchen and wood-burning grill is run by sisters Doris and Betty Choi. An emphasis on local sourcing spans New American dishes, like mushroom-lentil pâté and roasted beets with jalapeño-cashew crema, and a smattering of Asian plates, including bibimbap and Vietnamese smoked pork chops. The pergola-shaded deck is particularly inviting in the warmer months. 42 Mill Hill Rd, Woodstock; 845.679.4242. \$\$\$\$ www.silviawoodstockny.com

THE DUTCH ALE HOUSE A favorite haunt for locals, this restaurant and beer garden features a solid craft beer selection and upmarket bar bites, such as dry-rubbed, smoked wings; fried chicken sandwiches slathered with spicy mayo; truffle fries; and empanadas with jalapeños and Tickler cheddar. Closed Mon & Tues. 253 Main St, Saugerties; 845.247.3337. \$\$\$-\$\$\$\$ www.dutchalehouse.com

THE SHIP LANTERN INN Open since 1925 and run by three generations of the Foglia family, you'll find New American cuisine served in a lovely building dating back to the Revolutionary War. Savor dishes such as porcini-dusted sea bass or chateaubriand for two. The \$34.50 prix-fixe Twilight Menu is an excellent deal. Closed Mon & Tues. 1725 Rte 9W, Milton; 845.795.5400. \$\$\$\$ www.shiplanterninn.com

THE TAVERN AT DIAMOND MILLS With a stunning setting overlooking Esopus Falls, The Tavern also impresses diners with dishes such as crab cakes with mango emulsion and a custom-blend burger with 5 Spoke cheddar and bacon jam. 25 S Partition St, Saugerties; 845.247.0700. \$\$\$ www.diamondmillshotel.com/tavern

TOP TASTE A 2020 James Beard semi-finalist, Chef Albert "Sammy" Bartley and his wife, Malenda, bring a genuine taste of Jamaica to Kingston. Island favorites include jerk chicken, curried goat, red snapper, beef patties, and Malenda's coconut-rum cake. Closed Sun. 446 Hasbrouck Ave, Kingston; 917.915.1310. \$ Find them on Facebook

WOODNOTES GRILLE AT THE EMERSON RESORT & SPA Named for Ralph Waldo Emerson's literary work, Woodnotes offers contemporary, locally sourced cuisine with a classic flair. Closed Tues & Wed. 5340 Rte 28, Mount Tremper; 845.688.2828. \$\$\$\$ www.emersonresort.com/dining

Westchester

APROPOS At Abbey Inn & Spa, located in a renovated convent overlooking the Hudson, Executive Chef John Pidas crafts a Mediterranean menu of house-made fresh pasta, seasonal starters, and juicy, dry-aged rib-eye with anchovy butter and cauliflower agrodolce. 900 Fort Hill Rd, Peekskill; 914.739.3546. \$\$\$\$ www.aproposrestaurant.com

CRABTREE'S KITTLE HOUSE Chef Beau Widener uses locally sourced ingredients to create seasonal dishes in the formal dining room and elevated bar food at the Old World Tap Room. The Grand Award-winning wine cellar houses 40,000-plus bottles. Closed Mon. 11 Kittle Rd, Chappaqua; 914.666.8044. \$\$\$\$ www.crabtreeskittlehouse.com



IL FIGLIO
ENOTECA

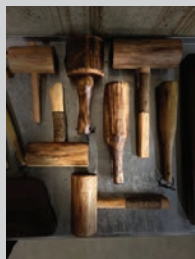
FIGLIOENOTECA.COM

992 MAIN ST.
FISHKILL, NY 12524
845.836.3015



HOURS: TUESDAY-SATURDAY • 10AM - 8PM

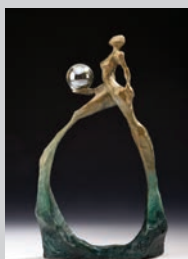
289 MAIN STREET • NELSONVILLE, NY 10516
845.666.7171 • JUANITASKITCHENNY.COM



Natural Philosophy Design



Connor McGinn Studios



Harriet Forman Barrett

all NY, Modern Makers Market

May 22 & 23, 2021
Riverfront Park, Beacon

SHOP NEW YORK

100+ New York Artisans, Artists & Makers

Limited tickets • Purchase in advance
www.HopsOnTheHudson.com



Support Our Local Restaurants



Curbside • Takeout
Delivery • Family Style

LOCAL MATTERS
Now more than ever

Hudson Valley



WHERE TO EAT

GOOSEFEATHER Situated in the 1840s King Mansion at the Tarrytown House Estate, you'll find modern takes on Cantonese cuisine (dry-aged beef pot stickers, Hunan lamb shank, watermelon shaved ice) from *Top Chef* favorite Dale Talde. Closed Mon. 49 E Sunnyside Ln, Tarrytown; 914.829.5454. \$\$\$\$ www.goosefeatherny.com

