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Rendering of proposed MacQuesten project in Ossining.



MACQUESTEN PROPOSES MIXED-USE SENIOR HOUSING DEVELOPMENT

BY PETER KATZ

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MacQuesten Development LLC of Mount Vernon is proposing a mixed-use building on a 0.795-acre site at 136-140 Croton Ave. in Ossining that would have 77 apartments along with 1,669 square feet of neighborhood retail space. There also would be 1,836 square feet of flex space for community and business use. The site formerly was home to Sun Valley Nursery.

“Our firm for the last 30 years has built sustainable high-quality affordable housing. We did and have done and continue to do projects and energy-efficient projects before cogeneration and the like was fashionable,” said Joseph Apicella, managing director of development at MacQuesten. “We’ve done projects in Brooklyn,

the Bronx, Yonkers, a senior housing project in Yonkers, New Rochelle, a transformative project in New Rochelle, and Mount Vernon. We are ready and able to do this project.”

The apartments would be for people age 62 and older. There would be 30 studios, 46 one-bedroom units and one two-bedroom apartment. Rents would be designed to make the apartments affordable to people earning from 40% to 80% of the Area Median Income.

The proposal includes two levels of covered parking. There would be three driveways for access: one driveway each on Croton, Prospect and Watson avenues.

Ossining’s Planning Board has declared itself to be the lead agency for purposes of the project’s environmental review and it is expected that the board will

next take up the project at its January meeting. The village’s Zoning Board of Appeals also will be delving into the project since some variances likely would be required, including for height and percentage of the site covered by the building. The developer expressed a willingness to work with the village to make changes that would eliminate the need for as many variances as possible.

Architect Jaclyn Tyler of Tyler Architecture and Planning PLLC based in Purchase said that there

is a drop of 27 feet in the grade of the site from the southeast corner to the northwest corner.

“That’s where some of these vertical challenges have come into play in accommodating that 27-foot grade change,” Tyler said. “We’ve really tried to keep the building in that three, three-and-half-story range at all of the corners. We do have underground parking. By the time you get up into the southwest corner you do have what appears to be four

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How will inflation shape Fairfield County's economy?

BY JUSTIN MCGOWN

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Inflation has skyrocketed at an intimidating rate according – the latest data from the U.S. Department of Labor showed a 6.8% rise from November 2020 to November 2021, the fastest rate of increase since 1982.

Inflation is likely to have an impact on life and business in Fairfield County, but for consumers this may appear less as a direct increase in costs and more in the form of a continuing energy shortage.

According to Khawaja A. Mamun, an associate professor at Sacred Heart University and director of the Fairfield-based school’s master’s in business analytics program, this might have the largest local impact, particularly as winter sets in.

“The fuel oil price increased almost 60% and in Fairfield County many houses use oil for heat,” Mamun said. “That’s going to take a big bite out of wallets.”

As for the price increases consumers are seeing directly, Manum described it as the result of several factors that were worsened by the pandemic.

“Number one is increased demand,” he said. “People have been hitting a bottleneck for many, many things for a long time. And now they are demanding

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Cooney: infrastructure funds should supplement, not substitute

BY PETER KATZ

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New York state needs to avoid the temptation to cut back on its own infrastructure spending while using money from the \$1.2 trillion federal Bipartisan Infrastructure Investment and Jobs Act as a substitute, according to John Cooney, Jr., executive director of the Construction Industry Council of Westchester and Hudson Valley Inc.

“We as an industry, me as an industry executive, need to be fighting for the state of New York to maintain their level of obligation and effort,” Cooney told the Business Journal. “I do believe that Gov. Hochul and our Senate and Assembly delegations in Westchester will rally to that and say ‘this is an opportunity to truly improve water, sewer, bridge, road, mass transit and in order to be able to do that we need to maintain the state’s level of effort.’”

The state’s Fiscal Year 2022 Executive Budget issued by former Gov. Andrew M. Cuomo included \$190 billion for transportation, including mass transit, railroads, airports, highways, bridges and tunnels.

It appears that the federal action on infrastructure will result in New York receiving an additional \$11.6 billion for highways, \$1.9 billion for bridges, \$9.8 billion for transit, \$2.6 billion for water infrastructure, \$685 million for airports and more than \$100 million for broadband. That’s significantly more than the amounts designated for neighboring Connecticut, which is due to receive \$3.5 billion for highways, \$561 million for bridges, \$1.3 billion for transit, \$445 million for water infrastructure and \$62 million for airports.

“The construction industry is extremely pleased with the passage of this bill,” Cooney said. “There definitely is a gestation period before you’re going to see the full impact of this. Late in 2022 and definitely into 2023 you’ll start to see and feel the increased construction activity driven by this bill. There could be some earlier noted increase but most certainly by that time period you’ll see and feel it.”



John Cooney Jr.

Cooney said that as repair and maintenance projects get moving people will see more bridges being worked on than they would have in the past and more roadways will receive life-cycle upgrades designed to extend their life rather than just repaving.

Cooney said that in addition to highways and bridges, water infrastructure would benefit through improvements to dams and upgrading of water lines, especially where lead contamination is a factor. Funds also would be available for installation of electric vehicle charging stations. He said that funding for long-awaited improvements to Interstate 684 in Westchester and New York State Route 17 in Orange County likely would result from the infrastructure

package.

