

Peekskill News



www.cityofpeekskill.com

A Newsletter for the People of Peekskill

JULY 2006

MANAGING SUCCESS: THE PEEKSKILL CHALLENGE

Taking advantage of the strongest real estate market in decades and a serious shortage of residential housing in Westchester, Peekskill is moving to follow the revitalization path that has galvanized New Rochelle's downtown and made White Plains one of the most dynamic, exciting cities in the region.

Following this strategy effectively has brought hundreds of millions of dollars in housing and commercial real estate investments to these cities and could do the same for Peekskill. But Peekskill must act now.

Rising real estate cycles don't last forever. The energetic market of the last few years has helped create a lot of interest in our City. Signs are that

things may be cooling down. So acting rapidly but responsibly is essential for increasing the chances that efforts to draw big investors to Peekskill's downtown will be a success.

Outside money is essential if Peekskill downtown is to receive the infusion of capital and energy it needs. At about 4.5%, Peekskill has one of the lowest percentages of people making more than \$150,000 in the region. Market-rate housing will draw in the affluent residents our City so urgently needs, and make it far easier for Peekskill to take care of its own.



Peekskill's new Flea Market, Sunday's, on Bank Street, is a great reason to visit Downtown

In moving forward with its effort, Peekskill is shifting gears from a fundamentally passive program that relied on zoning codes, low-interest loans, and similar strategies to an

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Taking Care of Peekskill Own



*By Mayor
John Testa*

Successful government is the art of making good, tough choices. It helps when those choices are backed up by a plan and driven by a single, unifying theme. That's what's been happening in Peekskill in the last few years—and it's why our City is fast becoming one of the most exciting, attractive places in the region.

Our goal is driven by a simple, powerful idea: how can we make Peekskill a better place for all who live here. What is the best way to make our city better able to take care of our own. Making this concept a reality has required discipline, honest leadership, a willingness to endure criticism, and a commitment to involving the community in determining where our City will go in coming years.

Because of our approach, hundreds of millions of dollars of the best kind of money—other people's money—is going to pour into Peekskill in coming years. Initially, it will transform our waterfront from a place dominated by parking lots into a beautiful new neighborhood.

Eventually, it could see Peekskill's downtown utterly transformed and filled with dynamic new buildings and energetic new residents. Such an effort would be a tremen-

dous step towards creating an exciting, active downtown and at the same time bringing in people to live with the disposable income and resources to ensure success for our small business owners and entrepreneurs that are helping to improve Peekskill.

If you take a look, you can see signs of progress all over our city. Down at the waterfront, one of Westchester's oldest and most respected businesses, Dain's Lumber, is letting the world know how thrilled it is to be relocating for the first time in more than 150 years to a location that is bigger, more accessible, and more flexible than the place where it is located today.

A few hundred yards to the North, Peekskill now boasts one of the Hudson River's most attractive waterfront facilities. Annsville Park has a wonderful fishing pier and welcoming, attractive landscaping. On the south side of the City, Franklin Park has just reopened after a thorough reconstruction that has made it both a safer and more fun place to play.

Drive down Central Avenue, and you'll see a true masterpiece of Public Works. Director of City Services Dave Greener deserves our thanks and gratitude for the way he turned an important flood control project into a chance to create scores of new parking spaces, reveal nearly 300 feet of McGregory's Brook, and give Peekskill a lovely new landmark—a graceful, chuckling waterfall.

Pay a visit to these places, and you'll see that all the people who are thrilled about Peekskill have the right idea.

Inside

PROTECTING “OUR” NEIGHBORHOODS

By Police Chief Eugene Tumolo

Q rugs are a scourge all across the United States. They don't do much good for Peekskill, either. That's why fighting them is a high priority for the Peekskill Police Department.

Over the last few years, we've significantly changed our approach to dealing with the drug trade. We now have a task force that is dedicated full time to putting drug dealers out of business. The impact has been dramatic in terms of what's happening on our streets and in our crime statistics.

