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August 7, 2026

Dear Friends,

The summer brings continued activities throughout the Sound Shore. Below is a follow-up on issues of importance.

In July I spoke on quantum computing at the annual CONVERGE conference sponsored by the Westchester County Association, the STEM Alliance, and Westchester County. With State Senators Shelley Mayer and Nathalia Fernandez, we hosted in a Town Hall Meeting in New Rochelle to provide an overview of the state budget and legislative session.

Last week I participated in two walking tours of development projects in the village of Port Chester, one focused on New York State's Brownfields Cleanup program and another to visit sites completed, under construction, or planned.

I also worked with many local governments to assist with funding applications for a variety of state grant programs due for submission this summer.

This posting includes a reminder on how you can see if the State Comptroller's office has funds you can recover from their Unclaimed Funds Account. These are typically from inactive bank accounts, uncashed checks, or other accounts where funds have been transferred to the Office of State Comptroller but are available for you to recover.

As always, do not hesitate to contact me or my staff on issues in this email or any matter with which we can be helpful. My district office number is 914-939-7028 and my Albany office number is 518-455-4897.

Warm Regards,

New Rochelle Town Hall with Senator Mayer and Senator Fernandez



Senator Shelley Mayer, Senator Nathalia Fernandez, and I hosted a Town Hall meeting at the Boys and Girls Club of New Rochelle's Remington Clubhouse to discuss state budget and legislative issues.

One focus was on state aid to the City of New Rochelle and to the New Rochelle School District. The final budget brought increases over what was included in the initial budget proposal released in January.

Other topics included infrastructure projects in New Rochelle, flood mitigation, housing, downtown development, and the needs of New Rochelle not-for-profits. The audience included Mayor Yadira Ramos Herbert and most members of the City Council, many leaders of local not-for-profits, and New Rochelle residents.

New Rochelle benefits by having two Senators and two Assemblymembers represent the city. My Assembly colleague Amy Paulin had a conflict and could not attend this session, but the four of us work as a team to support the city, the school district, and numerous important community not-for-profits on an annual basis.

During the year, I have been holding Town Halls in each community I represent.

Port Chester Brownfield Cleanup Site Visits with DEC Commissioner



Assemblyman Otis with DEC Commissioner Amanda Lefton, State Senator Shelley Mayer, and members of the St. Katherine Group development team for the 28 Pearl Street project in Port Chester. The project will provide a multifamily apartment building in the village's growing downtown. This was one of several development projects visited that is benefiting from DEC's Brownfield Cleanup Program. The St. Katherine Group has several active development projects in Port Chester.

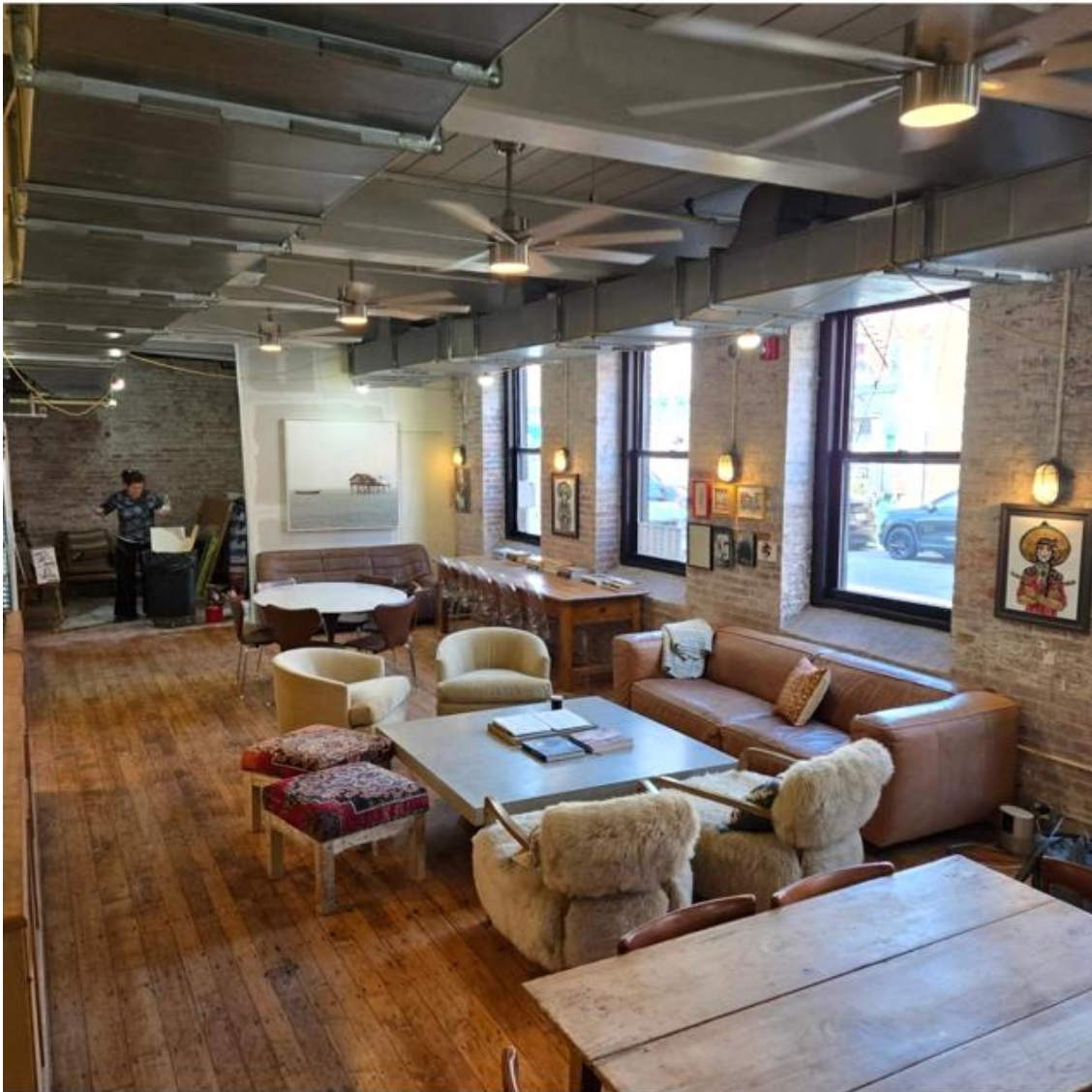
NYS Department of Environmental Conservation Commissioner Amanda Lefton, State Senator Shelley Mayer, and I toured several Brownfield Cleanup Program sites at development projects in Port Chester. The walking tour provided background on the importance of the Brownfield Cleanup Program in making development projects possible, cleaning sites for reuse, and supporting economic development in many Westchester communities.