A June 2021 report by TRIP, a national transportation research nonprofit, found that 6% of the pavement on interstates in New York state is in poor condition and 6% of the interstate highway bridges in New York are in poor condition or structurally deficient. Both figures are twice the U.S. average.

“Our members work across many sectors of the infrastructure scale. We have members that work in utilities, members that work in mass transit, highways, bridges,” Cooney said. “The CIC helps members engage with the authorities and counties and localities. We work to engage with the leaders to work on specifications and then prepare our members for the work

that is going to be needed. Many of our members are ready to go to work today and we may have some new members that we will help get to work on this expanded program.”

Cooney said that the \$13.5 billion just in federal highway funding over the next five years is a 41.7% increase over the last five years.

“These are dollars that will flow to the state of New York to help fund needed infrastructure repair and expansion,” Cooney said. “Our contractor members can see the forest for the trees and understand when you see this type of formula funding increase that it is really pointed and will be spent on infrastructure. That’s where it goes. It’s dedicated.”

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A MEMBER OF  **NYPA**

What will the 2022 economy look like?

BY PHIL HALL

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In addressing the business professionals gathered for the recent market update call entitled “Reflection and the Road Ahead: Market Insights and Outlook,” People’s United Advisors’ Chief Investment Officer John Traynor considered the unlikely journey from Points A to B that occurred over the past 12 months.

“We were pretty enthusiastic about the potential for 2021,” he recalled, noting the euphoria surrounding the success of the Covid vaccine, the continued impact that the stimulus spending had on the pandemic-scarred economy and the optimism for emerging from Covid’s miserable shadow.

With 2022 arriving in a matter of days, the Bridgeport-based Traynor admitted that challenges persist, particularly with the potential of a slower growth rate, although he predicted that “we’re seeing the worst of the inflation numbers right now” and prices will start to go down in the new year. But he also pointed out the challenge from wage inflation, which he believed will spur the Federal Reserve to increase its tapering.

“If you just think about the last three months, there certainly has been wage inflation wage increases,” he said. “But the work week has also increased, so we’re not only making more money, we’re also working longer. Over the last three months, if you annualize the increase in worker compensation, it came out to 11.8% – which, if you’re the worker, you’re very, very happy. But that’s what is causing the Fed to get a little bit nervous about what’s going on with inflation.”

Traynor did not believe the Fed would begin raising rates until the second quarter of 2022, but he theorized this would come with the simultaneous delivery of new stimulus spending from Capitol Hill and the White House.

One economic trend that Traynor did not celebrate was the declining participation of older workers in the labor force.

“The Economist estimated there have been more than 2.4 million excess retirements, meaning those above and beyond what normally would have been expected, absent that pandemic,” he said, acknowledging that “these excess retirees were likely older people more vulnerable to the coronavirus, but they also included people who chose to retire early because of the rising values of their retirement investments and their homes.

“Some of these excess retirees, if we could call them, that may return to the labor force if the public health situation improves significantly, but it is more likely that they will not and that the labor force will continue to be adversely impacted by a higher rate of early retirements.”

Albert Brenner, director of investment and economic research at People’s United Advisors, joined the market call to highlight a 2021 stock market where a new wave of retail



John Traynor. Photo by Phil Hall.

investors unexpectedly flexed their muscles and gave outsized vibrancy to so-called meme stocks and riskier assets, most notably cryptocurrency. Brenner pointed out that he

chose not to follow those trends.

“And the happy news is we’ve done very well for our clients over the past two years,” he said. “As we’ve resisted the temptation to chase either hot stocks or hot asset classes, we came into 2020 with a neutral allocation to stocks, meaning no more nor less than the middle of the road allocation for a particular investor objective.

“At the same time, we’ve steered a neutral course on growth versus value stocks, both in our portfolio construction and within the stocks in our core large cap portfolios. As the market has vacillated this year between high growth and slow growth outlooks, value stocks and growth stocks have gone in and out of favor with investors. And rather than trying to capture these week-to-week and sometimes day-to-day swings, we stayed focused on our basic disciplines and added value with each of our three proprietary

stock models this year, producing above benchmark returns.”

Looking into 2022, Brenner said his firm was continuing with an overweight allocation to equities.

“For all the uncertainties regarding economic growth, and equity valuations, we remain convinced that equities will do better than bonds next year,” he said. “We’re also maintaining our overweight allocation to domestic equities. We don’t see any catalysts that could boost international equity returns over U.S. returns, even though relative valuation levels appear to favor international stocks.

“And finally,” Brenner added, “we are continuing with our neutral view on growth and value. That may change as the economy evolves throughout 2022, but for now we don’t see investors being rewarded by a tilt in portfolios one way or the other.”

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Wells Fargo helps fund equity programs at area community colleges



BY JUSTIN MCGOWN

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Wells Fargo has given the Connecticut State Colleges & University (CCSU) Foundation a \$75,000 grant to support equity-based programs and services at Gateway, Norwalk, and Housatonic Community Colleges.

These programs are aimed at improving educational outcomes among students who are facing material hardships. Each addresses a different group of students, but all have a record of success in improving student outcomes which has helped establish them as worthwhile.