Narcotics enforcement is unusual in that one of the best signs that you're doing a good job is when the numbers go up. Because we're doing a lot of aggressive enforcement, the number of arrests has gone up, as has the total amount of drugs seized.

If you read the local papers, you'll see the impact our programs are having. Busts that have sometimes rounded up scores of offenders have shut down numerous operations. Major players are on notice that Peekskill is not a friendly town when it comes to their kind of terrible business.

That's one reason why Peekskill's downtown is now one of the safest places in Northern Westchester. Even the lowest-level dealer knows that the Peekskill PD is on the watch, and that they had better go somewhere else if they want to do business.

Our narcotics task force spends a great deal of time and energy pursuing drug-related crimes. Where possible, we team up with state and federal enforcement agencies to take on the perpetrators who are putting our neighborhoods at risk. But the Peekskill Police Department maintains primary control over all the enforcement activities that take place in our city.

One of the most important tools in maintaining a high impact enforcement program is the community itself. Individuals and neighborhood

associations are invaluable when it comes to combating the drug industry. We're not asking people to intervene physically—in fact, that's the last thing we want them to do. Where the community can help the most is by providing information.

Here are some steps you can take to make our community safer:

Watch for unusual levels of traffic in buildings or at homes in your neighborhood—especially at odd hours. Sometimes a home has a lot of traffic because it houses a big family. Other times the situation is more dire. If you see a lot of people going in and out of a house on a constant basis, something bad might be going on. One important clue: lots of taxi cabs pulling up and leaving. Do not confront the residents. Instead, collect information. License plates are very useful. Then, contact the Narcotics task force.

Keep an eye on unusual traffic patterns. There are a number of tip-offs that inappropriate activity may be happening in your neighborhood. One of them is drivers who “square the block”—that is, they drive around and around the block, as if they're looking for something. One reason for this is because a great deal of drug traffic today is conducted via cell phone. The buyer and seller then agree to meet, and a handoff occurs. If you see a lot of people handing money into car windows, you might want to start gathering plate numbers.

Do not ever, ever intercede yourself. People do not go into the drug business because they're community minded. You could get seriously hurt, or even arrested yourself. We have seasoned professionals who know how to deal with these situations.

Speak to your kids and watch them closely. Young people face huge challenges in today's world. Privacy can be a dangerous thing. So can on-line activity. You need to maintain strong channels of communication with your children so you know what they are doing and help them avoid risks.

Our police department is here to help you. If you have any issues, call the Narcotics Task Force at 914-737-8000. We understand that anonymity is important to you and we will preserve your privacy. Working together, we are defeating this cruel plague that has harmed so many.

“Our police department is here to help you. If you have any issues, call the Narcotics Task Force at 914-737-8000”



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Councilman: Don Bennett, Jr.
Councilwoman: Mary Foster

City Manager: Dan Fitzpatrick
Deputy City
Manager/Comptroller: Marcus Serrano

Calendar

JULY

July 11 Historic Preservation Advisory Commission, 7:30 p.m., Neighborhood Center, 4 Nelson Avenue
July 11 Planning Commission, 7:30 p.m., City Hall
July 17 Committee of the Whole, 6:30 p.m., City Hall
July 20 Zoning Board of Appeals, 7:30 p.m., City Hall
July 24 Committee of the Whole, 9:30 a.m., City Hall
July 24 Common Council Meeting, 10:00 a.m., Senior Citizen's Activity Room, Neighborhood Center, 4 Nelson Avenue

AUGUST

August 7 Committee of the Whole, 6:30 p.m., City Hall
August 7 Common Council Meeting, 7:30 p.m., City Hall
August 8 Planning Commission, 7:30 p.m., City Hall
August 17 Zoning Board of Appeals, 7:30 p.m., City Hall
August 2 Committee of the Whole, 9:30 a.m., City Hall
August 24 Historic and Landmarks Preservation Board, 7:30 p.m., City Hall
August 27 Common Council Meeting, 7:30 p.m., City Hall

TAKING CARE OF DETAILS:

The City Clerk's Office

Anyone who has attended or watched a City Council meeting has seen her, a strong, solid, calming presence in an environment that can often become quite chaotic. Her clock gives the meetings their structure. Her answers and access to information often provide much of the event's substance.

