

## Kisco asks probe on rent increases

By ELIZABETH SIMONOFF

MT. KISCO — Inquiries and complaints about rent increases have prompted a request by Village Manager Robert Ledger Jr. for a federal examination of rent practices in Mt. Kisco.

Mr. Ledger said this week that his office and the office of Housing Inspector Roger Biagi have received a tremendous number of calls about tax escalation clauses now appearing in leases and about rent hikes which tenants believe are excessive.

He expects a reply in the next 10 days, Mr. Ledger said, to a recent appeal for federal assistance sent to C. Jackson Grayson, the director of the Wage and Price Commission in Washington.

Mr. Ledger called the increases being sought by local landlords on both new leases and those up for renewal "higher than one would expect in today's economic environment." He noted also that tax escalation clauses which allow landlords to raise rent to cover tax increases on rental property "are putting a non-

deductible tax burden on tenants while the landlords can 'write off' their tax bills."

Mayor Henry V. Kensing said he had received inquiries from many tenants who were unwilling to accept landlords' assertions that their property has been subject to tax increases. Some tenants, he noted, have called the village hall to inquire about tax increases claimed by landlords, only to learn that Mt. Kisco village taxes were decreased by a few cents last year. The tenants did not realize, the mayor said, that the landlord also pays town and school taxes, and that these have risen

"But we've had situations, too, which appear to be illegal, where landlords have sought to get rid of tenants they didn't like because the tenants had been calling attention to building violations, and the landlords have tried to double or greatly increase rents to force the tenants out," the mayor said.

A check among rental agents for various Mt. Kisco apartments by Patent Trader this week found most landlords' representatives claiming that rent rises

had been restricted to 2½ percent a year since federal wage and price guidelines were established. Tenants in many of the buildings contradicted this, saying that they had received increases of 10 percent per year and more.

## Hospital's stand told on union

MT. KISCO — A decision by the State Labor Relations Board to let Northern Westchester Hospital employees vote next week on a bargaining agent has resulted in a strong anti-union statement from hospital trustees.

"...this union, a group of outsiders, is encouraging our employees to join it and give it the power and authority to call a strike, a sit-in or some other interruption of patient care and service," Peter Wade, hospital president, said.

"The board of trustees," he said, "the administration and supervision do not believe a union at our hospital would be good for the hospital, for our patients, for our employees or for our community."

The election comes as a result of efforts by Drug and Hospital Union Local 1199, New York City, first made public in August. The local wants to represent Northern Westchester's service and maintenance personnel.

In what the union charged was a stalling maneuver, the hospital asked the state labor relations board to include technical and clerical employees in the bargaining group. These employees had not been organized by the union.