Gateway Community College in New Haven offers the Equity in Education Fund focused on providing students with the resources and support they need at the start of their academic career to ensure long-term success. Norwalk Community College's UPLIFT program is focused on narrowing the equity gap for men of color.

The Family Economic Security Program (FESP) at Housatonic Community College in Bridgeport is centered on providing women



From left, Housatonic Community College President Terence Floyd, CCSU President Helen G. Sneed and Wells Fargo Vice President and Community Relations Consultant Terence Floyd Thomas Coley. *Contributed photo.*

caring for dependents with aid for completing their studies while taking care of others. Casey Cruz, a Housatonic student in the program called it vital for her to return to school.

“Without the program I’d definitely be struggling,” Cruz said. “I would probably be a lot more stressed out than I am.”

Cruz grew up in New York City, the second eldest of four

daughters. They were raised by her father, who still works for the MTA, and her visually impaired mother. At 18 she was enrolled at CUNY Hunter but opted to start her career right away.

Cruz worked at Delta Airlines for 10 years but lost her job at the start of the pandemic. She moved to Bridgeport with her husband so their son could attend better schools once he reached kindergarten age, but those plans were also thrown into disarray by the pandemic.

“As a parent you’re always putting your kid first, asking are you doing enough for your kid?” She explained that that was just the first in a series of questions that used to haunt her. “There’s always an insecurity as a parent. Am I going to be able to keep the roof over their head? Am I going to have to get them to school? And am I going to be able to feed them?”

While Cruz counted herself fortunate to have not needed immediate answers to those questions, partnering with an FESP coach and meeting other students in the program helped her realize there were people she could consult and be able to help her find solutions that would keep her education moving forward.

Dr. Thomas Coley, regional president for CCSU’s Shoreline West Region, indicated that students like Cruz illustrated why equity-based programs are so important.

“What we find is that it doesn’t take much to discourage continuing education or pursuing a credential, particularly with the pandemic because so many of our students are front-line workers,” Coley said. “They’re providing childcare, but they still need to work. The FESP program not only gives them the resources but also a coaching component and provides social support so that they’re not in it alone. We want to give them everything they need to be successful.”

Wells Fargo Vice President and Community Relations Consultant Terence Floyd stated that supporting equity-based programs in community colleges was a “no-brainer,” particularly at this point in time.

“Life is tough in general,” he explained. “Now you throw a worldwide pandemic on top of everything while we’re asking these young adults who have a variety of challenges to go out there and better themselves.”

These have been our choices for businesses and nonprofits that are Making an Impact in our communities.



- **JANUARY 18:** René Hue, Murmuration
- **JANUARY 25:** Nic King, Proud Puffs
- **FEBRUARY 1:** Judith M. Watson, Mount Vernon Neighborhood Health Center Inc.
- **FEBRUARY 8:** Gary Bilekzikian, Guidecraft
- **FEBRUARY 15:** Jonathan Winn, Thrown Stone Theatre Co.
- **FEBRUARY 22:** Carlo Vona Jr., Paramount Stone Co.
- **MARCH 1:** Peter Kempner, Kempner Properties
- **MARCH 8:** Joshua Applestone, Applestone Meat Co.
- **MARCH 15:** Michael Sachse, Dandelion Energy
- **MARCH 22:** Donvil Collins, VeeKast
- **MARCH 29:** George S. Kaufman, Kaufman Astoria Studios
- **APRIL 5:** Jon Winkel, The Stamford Partnership
- **APRIL 12:** Amiee Turner, Team Woofgang & Co.
- **APRIL 19:** Ken Londoner, BioSig
- **APRIL 26:** Jonathan Gertman, The NRP Group
- **MAY 3:** State Sen. Billie Miller, Lt. Gov. Susan Bysiewicz, Fran Pastore, Women’s Business Development Council
- **MAY 10:** Peter Hubbell, Apply:you & Leigh Shemitz, Soundwaters
- **MAY 17:** Michelle Brier, Blue Path Service Dogs
- **MAY 24:** The Grasso family, Urban Mining CT
- **MAY 31:** Shirley Acevedo, Latino U College Access Inc.
- **JUNE 7:** David Greenstein, TestZone
- **JUNE 14:** Henry Welt, Abigail Lewis, Ossining Innovatives!
- **JUNE 21:** Christos Athanasiou, Jonus Ademovic, miniMAX
- **JUNE 28:** Martin Ginsburg, Ginsburg Development Cos.
- **JULY 5:** Jake Allyne, Breakthrough Fitness Co.
- **JULY 19:** White Plains DMV
- **JULY 26:** Fairfield University Art Museum
- **AUGUST 2:** Reproductive Medicine Associates of Connecticut
- **AUGUST 9:** Jianying Hu, IBM
- **AUGUST 16:** WSHU Public Radio
- **AUGUST 23:** William Raveis, William Raveis Real Estate, Mortgage & Insurance
- **AUGUST 30:** Mike Geller, Mike’s Organic Delivery
- **SEPTEMBER 6:** Carolins M. Osorio, CP Servicios Latinos
- **SEPTEMBER 13:** Adam Musa, Fuelco and FoodSmart
- **SEPTEMBER 20:** Joe Carbone, WorkPlace
- **SEPTEMBER 27:** Nicolet Gatewood, Haddad & Partners
- **OCTOBER 4:** Rafael Pagan, Pacific House
- **OCTOBER 11:** Winston E. Allen, *I Pried Open Wall Street in 1962*
- **OCTOBER 18:** UConn Stamford, TIP Digital
- **OCTOBER 25:** Chuck Omphalius, ‘930 Plan’ podcast
- **NOVEMBER 1:** Jeff Becker, Dwight Senior, Easton Grows LLC
- **NOVEMBER 8:** Ellie Zimmerman, Interns 4-Good
- **NOVEMBER 15:** Jessica Paschkes, Refillery
- **NOVEMBER 22:** Stamford Health, Columbia U.
- **NOVEMBER 29:** CT office of SBA
- **DECEMBER 6:** Family & Children’s Agency
- **DECEMBER 13:** Greenwich nonprofit Girls With Impact