Her name is Pamela Beach, and she is the City Clerk for Peekskill, NY. Rapid, efficient access to information is essential to the smooth functioning of a City government and to democracy itself. Beach and her staff know how important the work they do is, and are willing to put in extra effort to make sure citizens and fellow employees get what they need.

City clerks handle a multitude of different tasks. They are the record keepers and secretaries for the Common Council. They keep records of all Common Council activities, tracking transactions involving city-owned property, overseeing city elections, and maintaining financial records, franchises, and ordinances.

Taking care of information isn't the only responsibility of the Clerk. No elected official truly holds a position unless the City Clerk has sworn them in. The Clerk's office also provides administrative and personnel services to the Common Council. It can also help them gain access to important information such as transcripts of earlier meetings.

One sign of Beach's competence and efficiency was the rapidity of her rise to the Clerk's position. She

signed on with the City of Peekskill in 1986. By 1989 she was City Clerk. Government is a service business, and Beach has dedicated her time with the City to working with her team of three staffers: Fran Villalobos, Shawana Whidbee, and Deputy Clerk Sandra Dubinsky, to making life easier for all those her department encounters.

Her proudest accomplishment is bringing the Clerk's office into the 21st century. "Prior to me becoming Clerk, all vital statistics, dog licenses, hunting and fishing licenses, and parking permits were processed manually; having our operations computerized has allowed us to process requests in a much more efficient and expeditious manner," she says.

Now she is moving further into the electronic age by enabling individuals to access important information on the Internet. "More emphasis is being given to making information available via the city website (www.cityofpeekskill.com)," she says.

Among Beach's top priorities is getting one of Peekskill's most important documents on-line. "Currently I am working on making the city codebook, which encompasses the laws and regulations governing the city, available via the city website," Beach says.

As part of her mission to provide excellent service, Beach and her staffers are ready and willing to go beyond the 9-5 boundaries of their jobs. She has returned to her City Hall office on weekends to issue marriage licenses and birth certificates. Additionally, the



Clerk Office Team.

Fran Villalobos, Shawana Whidbee, Deputy Clerk Sandra Dubinsky and City Clerk Pam Beach are improving service and access to information for Peekskill's citizens

Clerk's office has remained open for long hours on Saturdays to issue additional parking permits to commuters who are not available during the week's normal business hours.

Furthermore, funeral directors have gone to her home when City Hall offices are closed. Just recently, one director and just last week made a visit to a local restaurant where Beach was dining to obtain a permit for a burial that was scheduled for the next morning.

City Clerk office staffers have other abilities as well. "Two of my staff members and myself are notary publics; occasionally we will make house calls and hospital calls to provide notary service to local residents who are sick and shut-in," Beach says.

But her most personal touch is one that happens every time someone dials the official City number at 914-737-3400. Unlike so many operations today, during business hours a person always picks up the phone. It's just part of Peekskill living up to its reputation as "the friendly town."

Congratulations & Welcome



Creative Images & Awards

38 N Division St, Peekskill, NY 10566
Phone: (914) 737-7257

For close to two decades, if you wanted to celebrate a winner or just say thank you to someone in Peekskill, Creative Images & Awards has been the place to go. From tall trophies complete with sports figures to T-shirts, personalized clocks and an abundance of other items, Creative Images has given its customers a personal way to pay a lasting tribute. When Creative Image's lease ran out, the business could have left downtown. But owner Bruce Abrams likes the new vitality he's seeing in the City's downtown, and decided to move to a Division Street address in the heart of Peekskill's Artists District.