PURDY'S FARMER & THE FISH Chef/Owner Michael Kaphan sources many of the ingredients for his seafood-and-produce-heavy menu from the restaurant's surrounding four-acre farm. Seating on the restored 18th-century house's cozy front porch is particularly charming. 100 Titicus Rd, North Salem; 914.617.8380. \$\$\$\$ www.farmerandthefish.com/purdy

RIVERMARKET BAR & KITCHEN This Rivertown favorite sources primarily local, sustainable ingredients for its menu, exceptional craft cocktails, and on-premises market. 127 W Main St, Tarrytown; 914.631.3100. \$\$\$\$ www.rivermarketbarkitchen.com

THE WHITLOCK Matt and Christiana Safarowicz serve seasonal, locally sourced fare, including silky pastas, bone-marrow-laced French onion soup, and crispy pork belly at this neighborhood restaurant. Their new, all-day café, Jay Street, is just around the corner. Closed Mon. 17 Katonah Ave, Katonah; 914.232.8030. \$\$\$ www.thewhitlockny.com

X20 XAVIARS ON THE HUDSON Venerated chef Peter Kelly's restaurant sits on the historic Yonkers Pier, offering breathtaking views of the Hudson River and his famous cowboy rib-eye for two. The casual-chic Dylan Lounge boasts its own menu. Closed Mon & Tues. 71 Water Grant St, Yonkers; 914.965.1111. \$\$\$ www.xaviars.com

Putnam

CATHRYN'S TUSCAN GRILL This trattoria offers Northern Italian cuisine along with an extensive wine list. Entrées include pan-seared scallops with pancetta and a different risotto every day. Closed Tues & Wed. 91 Main St, Cold Spring; 845.265.5582. \$\$\$\$ Find them on Facebook

CLOCK TOWER GRILL Owners Rich and Cassie Parente are dedicated to sourcing sustainable, organic, non-GMO ingredients from local farms and markets. The menu features refined comfort foods, like buttermilk-fried chicken nuggets, house-made pastas, and a popular shrimp and grits. Closed Mon. 512 Clock Tower Commons Dr, Brewster; 845.582.0574. \$\$\$-\$\$\$\$ www.cloctowergrill.com

HUDSON HIL'S At this café, the dining room is cozy and the New American breakfast is served all day. Patrons rave about the biscuits and gravy, babka French toast, and the grilled cheese with fig paste. Closed Mon & Tues. 129-131 Main St, Cold Spring; 845.265.9471. \$\$ www.hudsonhills.com

Rockland

DPNB PASTA & PROVISIONS After honing his skills at an impressive roster of NYC's top Italian restaurants, Chef Tony Scotto and his wife, Louiedell, opened this small restaurant serving flawless fresh pasta. The market sells fresh pasta, prepared foods, imported Italian goods, and Hudson Valley-sourced provisions. Closed Mon & Tues. 21 N Broadway, Nyack; 845.353.2167. \$\$\$ www.dpnbpastashop.com

GREEKISH At this recent rebrand of his 8 North Broadway space, Chef Constantine Kalandris infuses the flavors of Greece and the Mediterranean into small plates. The menu is focused on mezze, including a sizeable selection of raw bar and vegetarian offerings. The Greek Style Special deal features four mezze for just \$25. 8 N Broadway, Nyack; 845.353.1200. \$\$\$ www.thegreekish.com

OSCAR'S Chef Oscar Romano presents classic Italian fare, including homemade pappardelle with wild mushrooms and garlic oil, chicken al limone, and veal Sorrentino. The prix-fixe Sunday menu offers 12 entrée choices. 589 Rte 303, Blauvelt; 845.359.0608. \$\$\$ www.oscarsblauvelt.com

ROOST Though it recently relocated to the Union Arts building, Latin and Mediterranean influences still rule the roost here. Favorites include shrimp with plantains and dried peppers, pan-crisped chicken with chimichurri, and a can't-miss Sunday brunch. Closed Tues. 2 Union St, Sparkill; 845.359.6700. \$\$\$-\$\$\$ www.roostinsparkill.com

Columbia

BACKBAR At this Malaysian-style eatery, the menu skews toward small, shareable plates, including chicken-lemongrass dumplings, romanesco laab, and crispy rice with shrimp, and ginger sambal. To drink, go for one of the signature cocktails or a selection from the minimal-intervention wine list. Closed Mon & Tues. 347 Warren St, Hudson; 518.828.0567. \$\$ www.backbar-hudson.com