If you would like to nominate a business or nonprofit that you feel is also making an impact, please send an email to **Erin Real** at ereal@westfairinc.com.

Westchester & Fairfield County
Business Journals

Latimer has Covid; mild symptoms, signs new county budget at home

BY PETER KATZ

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Westchester County Executive George Latimer on Monday Dec. 13 tested positive for the Covid-19 virus. Latimer is quarantined at home following receipt of the diagnosis earlier today. He is continuing to perform the duties of his office from home.

In an exclusive telephone interview with the Business Journal, Latimer said, "I have very light symptoms but I do have a scratchy throat and a light cough and a little bit of sniffles. If I did not know about the Covid exposure I would just assume that I had a winter cold, not even a serious cold. I feel fine and we'll see what happens as the days go along."

Latimer said he has received two shots of a Covid vaccine but had not yet received a booster shot. He was planning to get the booster shot before the end of the month.

"If it's just being out of action in the office for 10 or 12 days that's not too bad a price to pay," Latimer said. "It's happened to over 140,000 Westchester residents."

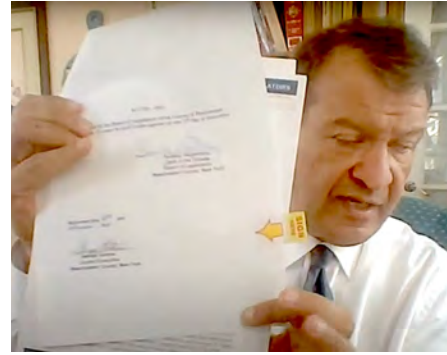
Latimer said he had heard that a couple of people who attended an event in Larchmont that he was at came down with Covid and that is what spurred him to go and get tested.

"It was one of those many events that I go to. If I do six a day that's not a surprise but this particular one, I believe, triggered the infection," Latimer said.

The Business Journal mentioned to Latimer that not only is Monday the day that he normally gives a weekly update on the Covid situation in Westchester but this particular Monday is when Gov. Kathy Hochul's mandate on masks went into effect. The mandate requires that masks be worn at all businesses and public places where not all occupants have been vaccinated.

Latimer commented, "My belief has always been that the degree of infections and the rate of the spread would be what determined the actions. If we could get through this whole situation without having to wear masks or having to vaccinate that would be an ideal situation."

Latimer said that the spread of the disease is what dictates what tools are used or not used to fight it, and not political considerations.



Latimer holds up signed county budget so viewers can see what he did.

"There are always outliers who argue that everybody is wrong and I'm right. I'm going to stay with the mainstream of medical professionals who tell me that a mask mandate at this stage of the game will help reduce the spread," Latimer said. "Right now, I'm infectious. If I'm in the same group with you, I can infect you. If I'm wearing a mask, there's less chance that I could infect you."

On Dec. 14 Latimer, working at home, signed into effect the county's 2022 budget which totals \$2.2 billion and cuts property taxes by \$7 million. Latimer did the signing in a video presentation on the internet.

Lionsgate movie/tv studio in Yonkers expected to open Jan. 11

BY PETER KATZ

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The long-awaited formal opening of the \$100 million Lionsgate movie and TV production studio in Yonkers is expected to take place on Jan. 11, the Business Journal has learned. It is believed that the first project set to be produced at the new facility will be a Lionsgate Television film, "Run the World."

A formal ribbon-cutting ceremony is expected on Jan. 11. The Business Journal had previously been told that work on productions might begin before a formal ribbon cutting was held. A formal opening in November with some production work beginning in October previously had been anticipated.

The studio facility is located in the iPark Hudson site adjacent to the Kawasaki Rail Car Inc. plant near the Yonkers train station and Hudson River. It has been designed with two sound stages of 20,000 square feet each and one 10,000-square-foot stage along with parking for 450 cars. Developer National Resources recently proposed an expansion of the studio facility and adding additional parking.

In addition, Yonkers Mayor Mike Spano in an interview for the Business Journal's sister publication WAG magazine's December issue, indicated that the opening of the Lionsgate studio will be a seminal event for the city's future, likely to be followed by other

movie studios opening in the city, including a second major studio on a large parcel of land in the southern section of Yonkers that was moving closer to becoming reality.

When Spano came into office, film and TV companies were reluctant to work in Yonkers because of the tax structure and city requirements for licensing and hiring personnel such as firemen and policemen.