Luna Bella

Deli & Takeout Restaurant

413 Washington Street, Peekskill, NY 10566
Phone: 914-734-8411

For more than a decade, the Del Cid family has had a culinary presence in Westchester, operating a respected and successful bakery in Mt. Kisco. Now they've decided to expand their operations up into Peekskill with the Luna Bella Deli & Takeout Restaurant. Sofia Del Cid and her daughter, Vivian, prepare and serve traditional Guatemalan dishes in her kitchen. Some of them are variations on such traditional fare as enchiladas, tamales, tacos and empanadas. Others are specialties such as Cuchitos, which are cornmeal dumplings stuffed with chicken and tomato sauce, and Atol de Platano, a traditional breakfast drink made with plantains, cinnamon and milk.



E & G Specialties

825 Washington Street
Peekskill, NY 10566
Phone: 914-293-0304

grandson, Frankie. Besides making marvelous sandwiches, savory sauces and excellent entries, E&G also serves soups, pre-cooked meals and an abundance of Italian groceries, cold cuts, and other specialties. Catering is on the menu, as well, for parties of all sizes.

Managing Success

Continued from page 1

active program that seeks out major investors and makes them partners in a fundamental remaking of downtown's cityscape. Extensive, focused redevelopment of the City's downtown by highly professional developers will protect existing businesses while creating a fertile environment for new ones.

Our city faces clearer and more exciting opportunities than it has encountered in years. In undertaking its current downtown revitalization program, Peekskill is building on efforts that began in the 1990s with the creation of its Artists district. The Artlofts on Central Avenue are regarded as one of the most successful projects of their type in the country.

Success builds upon success in the revitalization world, but it takes time, patience and community trust. In 1999, Ginsburg Development Corp. took a gamble in taking over the

then-troubled Chapel Hill project. Its triumph in that area led to another victory with the Riverbend development in 2003.

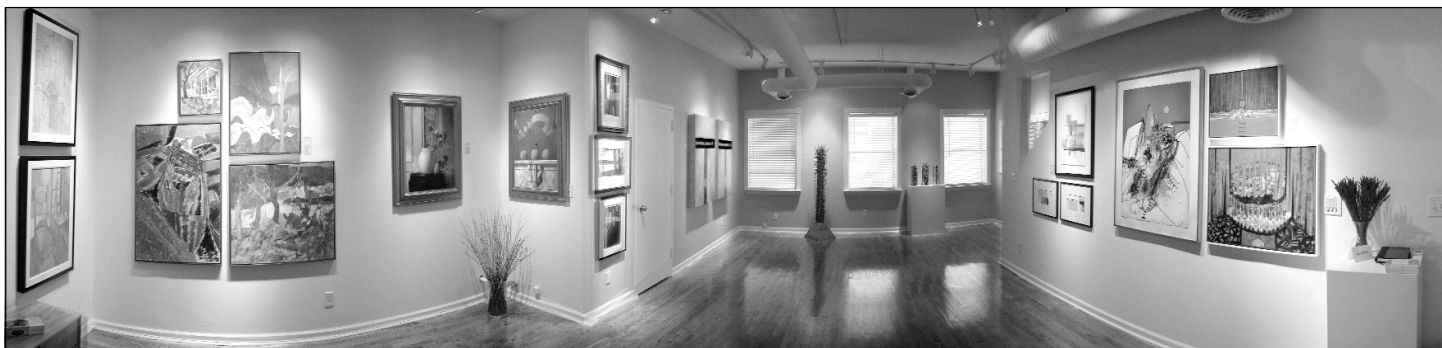
That achievement gave Ginsburg the confidence to take an even much bigger risk, undertaking the transformation of a waterfront dominated by empty lots and parking spaces into a thriving residential community.