BARTLETT HOUSE Expertly executed baked goods anchor the menu at this bakery/café. Along with sandwiches (hot chicken, smoked ham and Gruyère on baguette), the café offers Sightglass Coffee and milkshakes, made with Jane's Ice Cream. 2258 Rte 66, Ghent; 518.392.7787. \$\$ www.bartletthouse.com

MAIN ST GOODNESS Comfort food made from scratch lures diners, who dig into all-day breakfast offerings, including pancakes, breakfast sandwiches, and CK's Texas scramble. Pastries and pies from their on-site PieconicNY bakery draw raves. Breakfast and lunch only. 20 Main St, Chatham; 518.392.2988. \$ www.mainstgoodness.com

SWOON KITCHENBAR This stylish restaurant features affordable farm-to-table fare. Menus change seasonally, and the weekly Meatless Monday specials are not to be missed. Closed Mon–Wed. 340 Warren St, Hudson; 518.828.8938. \$\$\$–\$\$\$\$ www.swoonkitchenbar.com

THE MAKER Executive Chef Michael Poiarkoff oversees three dining spaces. Grab a pastry and cappuccino at the European coffeehouse-inspired Café; Quaff cocktails with bar bites in the Gatsby-esque Lounge; or dine on elegant, locally sourced New American cuisine at the Restaurant, housed in a stunning glass conservatory. 302 Warren St, Hudson; 518.509.2620. \$\$–\$\$\$\$ www.themaker.com

Greene

CROSSROADS BREWING COMPANY Specializing in playful takes on bar food, the brewery's Athens pub emphasizes Hudson Valley and NYS ingredients. And while an entire section of the menu is dedicated to local, Kilcoyne Farms grass-fed burgers, the salads are not only craveable, but equally hearty. Closed Mon & Tues. 21 Second St, Athens; 518.945.2337. \$\$ www.crossroadsbrewingco.com

GRACIE'S LUNCHEONETTE Serving scratch-made, diner-style fare, this homey restaurant offers freshly baked breads and pastries, as well as favorites like fried chicken and waffles and the Gracie burger. Closed Tues–Thurs. 969 Main St, Leeds; 518.943.9363. \$\$ www.graciesny.com

MERMAID CAFÉ The eclectic mélange of American, Mexican, and ramen works surprisingly well at this family-friendly café. Don't skip the latter, made with miso-seaweed or Atticus Farm pork-bone broth and homemade toasted rye noodles. Closed Sun & Mon. 374 Main St, Catskill; 518.217.8811. \$–\$\$ Find them on Facebook

NEW YORK RESTAURANT A tribute to owner Natasha Witka's Polish roots, the menu comprises traditional Polish dishes and contemporary American cuisine. Customer favorites include the pork chop with maple butter, apple sauce, kraut, and creamy mashed potatoes; house pierogi; and Polish hunter's stew. Closed Mon–Wed. 353 Main Street, Catskill; 518.943.5500. \$\$–\$\$\$ www.nyrestaurantcatskill.com

Reviews, Recipes & More

Find reviews, recipes, events — and get the scoop on all the new eateries in your neighborhood — at www.hvmag.com/dining

Our dining listing represents a selection of Hudson Valley restaurants, many of which are our advertisers. Specialties and hours are subject to change. Call ahead to check reservation policies and times.

\$ Average entrée under \$10

\$\$ Average entrée \$15

\$\$\$ Average entrée \$20

\$\$\$\$ Average entrée \$25 or more

Real Estate Marketplace



121-153 Brink Farm Road, Stone Ridge, NY

An idyllic, private, pastoral country estate; with sought after views and tranquility thanks to 23 acres of graceful meadows surrounded by protected woods. Features two substantial, custom designed homes, a beautiful rebuilt antique barn and a garage adjacent to fenced horse pastures. It's located moments away from Historic Hamlets of Stone Ridge and High Falls, and just 10 minutes to Kingston amenities and transportation. A must see experience! MLS 20210777. \$2,200,000.



Harris Safier C: 914-388-3351
Associate Real Estate Broker
hsafier@bhhsudonvalley.com
Harris.greathudsonvalleyhomes.com



58 Homestead Trail, Bethel, NY 12720

Upon entering "The Red Fox Lodge" at The Chapin Estate, you are immediately drawn to sweeping views of the Toronto Reservoir. The lakefront home offers rustic-modern style with Adirondack flair. Upscale finishes include stained glass doors, Cherry kitchen, Wormy Maple floors, leather door pulls, imported tile, native stone, custom built wet bar, artisan carvings and more! Offering 4 BR's (including carriage house guest-suite), den, office space, 4.5 Baths, 3 fireplaces, expansive decking, gazebo and 2 car garage. ~5 acres with 500+ feet of waterfront assures your private enjoyment in this exclusive gated community. MLS# H6066177. \$2,250,000



Carol Malek O: 845-583-6333
Real Estate Broker/Owner
carol@malekproperties.com
www.malekproperties.com



The author's renovated Newburgh home (left) and the view that left her spellbound.