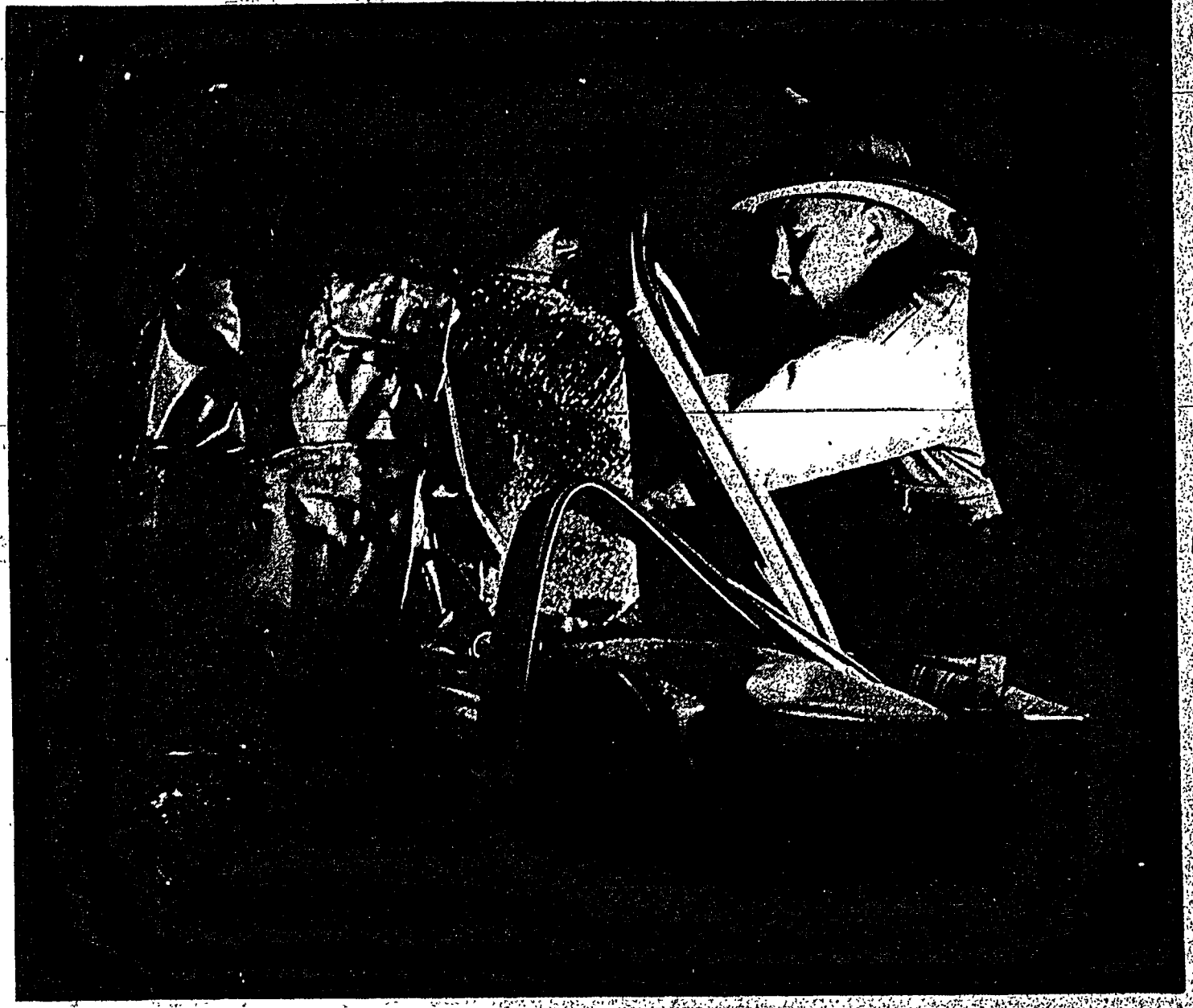
The state board last week rejected the hospital bid and ordered an election among service and maintenance personnel to pick a bargaining agent within 20 days. Informed sources expect the vote to be Tuesday.

Union officials could not be reached for comment on the hospital position. Local 1199 represents about 50,000 hospital workers and officials have in the past attacked Northern Westchester Hospital for offering low pay and minimal benefits.

Hospital administrators have refused to respond with salary and benefit figures Mr. Wade's statement for the hospital said:

"Northern Westchester Hospital is a non-profit organization obligated and committed to helping and treating the sick and injured of the northern Westchester area. This obligation and commitment to do so is ongoing around the clock for 24 hours a day, for seven days a week, and for 365 days a year. The responsibility, successfully fulfilled by a fine group of dedicated employees, has become a

(Continued on Page 2)



FATAL CRASH — Mt. Kisco Fireman Norman Rice of Union Hook and Ladder Company uses a K-14 portable saw to cut Patrick Maki, 32, of 5937 Camerino, Lakewood, Calif., out of a car. The Plymouth sedan hit a tree alongside the Saw Mill River Parkway at 3:15

a.m. Tuesday. Mr. Maki, formerly of Pleasantville, was killed in the accident one mile north of Grant Street, Pleasantville. Early Wednesday in a crash on Manville Road, Pleasantville, William O'dell, 18, of Pleasantville was killed.

—Photo by Bob Alexander

## County's budget: ho hum

WHITE PLAINS — Either the Westchester residents who stayed home rather than travel here to express a viewpoint on the proposed 1973 budget of \$254.3 million didn't care how their money will be spent, or they're satisfied with the way the county plans to spend it.

These opinions emerged at the end of the poorly attended two days of hearings on the budget called by the budget committee of the County Board of Legislators. The innovative hearings produced comment from some seven organizations and an Eastchester woman describing herself as a member of the vast mass of "us dumb taxpayers."