Brownfield sites are any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards. The Brownfields program is a voluntary program in which developers have the option of seeking support for their projects.

Commissioner Lefton hosted the Senator and me where we were able to discuss projects with DEC Brownfields staff, developers, and the environmental consultants that developers use to make these projects possible. We visited sites under construction and projects already completed.

We walked sites on Pearl Street, Westchester Avenue, and Main Street.

Development Project Walking Tour in Port Chester



Jane Foodie Cafe, 6 N Pearl Street, Port Chester

Port Chester's downtown is growing and changing with new development projects, completed, under construction, or being planned. Last week I toured the entire downtown with village of Port Chester Trustee Sylvia Dundon.

The tour included residential, mixed residential/commercial, restoration of existing buildings, and the new LOOP proposal to further enhance the fabric of the downtown business core. One theme was the enhanced efforts on linking walkability to the economic development and lifestyle improvements in Port Chester.

One highlight was seeing a new food option about to open, Jane Foodie Café, at 6 N Pearl Street. I met Jane, who is well known from Shark Tank, makes meals from scratch and has them available at the Café or to take home. Jane's concept is to provide fresh, nutritional comfort food in their local kitchen. The space is on the first floor of a Port Chester loft building around the corner from the Capitol Theater. Jane Foodie Café is expected to open within a couple of weeks. 6 N Pearl Street, Port Chester, 914-429-9880.

The tour included visits to buildings completed or about to open with others in the early phases of construction. I was able to see units at 30 Broad Street, across from the Port Chester train station which offers great views and a central location for the 36 units above what will be the new home of the Run and Hide Brewery.

All projects are required to include 10% affordable units as part of their developments. Despite that, the need for affordable units throughout Westchester continues to be a stress point, as the affordable price points are not reachable for a significant portion of local families in need of housing. Two years ago, we expanded the range of some state programs to try and address this pressing issue statewide.

Port Chester, a geographically small community, is certainly doing its job in increasing housing stock with over 5,000 new units as the target for the many projects in their pipeline. Congratulations to Mayor Luis Marino, the village Board of Trustees, municipal staff, and the Chamber of Commerce for promoting economic development in the village.

CONVERGE '26 - Hudson Valley Digital Innovation Conference



In July I participated at the CONVERGE conference sponsored by the Westchester County Association, the STEM Alliance, and Westchester County. I was a speaker on a panel which focused on the evolution of the scientific breakthrough of quantum computing to strategic business growth, challenges, and uses that will follow titled: From Hype to Impact: Navigating Technology's Next Wave. Technologies such as artificial intelligence and quantum computing are reshaping how organizations operate, compete, and innovate. This panel brought together perspectives from technology research, enterprise adoption, critical infrastructure, and public policy to explore where meaningful value is likely to emerge, what challenges remain, and how organizations can prepare today. Through the lenses of business, government, energy, and healthcare, panelists will

discuss how leaders can navigate technological change, identify emerging opportunities, and position their organizations for long-term success.



Speakers: Travis Scholten, Technical Lead, Public Sector, at IBM; Dr. Scott Crowder, Vice President, Quantum Adoption, at IBM; Steve Otis, NYS Assemblyman; Deepesh Chandra, Chief Information Officer at Montefiore Einstein; Gaurav Jayaswal, Senior IT Solution Architect at New York Power Authority.

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