The visible progress along Peekskill's majestic waterfront has led downtown businesses and residents to encourage City officials to turn their considerable energy and skill to what has always been the City's heart: the downtown. And so the City has begun to apply the same strategies that have worked on the waterfront. By initiating an open approach that allows for extensive public participation, the City has demonstrated that it is committed to supplying private investors with the tools they need to make it worthwhile to invest in our City.

Revitalizing the downtown business district in a way that respects the historic architecture that makes our City unique provides challenges all its own. Like the efforts in New Rochelle and White Plains, doing the job correctly will require a huge inflow of cash on the scale of the hundreds of millions of dollars that are being spent on the waterfront.

Attracting that kind of money would have been unlikely just a few years ago. But with the success of Riverbend and the progress on the waterfront, Peekskill has shown itself as a wonderful opportunity for private investment.

By following the process that is focused on our community needs, Peekskill will find businesses willing to build a new downtown for our city—one that is crafted to meet the needs of both citizens and businesses alike. The results will be incredible, and better the lives of everyone in the community.



ED & LORRAINE BURKE: ARTISTS AND OWNERS OF GALLERY 25N at 25 North Division Street

For more than a decade, art has been one of the engines powering Peekskill's recovery. It has fueled a transformation that has taken a City once best-known for its struggles and turned it into one most admired for its creativity.

Knowledgeable shoppers know that (omit comma) for those seeking unique and exciting gifts downtown, Peekskill offers more opportunities than any cookie-cutter shopping mall. National and regional publications from The New York Times to Westchester and Hudson Valley Magazines single out that the City's focus on the arts is one of the key elements of its renewed attractiveness.

Yet there is still much work to be done. Shopping malls with acres of free parking are a force that is hard to fight. Making and keeping Peekskill extraordinary enough to draw shoppers and tourists to a downtown that deserves more and more attention demands entrepreneurs with a potent mix of talent, generosity, resources and commitment.

At an age when many people are considering retirement, the Burkes (Ed and Lorraine) opened about what quickly has become one of Peekskill's most prestigious showplaces for art: Gallery 25N.

Located at 25 North Division Street, Gallery 25N has held a steady stream of openings and has hosted some of the nation's most prestigious artists.

They have also done something that is extraordinarily difficult in the gallery business anywhere in the world: made a profit. "The gallery business is a hard business; there's no question of that. But we're doing very well. It's a pleasant surprise. People had said, 'You couldn't sell expensive art in Peekskill, but it seems like that's not the case,'" he says.

Expensive paintings, in this instance, are those that cost \$2,000 to \$5,000 or more, although most of their sales are in the hundreds. "We've attracted some pretty big name artists as well as wonderful local artists and emerging artists. It's a good mix of things," Burke says.

In this case, "good" doesn't mean gold mine. Burke has made large and continuing investments to get his business started and to keep it going. He bought the entire building Gallery 25N is located in, renovated it to fit his specific needs and

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DEFENDING YOURSELF *Against a Silent Killer*



*By Chief
James Howard*

Where there's smoke, there's danger-even if the smoke is coming out of a modern furnace and you think it's going up your chimney, that might not be the case.

That's because a key ingredient of smoke is one of the most quiet, deadly killers known: Carbon Monoxide. Experts call carbon monoxide "the silent killer." That's because it is a gas that has no color or odor, and which is almost the exact same density as air.

So while other gasses may sink to your basement or float to your ceiling, carbon monoxide hangs in the air you breathe. CO, as it is called, is far more deadly than its better-known cousin, CO₂, or carbon dioxide. In effect, it steals away the body's ability to take in oxygen.

Just a few minutes of exposure over time to high enough concentrations of carbon monoxide can kill. And since CO is odorless and colorless, in many cases victims can have little warning. More than 5,000 people are poisoned in their homes every year by carbon monoxide, and estimates are that around 200 people a year die from carbon monoxide exposure.

Winter is an especially dangerous time when it comes to carbon monoxide poisoning, (omit comma)because people tend to put their combustion appliances-appliances that burn fuel-oil, gas, wood, or other materials-to work-to most intensive uses.