The budget committee hearings Monday morning and Tuesday morning and afternoon preceded a formal public hearing before the full board, scheduled December 11. The budget is due for approval by the board December 28.

Presented at the hearings were budget increase requests totaling \$258,651 by three groups seeking county financial aid.

The only significant request to the budget committee — aside from two public agencies pleading for county money in face of budget crises — were made by the Westchester county Democratic Committee, and the Democratic minority on the county board. The Democrats asked that the county fiscal year begin July 1,

rather than January 1, and proposed a "program" budget rather than a line-item budget. They hold the program budget to be more visible to residents not familiar with studying such documents as the 210-page full-length budget document for 1973 — less supporting material — or the abbreviated version of the budget. The latter is also an innovation by the county budget department.

The extremes of county residents' disinterest were expressed at the final budget session of the committee Tuesday by County Budget Director John A. Peterson. He told county residents "we are open 365 days of the year" to respond to queries about the budget or suggestions on what it should include, "but you talk to the average fellow on the street and he couldn't care less." He is vocal only the year taxes go up, Mr. Peterson said. Perhaps the taxpayers' voice was kept muted because there will be a \$3.08 per \$1,000 of assessed valuation tax cut.

The other disappointed voice about the poor turnout was that of Herman S. Geist, chairman of the county board. "I am not disappointed at the people who did turn out, but I am disappointed that we did not get more out."

Conducting the total of six and a half hours of hearings in the County Office building was Henry R. Barrett (R-5th

District), of White Plains, chairman of the budget committee. On each day, the committee composed of Mr. Barrett, Mr. Geist, Andrew Albanese, John J. Lee and James McPoland, also met in executive session following public discussion.

The two groups asking for minimal budget increases to sustain their programs were the Westchester County Association for Retarded Children and the Westchester Library System. Questioning whether the proposed budget presents a "financial program that is in keeping with the growth of the county" was the League of Women Voters of Westchester.

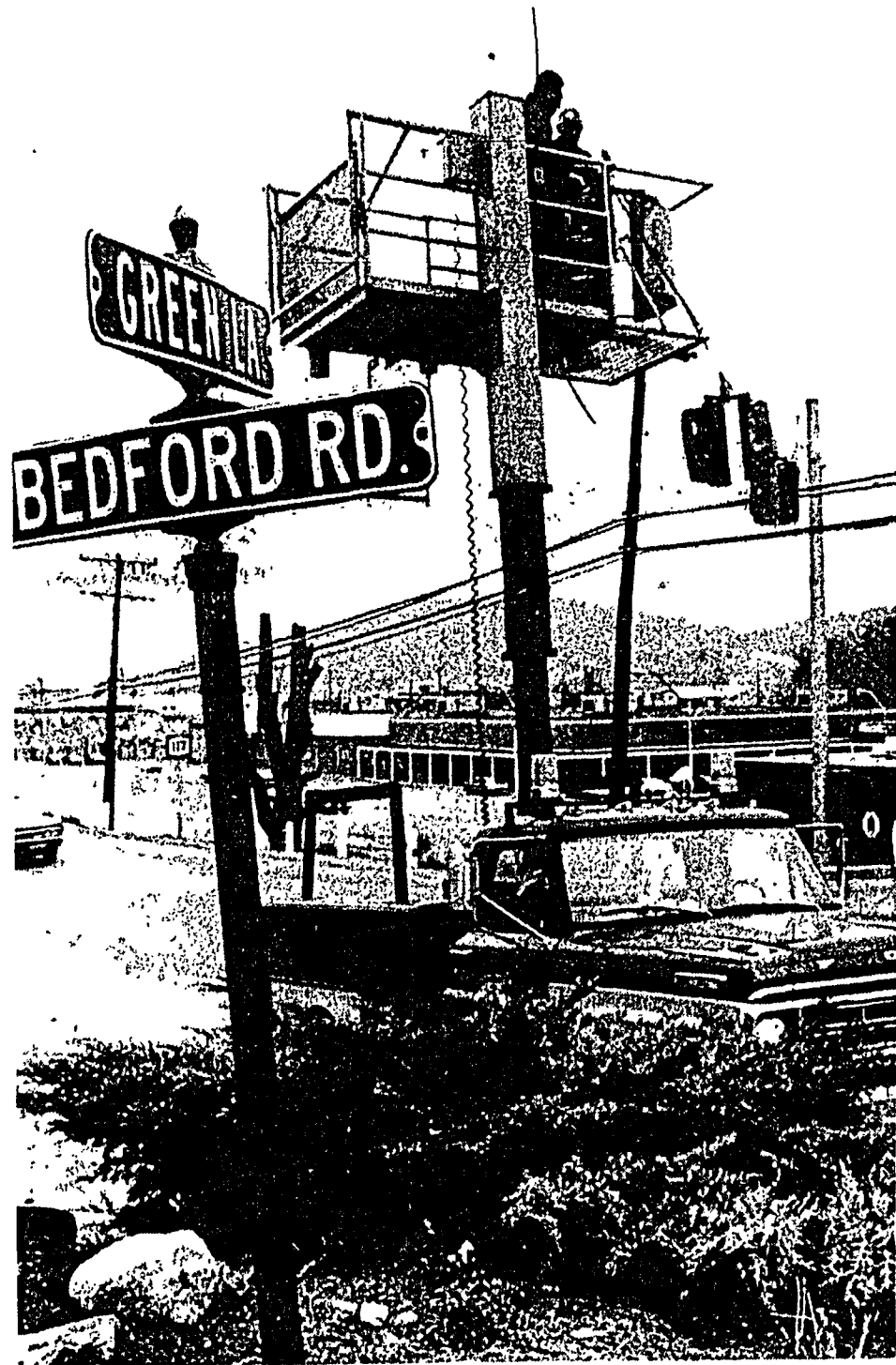
Disputing a proposed "fortress" building planned to replace Woodfield detention center was the Westchester Citizens Committee of the National Council on Crime and Delinquency.