"In 2011, we had two days when they filmed in this town. Now we're getting on average over 200 days a year," Spano said. "We got rid of that tax, we changed the way the city did business and frankly it didn't come without some pain because we had some of our municipal unions going to the places they were filming and saying, 'You need to hire two of our people.' It was lunacy and I put in place an office just for filming with one person in charge of it and said, 'If you need to hire two firefighters then you better be doing pyrotechnics. If not, then we don't need firefighters. Do we need cops? We'll hire cops if we need them. We'll hire public works crews if we need them but we're not going to go there and almost to the point where it looked like we're going to hold you up for these employees.'"

Spano said that the stage is set for people to see similarities in the relationship between Los Angeles and nearby Burbank where movie and TV studios are located and the relationship between Yonkers and New York City.



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1 MacQuesten—

stories with one of those being a parking area. We are looking at the heights and are working with the village on the variances for the heights.”

John Canning of the engineering consulting firm Kimley-Horn in White Plains said, “From a traffic perspective, the project is projected to generate just 11 more trips in the weekday peak hour than the former nursery business did on the site during the busiest hour of the day. Actually, during the business hour on a Saturday the project is projected to generate 90 fewer trips than the former nursery.”

Canning also said that the developer would be providing more parking than is indicated to be necessary in calculations using data from the Institute of Traffic

Engineers (ITE).

“Although the (Village of Ossining) code provides 124 parking spaces, the 79 provided will actually be well more than are needed. ITE data indicates a peak parking demand for this type of facility of just 47 vehicles, which is 32 fewer than the number of spaces provided,” Canning said. “And, based on local data for similar facilities in Westchester and Nassau where the age restriction was 55, the projected peak parking demand is 54 vehicles, which is 25 vehicles less than the number of spaces proposed. So clearly in my professional opinion there is more than adequate parking in this building to accommodate all of its needs.”

Apicella said that the development

would be financed through New York state’s HCR, Housing and Community Renewal.

“We are an MWBE (Minority/Women-owned Business Enterprise) company. Rella Fogliano is our principal,” Apicella said. “We have applied for a brownfield tax credit site where we have much experience doing brownfield tax credits.”

MacQuesten indicated that it has done the required testing to identify contamination that needs to be cleaned up.

Apicella said that the building would be energy efficient and meet various certification requirements. He said the building would not use gas for heating and cooking.

“The building will be a fossil-fuel-free building with the latest in heat pump tech-

nology, thereby minimizing emissions and maximizing the utility incentives. We are intending on working with NYSERDA (New York State Energy Research and Development Authority) for utility incentives.”

Apicella said he has met with neighbors of the site and that they indicated that they liked the use.

“I thought it was important to meet with them early on,” Apicella said. “I will as we always do in Westchester give them a direct connect to our construction manager on the site so they could have a heads up if you will on activities and hours and what’s going to happen. I think communication is critical in the construction phase of the project.”

1 Inflation—

those goods. As you saw, Amazon had a very good Thanksgiving weekend, but now people want to go out, drive and go meet their friends at restaurants.”

“The second part of the equation is the disruption of supply chains,” he continued. “Not only the international ports in Los Angeles or New York, but within the U.S. Slowdowns in the movement of gasoline and oil, the truck driver shortage – it is a lot of stuff that creates a domino problem.”

These elements feed on each other, Manum warned, increasing demand while shortening supply with predictable results.

Still, with global supply chains still snarled and shortages of key materials and components holding up production across industries, the less direct impacts of inflation are still a cause for concern among Fairfield County entrepreneurs. Mike Roer, president of the nonprofit Entrepreneurship Foundation, observed that smaller startups are facing a near-future of uncertainty.

“Beyond the obvious challenges,” Roer said, “inflation makes pricing too much of a guessing game, especially for custom-made products for which producers must price the product today and then purchase components for in the future at an unknown price.”

That uncertainty is also what Manum pointed to as perhaps more critical to understanding the local impact of inflation: he considered consumer confidence the statistic to watch, even if those numbers send mixed messages.

In January 2020, the data intelligence company Morning Consult published a consumer confidence map displayed Connecticut as a calm, pale blue – this indicated an Index of Consumer Sentiment (ICS) of 107.3 out of 120, a bit below the national average at the time but still indicating that those surveyed daily by the company’s believed that the economy was doing well and the future



Photo by Pixabay.

was far more likely to hold good things than not.

In the latest state level reporting from November, Connecticut is a pale shade of salmon, indicating an ICS of 90.8. The state’s ICS peaked in June 2020 and, except for brief respite in the summer of 2021 when hopes for the economy and the defeat of the coronavirus were strong, Connecticut’s confidence level was declining along with that of every other state.

While lowered consumer confidence is generally considered a negative sign, Manum believed it could be an off-ramp from the current inflationary trend. If the increasing demand for finished goods dropped, he said, it may provide manufacturers and shipping the chance to catch up with already existing

demand and better position themselves to meet the next increase.

However, the historic wage gains seen over the past year may be here to stay, though Manum believed this is a relatively minor contributor to the present wave of inflation.

“Obviously when people have more money, they tend to spend it,” he said. “But savings are also up, which is good. So, there’s an increase of people with extra money in their pocket which is driving some of this sudden demand.”