In addition, with fuel prices high, many people are taking extra steps to seal up their homes. What many people don't realize is that indoor pollution can be worse than anything you experience walking around a city. Sealing your house up tight may save you money, but it can also put you at risk.

As a fire department, we are part of the public safety function of the City of Peekskill. One of the reasons we're focusing on carbon monoxide is that most of the deaths from exposure are highly preventable.

Sneaky as carbon monoxide is, the gas does provide some warning signs. In addition, some very basic precautions can radically reduce the danger from carbon monoxide.

First and foremost, get a carbon monoxide detector. Carbon monoxide detectors are affordable, efficient and reliable. Every residence should have one. The best location for a detector is in (or near) the bedroom, since that's where you're most vulnerable. Once you've installed the detector, make sure the batteries are always good. People often change their batteries when daylight savings time comes around because that's an easy date to remember.

Second, know the signs of carbon monoxide poisoning. Although high concentrations can kill quickly, the

level of carbon monoxide usually rises slowly enough to give some warning that a leak is taking place. One of the problems with CO is that the symptoms of carbon monoxide poisoning often closely mimic those of a flu or even a hangover. If you're experiencing dizziness, fatigue, headache, nausea, and irregular breathing, there may be a carbon monoxide leak in your residence.

If more than one person in your home is experiencing the same symptoms, it may be time to call the fire department. We carry tools that can measure very low levels of carbon monoxide.

Third, be very careful with combustion appliances. These include any appliance in your home that burns anything to work. Have your furnace and hot water heater checked annually. Never use a stove or an oven to heat your home. If you're using combustion-powered space heaters to warm your home, make certain they're designed to work in an enclosed space-and be extremely careful whenever they are turned on. eave a source of fresh air. This is important because the combustion process uses available air for combustion, something that is as true for camping trips as it is for home use. Your car is a kind of combustion appliance as well. Never start a vehicle and leave it running in the garage, even with the garage door open. CO can still find its way into your living space. Never, ever light a charcoal fire indoors.

Fourth, beware of the warning signs leaky appliances may give. These include loose, rusty or damaged flue or chimney pipes, excess moisture buildup on windows, burning smells, soot buildup on ceilings and flue connections as well as other surfaces. If you rent an apartment and see these signs, call your landlord. If you don't get a response, call the code enforcement department 734-4140. If you're a homeowner, call 911 if you feel there is an emergency.

Fifth, if your alarm goes off or you have any other reason to feel you're experiencing a CO leak, take the following steps:

Turn off all heating appliances. Open as many windows as possible. Call 911, and wait outside for help to arrive.

Do Not Go Back Inside until you get an "all clear" from the Fire Department .

Since many people use gas to heat their water as well as their homes, monoxide leaks can occur at any time of the year.

You should also be aware that charcoal produces copious amounts of carbon monoxide. Never grill in an enclosed space. If it's raining, it's better to wait than to put yourself at risk.

MANAGING SUCCESS: *The Peekskill Challenge*

Peekskill has become a top priority for developers across the region as its revitalization continues to gather momentum. The numerous new projects that are underway will bring new residents and businesses which will make it far easier for the community to provide services to residents in need.

Signs of this shift are evident in projects that are planned for projects that will do everything from bringing new market-rate housing to the downtown to polishing up Main Street. Indeed, so many organizations are interested in our City that monitoring all the different ventures is one of the most important challenges Peekskill will face in coming years.

Although some of the projects have received significant publicity, others have gotten little exposure. Together, they will help close the demographic gap that has drained the City for so many years, bringing in many new middle and upper middle class citizens.

Peekskill has one of the smallest percentages of households in the region that

make \$150,000 or more. The numerous new developments underway should make a significant dent in that area, bringing in people who will not only pay taxes, but who will shop in the City's stores and make use of its downtown.