The council also proposed a program-oriented budget since "under the present set-up it is virtually impossible to know what certain programs or operations cost." County Executive Edwin G. Michaelian, asked to respond to the Democratic proposal and that of the crime council said a program-oriented budget had been proposed a number of times during his 15 years as chief executive of the county. But, he said, "when we go over to the program budget, somebody will come along and ask for a line-item budget."

Confusion over the budget was demonstrated by a woman member of the Eastchester Taxpayers Organization, who admitted she had not seen the document and had relied on newspaper accounts of what the budget contains. Speaking on behalf of what she termed "us dumb taxpayers", she and Frank Astorito, an official of the organization, had sent an eight-point critique of the proposed budget to the budget committee. Most of the points raised were based on limited information, and were explained to her satisfaction. Identified only as a Mrs. Manuel, the woman vowed to return next year equipped with her analysis of the budget.

The Westchester Association for Retarded Children (WARC) case was laid

(Continued on Page 2)



Staff photo by Ted Kaplan

NEW LIGHT: State Department of Transportation engineers make the final adjustments on new traffic lights at the intersection of North Bedford Road and the west side of Green Lane in Bedford Hills.

## Green Lane gets light, but some snags remain

BEDFORD HILLS — A traffic light cluster designed to help motorists get from the west side of Green Lane onto North Bedford Road (Route 117) has been installed and will be put into operation soon, according to engineers from the state's department of transportation.

The signals for the northbound and southbound lanes of Bedford Road will be continuous green except when switched by an actuator responding to traffic from the west (Saw Mill Parkway) side of Green Lane. The actuator, operated by a mechanism in the Green Lane roadbed, will switch the north and southbound lights to yellow and then to red and turn the west-facing light green, as cars approach from the west.

There will be two flashing red lights (indicating that the driver should stop, then proceed when the road is clear) facing the parking lot of Villani's North, a new restaurant facing the intersection on the east.

There is no light opposite the east side of Green Lane to help motorists turn from that portion of the road onto Bedford Road. Cars coming from the east attempting to turn onto Bedford Road or cross it and continue down Green Lane to

the parkway will have to wait, as they always have, for a break in the traffic.