According to a forecast from Business Insider, inflation could slow down in coming months, driven in part by the forces Manum identified. But the wage growth seen across sectors, particularly the service industry, could last well past the eventual end of the

pandemic as workforce shortages continue – and a forecast published by The Conference Board predicted wages for new hires and workers in blue-collar and manual services jobs will grow faster than average.

What this means for Fairfield County can vary heavily from community to community. Wage growth’s benefits for workers in cities like Stamford, Bridgeport, and Norwalk could yield advantages for those communities and local businesses that are now serving clientele in a stronger financial position. At the same time, small businesses in smaller communities could struggle to pay increased wages and subsequently face difficult decisions between reducing their margins, increasing prices or eliminating staff positions.

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Financial exec Brett Barakett sells Greenwich mansion for \$50M

Financier Brett Barakett has sold his waterfront Greenwich estate for \$50 million, down from the \$55 million that he sought in the property's initial listing in April.

According to a Wall Street Journal report, an anonymous buyer acquired the property through a Delaware-based limited liability company. Barakett, the founder and CEO of the global asset management fund Tremblant Capital, relocated to Palm Beach, Florida.

The 2.5-acre property at 100 Field Point Circle was part of a racetrack during the early 1900s and was later owned by IBM chief executive Thomas Watson Jr. Barakett acquired the property in 2005 and tore down Watson's 1950s-era house to build an eight-bedroom, 14-bathroom Georgian-style mansion. Barakett and his wife Meaghan were married on the property in 2006.

Natalie A. Braswell to become next comptroller

Gov. Ned Lamont named Natalie A. Braswell to serve as state comptroller when Kevin Lembo leaves office on Dec. 31.

Braswell is chief of planning, legal, and regulatory affairs at the Connecticut Department of Energy and Environmental Protection (DEEP), a position that she has held since March. From 2011 until beginning her current position at DEEP, she was general counsel and assistant comptroller in Lembo's office.

Prior to joining state service, Braswell worked as an associate attorney with the law office of Updike, Kelly & Spellacy in Hartford from 2007 and 2011. She is a University of Connecticut "Triple Husky" with a Bachelor of Arts degree in political science, a Master of Public Administration and a Juris Doctorate from the UConn Law School.

In addition to her professional responsibilities, Braswell previously served as vice president of the George W. Crawford Black Bar Association from 2007 to 2011 and is currently a member of the Connecticut Bar Association, the Lawyers Collaborative for

Diversity, the National Association of Bond Lawyers, the National Association of Public Pension Attorneys, and the Connecticut Urban Legal Initiative's board of directors.

Lembo announced his plans to retire on Dec. 3, citing a severe cardiac condition. Braswell, who is the first person of color and second woman to become comptroller, will be sworn in Dec. 31. Her term runs through Jan. 4, 2023.

UConn Stamford's tech incubator adds six startups

UConn Stamford's Technology Incubation Program – more commonly known as TIP Digital – has added six new startups to its data science-focused membership.

The TIP Digital facility opened in mid-February with five members. The new members raise the first-year cohort total to 23.

The new startups include Meta Carbon, which uses artificial intelligence (AI) to develop software that helps consumers learn about their carbon footprint and ways to offset it; Flow ID, which enables biometrics to create secure user logins and trans-

actions on mobile apps; and Patent Plus, an endeavor started by UConn students that is developing software to make patent searches easier and more efficient.

Also joining TIP is ConnexMarkets, a lending platform designed to empower small businesses; Neural Tax Networks, which advanced AI techniques to simplify the tax reporting process for both consumers and large corporate tax departments; and Encaptiv, which provides an audience engagement platform for virtual, hybrid and in-person presentations and events.

TIP Digital is co-funded by the UConn and the nonprofit StamfordNext and serves as key component of the larger Stamford Data Science Initiative, an effort of UConn, StamfordNext and CTNext to expand the data science sector in Stamford.

Avison Young names new regional director

Avison Young has hired Eric Stone as principal and regional director of real estate management services (REMS). In his new role, Stone will focus on growing Avison Young's REMS service line across Westchester and Fairfield counties, Long

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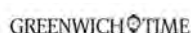
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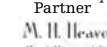
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Island, New Jersey and Philadelphia, and will also expand the company's presence in Boston.

Stone brings more than 30 years of commercial real estate experience to Avison Young. Prior to joining the company, he was executive vice president and regional director of management at Newmark Knight Frank, where he was responsible for a portfolio of 23 million square feet across Westchester and Fairfield counties, New Jersey, Philadelphia and Pittsburgh.

"Eric is a proven leader in the property management space, with a deep industry knowledge, extensive experience and strong regional relationships that will bring tremendous value in bolstering our REMS platform across the Northeast," said Dorothy Alpert, principal and tri-state president of Avison Young. "Adding Eric to our team underlines Avison Young's commitment to recruiting and retaining top local talent to provide our clients with best-in-class service across all lines of business."

Hedge funds expect strong inflows over next two years

U.S.-based hedge funds are predicting strong inflows over the next two years, with 86% of this sector anticipating a rise in the level of investment into hedge funds and 42% predicting a dramatic rise.

According to a new study from quant technologies provider SigTech, 92% of hedge funds surveyed – that collectively have \$74.7 billion in assets under managements – anticipate the number of quantitative investment strategies launched will increase by 2023, with 34% expecting a dramatic rise. Furthermore, 78% of those surveyed expected levels of transparency in the quant market to improve, and 38% believed this will be a driver for a significant increase in investment flows into this market segment.