Elected officials and city staffers are watching the developments carefully to make certain they are compatible with both Peekskill's historic architecture and with its overall community needs.

Projects that have already received extensive coverage include the new Art Lofts and townhouses on Main Street. But numerous other efforts are moving from the planning into the implementation stage:

One Park Place. Few projects pay a greater compliment to Peekskill's revitalization than this one. One Park Place is the first effort in decades to bring market rate housing to Peekskill's downtown. Alma Reality of Astoria, NY plans to build 1113 luxury condominiums on the empty lot located on the corner of Park and Broad Streets. The condos

would go in a \$35 million building that would include 33,000 square feet of retail space, create a potential of 50 jobs, generate more than \$500,000 in real estate taxes, and have an underground garage with a capacity of 295 vehicles. City officials are working closely with the developer to ensure the structure fits into Peekskill's streetscape. The size and design of the building are a top consideration for them.

St. Mary's. This project would see about 135 townhouse condominiums built on the site of the former convent and the land adjacent to the City's Fort Hill Park. The units would be designed to meld into the landscape; the historic buildings on the property would be utilized as living or recreational space. In addition, as part of a chain of complex negotiations, more than 40 acres of historic land would become parkland or open space adja-

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Peekskill/Cortlandt Community CALENDAR

JULY

- 1 Bank Street, Peekskill Downtown, Farmer's Market, rain or shine, 8:00 a.m.-2:00 p.m.
- 2 Bank Street, Peekskill Downtown, Peekskill Flea Market, rain or shine, 8:00 a.m.-2:00 p.m.
- 5 Riverfront Green Park, The B-Street Band, Spotlight artist Peter Spink, 6:00 p.m.-9:00 p.m. Free. Rain site: Paramount Center for the Arts.
- 7 Peekskill Downtown, First Friday, Live music, shops, restaurants and artists studios open, 5:00 p.m.-8:00 p.m.
- 8 Bank Street, Peekskill Downtown, Farmer's Market, rain or shine, 8:00 a.m.-2:00 p.m.
- 9 Bank Street, Peekskill Downtown, Peekskill Flea Market, rain or shine, 8:00 a.m.-4:00 p.m.
- 12 Riverfront Green Park, Bill Turner and Blue Smoke, Spotlight artist: A Little Bit of This & That, 6:00 p.m.-9:00 p.m. Free. Rain site: Paramount Center for the Arts.
- 19 Riverfront Green Park, Professor Louie and the Crowmatics with the ROA Horns. Spotlight artist: Dana Edelman 6:00 p.m.-9:00 p.m. Free. Rain site:

Paramount Center for the Arts.

- 15 Bank Street, Peekskill Downtown, Farmer's Market, rain or shine, 8:00 a.m.-2:00 p.m.
- 16 Bank Street, Peekskill Downtown, Peekskill Flea Market, rain or shine, 8:00 a.m.-2:00 p.m.
- 26 Riverfront Green Park, Tom Chapin and Friends. Spotlight artist: Marc VonEm, 6:00 p.m.-9:00 p.m. Free. Rain site: Paramount Center for the Arts.

AUGUST

- 4 Riverfront Green Park, Peekskill Celebration, Buckwheat Zydeco, 6:00 p.m.-10:00 p.m, free.
- 4-5 Riverfront Green Park, Peekskill Celebration, Food Vendors.
- 4-5 Riverfront Green Park, Peekskill Celebration, Craft Area.
- 4 Peekskill Downtown, First Friday, Live music, shops, restaurants and artists studios open, 5:00 p.m.-8:00 p.m.
- 5 Division Street Gazebo, Jan Peek 10K Race & 2 mile Fun Walk, 7:45am sharp.
- 5 Riverfront Green Park, Dragons on the Hudson, Races begin at 9:00 a.m.
- 5 Riverfront Green, Fireworks

Extravaganza, 9:15 p.m.