Because Green Lane crosses Bedford Road at an angle, the junction on the east side would have to be treated as a separate intersection for traffic control purposes, Robert Nichols, a department of transportation engineer, told Patent Trader this week. An enumeration of cars coming down the east side of the lane from McLain Street showed a relatively small number, not enough to meet state requirements for a light, he said.

Queried as to whether the new lights are hidden from approaching southbound traffic on Bedford Road by a rise just north of the intersection, Mr. Nichols said he did not know. The sight distance in all directions will be checked, he said, before the lights are put into operation. The state requires traffic lights to be visible from a distance of 500 feet, and if they are not, warning signs announcing "traffic lights ahead" must be installed.

The lights are ready to operate as soon as the necessary connections are made to turn on the current, Mr. Nichols said, and a Con Ed spokesman indicated Tuesday that the work might be completed "by the end of this week."

## Only one taxpayer shows up for Yorktown meeting on UDC

By KENDRA CORNELL

YORKTOWN — Five months ago any meeting on Urban Development Corporation's plans for 100 units in Yorktown would have drawn hundreds of people. Monday night only one man came to hear UDC proposals discussed by the Citizens Advisory Committee, the body officially charged with investigating community opinion and UDC proposals.

The lack of public interest could be due to insufficient publicity of the meeting some committee members felt. However, one member of the eight-member committee, Gerald Marvin, thought the community believed UDC plans were abandoned in Yorktown. "It doesn't seem real to a lot of people. They have been thinking it'll just go away because of the moratorium, and it's just wishful thinking," Governor Rockefeller called a moratorium on UDC planning until January 15.

All the committee meetings are public and the committee wants the public to

## New Castle sells old town hall

CHAPPAQUA — The old New Castle town hall has been sold to Carmine Primiano of Pleasantville for \$95,000.

The New Castle town board approved the sale at Tuesday's meeting.

The building will be renovated, Supervisor George Oettinger said. The ground floor will contain shops and the upper floor, medical and dental offices.

attend them so that it can get information on the need or lack of need for the UDC plan. An interim report to the community on the committee's findings so far will be published prior to the next committee meeting December 18, with the hope that it will generate some interest in the meeting.

Two local real estate brokers will be asked to give their opinions on the rental market at the meeting. Committee Chairman Andrew T. Robinson will contact brokers who can answer questions such as how many persons are seeking rental units and are unable to find them in Yorktown, the income level and amount of rent they can afford.

The real estate brokers will also be asked if anyone is prevented from buying homes in Yorktown because prices and down payments are higher than they can afford.

Mr. Robinson was also charged with finding out if the town board will submit an alternate plan to UDC's Gomer Street proposal before the moratorium January 15 deadline. If the town board and UDC agree on either the Gomer Street site, which is already owned by the corporation, or on another location, then the CAC would be dissolved, Mr. Robinson said.

Meanwhile, the committee is continuing to gather information on the possible impact of the UDC proposal to build 100 low and middle income apart-

## Gift ideas

A special 16-page section, "Christmas in Mt. Kisco", is part of today's Patent Trader.

ments. Various members are investigating possible property tax increases, the need for low income housing for younger persons just beginning

(Continued on Page 2)

## Citizen group plans to fight development

LEWISBORO — Citizens for Lewisboro, formed to protest Urban Development Corporation plans for the town, Monday announced opposition to Suburban Action Institute's proposed 4,600-unit development in Waccabuc.

A statement from the citizen's group said the development would triple the town's population, change the character of the town, lead to further "chaotic" development, overload existing roads, and raise taxes.

It charged also that low and moderate income tenants would not commute from Lewisboro to the city, thus requiring local industrial development to follow the housing.

Garden City Development Co of Teaneck, N.J., would be developer for the institute. Citizens for Lewisboro questioned the motives of SAI co-director and founder Neil Gold, who is also chief officer of Garden City Development.

Last week a Town Committee Against the Suburban Action Proposal, a separate citizens group, was formed to oppose the giant Waccabuc development.

PATENT TRADER'S

**town life**

Pages 19-36

Also

Classified .....	41-43
Editorial .....	16
Letters .....	16-17
Obituaries .....	4
Sports .....	37-40
Suburban Diary .....	16
Town Notes .....	22-26