"Our research shows a strong sense of optimism among U.S. hedge fund managers, with the majority expecting strong inflows and more strategies for investors to choose from," said Andrew Liddle, chief operating officer at SigTech. "This helps explain why nine out of 10 hedge funds interviewed believe the overall number of quant fund managers will increase over the next five years."

Three CMEEC officers convicted of misusing funds

A trio of executive officers associated with the Connecticut Municipal Electric Energy Corp. (CMEEC) were found guilty of an offense related to the theft of federal funds.

CMEEC is a cooperative public corporation that permits municipal electric utilities in Connecticut to join together to furnish electric power in the municipalities' areas of operation. CMEEC's Fairfield County members include the Second Taxing District of the City of Norwalk and the Third Taxing District of the City of Norwalk.

A federal jury found former CMEEC CEO Drew Rankin, former CMEEC Board Chairman James Sullivan and John Bilda, former city of Norwich representative on

the CMEEC board of directors, of channeling federal funding designated for CMEEC operations for lavish vacations outside of Connecticut, including trips to the Kentucky Derby in 2015 and 2016 and to a luxury golf resort in West Virginia in 2015. The trips, which had no connection to CMEEC business, totaled more than \$800,000 in travel expenses, private chartered airfare, first-class hotel accommodations, meals, tickets to sporting events, golf fees, souvenirs and gifts.

In November 2018, a grand jury returned

a four-count indictment charging Rankin, Sullivan and Bilda with one count of conspiracy and three counts of theft concerning a program receiving federal funds. The jury found Rankin, Sullivan and Bilda guilty of one count of theft concerning a program receiving federal funds, and not guilty of conspiracy and a second count of theft concerning a program receiving federal funds.

Rankin, Sullivan and Bilda face a maximum term of imprisonment of 10 years. A sentencing date is not scheduled.




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Covid-19 and Westchester's commercial property market: Part 1, the light at the tunnel's end?

BY HOWARD E. GREENBERG

Is there a light at the end of the tunnel, or is it an oncoming train?

The pandemic had varying effects on office tenants and office building owners, and there are still many more questions than answers about the future of work in the office setting. With the onset of the delta and omicron variants, companies have continued to delay office openings.

In speaking to many clients and other executives, I have learned that they have had few issues with remote working. The technology is here to support it, and the general attitude is "it is what it is." Management and employees have risen to the occasion and produced the work they need to produce to keep businesses moving, and (in many cases) growing. It is not perfect, but it is functioning. Some significant form of remote working will be here for the long term.

As of this writing, offices in Westchester still have very limited physical occupancy, which seems to be about 15%. Many office building amenities where people would gather (i.e., cafeterias and fitness centers) have been shut down.

Tomorrow's workforce

Employees have adapted to remote working very readily. They like the flexibility and not having to spend time commuting, especially on public transportation. For those with young children it has reduced the cost of childcare. Expenses for train tickets, gasoline, business attire, dry cleaning and lunches are down, putting more disposable income in their pockets.

Executives and (especially younger) employees agree that they are missing valuable training, mentoring and collaboration due to remote working. The heads of large corporations are concerned that those at the beginning of their careers will not learn the "soft skills" that they need to succeed, and that an entire generation of employees that should be moving up in the executive ranks will not be qualified to do so. These people are not meeting their colleagues, team members, customers or clients face to face, which is a substantial change in the way business is conducted.

When people finally do come back to the office, the concept of hybrid work looks like the wave of the future. This format brings some employees into the office for two or three days per week and the rest for the other days. When they are

not in the office they work remotely.

Remote work is also becoming an employee retention and recruitment issue. Increasingly scarce and valuable employees have let it be known that they would move to other jobs if they were required to be in the office for even a few days per week.

Companies are concerned that their competitors who allow 100% remote working will attract their employees and/or prospective hires from those employers who insist on time to be spent in the office. It seems as if every company and professional firm is struggling to find employees at all levels, to the point of paying signing bonuses and actively soliciting new hires from competitors. There are simply not enough people to get the work done and no one seems to know where they have gone.

Days of panic and pain

At the beginning of the pandemic, there was a huge spike in office space put on the market for sublease throughout the country. In retrospect, it seems this was a knee-jerk reaction in response to the prospect of tenants being obligated to pay rent on empty office space.

Some of this space has been taken off the market, as companies have determined they would re-occupy it. Other blocks have been subleased by companies attracted by the bargain rents and short lease terms.

Government PPP money was a boon to many commercial tenants and commercial property owners, as it had to be directed to payroll or rent, and these loans (some of which were in the millions of dollars) were ultimately forgiven without tax consequences.

Ironically, the largest leases around during the pandemic are being signed by tech companies, many of which have announced that their employees can either work wherever they like or work 100% remote for the future. Remote working is most possible in the tech industry, and the young cohort of employees seems to like it. It is not clear why this industry is loading up on office space, which is often the most expensive space in whatever market in which they are leasing.

Also, there has been extraordinarily little news about the issues of office building owners who have not received rents, either from tenants whose businesses were negatively affected by the pandemic, or those who were gaming the system to avoid paying rent on empty space. If not for the PPP program, there

could have been a substantial number of defaults on office building mortgages during the pandemic.