- 5 Bank Street, Peekskill Downtown, Farmer's Market, rain or shine, 8:00 a.m.-2:00 p.m.
- 6 Bank Street, Peekskill Downtown, Peekskill Flea Market, rain or shine, 8:00 a.m.-4:00 p.m.
- 12 Bank Street, Peekskill Downtown, Farmer's Market, rain or shine, 8:00 a.m.-2:00 p.m.
- 13 Bank Street, Peekskill Downtown, Peekskill Flea Market, rain or shine, 8:00 a.m.-4:00 p.m.
- 19 Bank Street, Peekskill Downtown, Farmer's Market, rain or shine, 8:00 a.m.-2:00 p.m.
- 20 Bank Street, Peekskill Downtown, Peekskill Flea Market, rain or shine, 8:00 a.m.-4:00 p.m.
- 26 Bank Street, Peekskill Downtown, Farmer's Market, rain or shine, 8:00 a.m.-2:00 p.m.
- 27 Bank Street, Peekskill Downtown, Peekskill Flea Market, rain or shine, 8:00 a.m.-4:00 p.m.

ED BURKE Continued from page 5

invested significant amounts of cash in promoting both the show-place and the City it belongs in.

Though the monetary rewards haven't been enormous, the creative payoff has. "We never perceived our business in terms of getting rich. We just feel it's rich in terms of the creativity and the people," Burke says. That wealth is quiet but very significant, and it's a sign that the artists' movement has truly transformed Peekskill in significant ways.

"Peekskill basically has the largest artists' community I know of. There must be 160-170 artists living and working in the downtown at this point, and they're surrounded by artists in other neighborhoods," Burke says.

"I painted in my studio in the woods for 25 years, so being in an artist community is really unique for me. The contact with artists and the stimulation and exchange of ideas is wonderful, especially in terms of one-on-one relationships. If you walk down the street, you're going to run into an artist," Burke says.

In a nation obsessed with the suburban lifestyle, being a City can prove a real drawback. Having a vibrant artist community makes Peekskill tremendously attractive, Burke says, because the concentration offers all the best benefits of urban life-the creation of a place where people share values, energies and goals and support each other in moving forward.

Time and talent are an artist's most precious resource, and Burke has been generous with both, working initially with the Peekskill Artists Council and the Business Improvement District, and now focusing all of his energies on the BID.

With the support of his wife and partner, Lorraine, to which he has been married for forty years, and his son, Chris, who is also an artist, Burke is dedicated to making the City a better place to live and do business. "Peekskill was always perceived as a place where to run in and pick up a real bargain item and get out," he says. "I don't think the city should be projected as a place to get bargains. It should be projected as a place to get something unique, interesting and of value."

And with people like Ed and Lorraine Burke hard at work, that's where the City is headed today.

Managing Success Continued from page 7

cent to the 9 acre Fort Hill Park. Research has found that significant portions of the land were used to house American troops during the Revolutionary War. The company behind the project, Ginsburg Development Corp., plans to take all steps possible to preserve whatever archeologically significant materials remain on the site.

The Waterfront. This massive project could cost as much as \$200 million or more. A vast undertaking, it will involve not only building houses, but moving buildings, relocating utilities, and constructing a 500-car parking garage. Ginsburg Development Corp. is making a significant investment in this effort. Though current plans are to build up to 500 units, the number actually built may wind up considerably below that figure. Peekskill's waterfront literally meets the state and federal definitions of a "blighted" area. The property has been underutilized for two generations. The Waterfront project will thus have a huge impact on the City on many different levels. Numerous public comment events have already been held about the project. Designers are dealing with factors ranging from the impact on the downtown to creating an attractive streetscape. There will be more opportunities for citizen comment in the future.

Recognizing that the impact of these projects will be felt for decades to come, officials are carefully considering everything from the style of the buildings to be constructed to the impact of the developments on scenery and traffic flow.

One thing, however, is certain: a lot of money is being invested in the proposition that Peekskill is the hot place to be.



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