It's All About Perspective

BY HANNAH BROOKS

Colin, Albert, and I became good friends when I bought their historic Brooklyn co-op. When I later proposed looking for an upstate home together, we agreed our must-haves included Victorian architecture, Hudson River views, and a location far enough — but not too far — from New York City.

We found ourselves in Newburgh in a cramped realtor's office, about to make an offer on the only available listing, when a newsprint brochure with a small photo of the Hudson River caught my eye. 'River Views from Huge Front Deck. Victorian in Need of a Little TLC,' said the caption.

"Wait," I said. "Can we try this one? Today?"

"You can call on your own," our realtor demurred. "I don't like going into that area." We made a polite exit.

I dialed the number on my flip phone, and a woman picked up. "Go south on Liberty, left onto Overlook Place and follow the road. I'll meet you," she said.

Colin maneuvered his Honda over puckered asphalt and past cracked sidewalks. Many of the low-rise brick buildings were boarded up and spattered with graffiti. Others housed two barber shops, a liquor store, a bodega, and a jerk

chicken takeout place; the remainder were residential. Children kicked a partly deflated soccer ball up and down the block while their moms chatted on nearby concrete stoops. Broken television sets and Styrofoam containers lay piled alongside overfilled trashcans. Though it was early 2005, it reminded me of the NYC I'd come of age in during the 1970s.

After a few blocks, we entered a less densely populated area filled with aging, one- and two-family homes. We turned left, curved right, and froze. A magnificent panorama of the river, hugged by Mount Beacon, sat directly across from us. The bridge was to the north. To the south, we could see all the way to Bannerman's Island, Storm King, and beyond. We quickly surveyed the house with the agent, but mostly remained on the second floor deck, spellbound by the view.

An elderly neighbor emerged from his house with a large mixed-breed dog that stood obediently by his master.

"Hey up there," he waved. "Beauty, right? How ya doin'? You movin' in?"

"Maybe!" I laughed. "I'm Hannah."

"Well, welcome! I'm Roy, and my wife is Betty. And this here's King. He's friendly."

The house itself needed more than "a

little TLC." Most of the woodwork had been stripped away or painted over, and the walls were covered in thin paneling or faux brick veneer. The hardwood floors were obscured by thickly adhered gold linoleum, mottled orange and brown shag carpeting, or both. Whole windows had been blocked off with sheetrock and dropped ceilings installed in an effort to conserve heat. Colin and Albert passed. As for me, I quickly made an offer on the ravaged Victorian — enthralled by the familiar brutality of the place and its ineffable, immutable beauty. It was more than a view; it was a perspective.

A month after signing the contract, I met the husband who stuck: an artist/contractor who moved in and took on the rehab. I settled my daughter in college, found work in the Hudson Valley, and joined him full-time three years later. We adopted a big, friendly dog; engaged neighbors in fixing a few more houses; and immersed ourselves in building strong community ties to get Newburgh back on its feet.

Hannah Brooks works part-time as a physician, and spends the remainder of her week writing, missing her dog, and perfecting sugar cookies with her little neighbor. She tries to walk off the calories.

WOODLAND POND AT NEW PALTZ

MID-HUDSON VALLEY'S PREMIER CONTINUING CARE RETIREMENT COMMUNITY

100 Woodland Pond Circle • New Paltz, NY 12561 • 845.256.5521 • www.wpatnp.org



Why Woodland Pond in 2021?

Our mission says it best. "Opportunity. Care. Connections." Those three simple words say so very much about what life at Woodland Pond provides. Those three simple words are the very reason why our Independent Living residents are one step closer towards returning to their full retired lives. Our caring staff and community connections allowed us the opportunity to rapidly and successfully secure covid-19 vaccinations for ALL interested residents and staff. All of them.

And now it's our time for a return to normalcy!

We are on the precipice of a full return to the vibrancy that our community of informed, engaged, inspired individuals has come to be known for. Enjoy the peace of mind and freedom knowing that you have a secure plan for your future.

Join Us.

Your opportunities are here. Your care is here. Your connections are here. Join us.

CALL TODAY 845-256-5521





70 Dubois Street, Newburgh, NY 12550



19 Laurel Avenue, Cornwall, NY 12518

We're here for *you*

Our healthcare professionals are ready
to serve your needs.

There's no need to wait to take care of your most valuable
asset – you. Your health and safety have always been our
priority. Learn more about what MSLC is doing to keep
you healthy and safe at www.MontefioreSLC.org.



Montefiore | **St. Luke's Cornwall**