These owners still had their mortgages and real estate taxes to pay, and the cost of operating an empty building (which had to be insured, staffed, cleaned, sanitized, heated and cooled) is not significantly less than operating a full one.

The statistics

The Westchester office market has had a difficult couple of years. In pre-pandemic 2019, Westchester leased 1.73 million square feet of office space. The availability rate (all vacant space, including that being offered for sublease) was 20.1%.

In our 27 million-square-foot multi-tenant office market, about 5.5 million square feet of space was available for lease or sublease. This has been a fairly stable number for many years. Westchester had a positive net absorption of 274,000 square feet at the end of 2019, so we leased a bit more space than was vacated.

What a difference a year made. At the end of 2020, we had leased only 1.15 million square feet of space (down about 35%), while the U.S. generally suffered a leasing decline of about 40%. Westchester's office availability rate increased to 24.9% (up 24% from 2019). The county had a huge negative net absorption of 1.3 million square feet, so an additional 4.8% of our office space became vacant.

Through the first three quarters of 2021, leasing has been about 1.45 million square feet, or about 300,000 square feet more than in all of 2020. The year-end numbers are not yet in, but we will likely lease less space than we did in 2019. The availability rate at the end of the third quarter is up to 25.7% and year-to-date net absorption is negative 200,000 square feet.

Karolina Alexandre, research manager for commercial brokerage firm Newmark, said the following about our current market: "The pandemic brought challenges to the Westchester County office market, but also positive changes, notably the opportunity for executives to reimagine the workplace and adapt to a new wave of employees working on a hybrid schedule both remotely and in-office. The economy and property markets have proven their resilience, though there are obstacles to navigate with a necessity to continue to repurpose obsolete assets.

"However," she continued, "the opportunity for owners to market their buildings to a different cohort of clients is an exciting one. Specifically, the buildings that feature flexible floor plans and more complete amenity packages are at an advantage. They are able to accommodate a wider variety of tenants, who are continuing to leverage current market conditions to trade up to higher quality spaces with state-of-the-art amenities. Companies that adapt to the new world of hybrid work will be successful in attracting talented employees and keeping them working in the office."

Part of this big negative net absorption was three large blocks of space that came available that had nothing at all to do with the pandemic.

PepsiCo vacated 376,000 square feet (the entire office park) at WestPark, located at 1111-1129 Westchester Ave. in suburban White Plains. This was expected, as PepsiCo had taken a short-term lease to serve as temporary space while its nearby headquarters was undergoing a major renovation.

At the Gateway Building in downtown White Plains, 250,000 square feet at this 530,000-square-foot building came back on the market that had been occupied by financial firm Alliance Bernstein. About three years ago, the company announced that it was relocating this administrative unit to Nashville to reduce costs.

And a 100,000-square-foot building on Corporate Park Drive came to market because the company that had purchased it for its own use had never occupied it and has opted to lease it. These three spaces represent 726,000 square feet (2.7% of the entire market) that became vacant and available in 2020.

As the typical lease transaction in Westchester is still about 5,000 square feet, and there have been very few new leases over 25,000 square feet recently, it will take a number of years to absorb this amount of space.

Large blocks of available space are also opportunities for major companies to relocate to Westchester. But real estate professionals do not believe that we will see relocations from New York City. The age and quality of our office inventory – our latest speculative office building was completed in the mid-1980s – is often a major negative factor to those companies who consider relocating to Westchester from New York City and other major markets.

And the amount of space available in Manhattan is at record highs, even as leasing starts to accelerate again. The

most popular buildings in Manhattan now are the newest and most expensive, with rents up to \$200 per square foot. The older buildings that are losing tenants to these trophy buildings are being aggressive in their economic packages to lure new tenants to fill their vacant space.

The value of repurposing

The repurposing of Westchester's office inventory continues, as it has for the past 10 to 15 years. Our multitenant office space market used to be measured at 33 million square feet. Due to demolitions of functionally obsolete buildings and repurposings of other buildings and sites to different uses, our present total market is 27 million square feet, or about 18% smaller.

The term repurposing applies to office buildings that have been adapted to different uses, or that have been demolished for a different type of building to be built on the same site. Sloan-Kettering Cancer Center now occupies 400 Westchester Ave., which was an office building formerly occupied by Verizon. The 200,000-square-foot LifeTime Fitness on Westchester Park Drive replaced the former offices and printing facility for hard-copy Gannett newspapers.

On Corporate Park Drive, five office buildings totaling 420,000 square feet that were developed in the 1970's were demolished to make way for the 125,000-square-foot Wegman's supermarket. Next to the Wegman's site, a vacant office building was converted to a pediatric medicine building for Montefiore Medical Center, including the construction of a linear accelerator for cancer treatments.

The demolished buildings were functionally obsolete and would have required significant capital improvements to make them rentable. The empty buildings provided little in the way of tax revenue to the town of Harrison. The new medical, fitness and retail facilities will contribute significantly to the sales and real estate taxes that the municipality will now collect.

Harrison was very much ahead of the curve years ago, when it drafted a new Master Plan that allowed non-office uses in the original office parks of the Platinum Mile. This model has been used in other parts of the country in new developments very successfully, but this was the first time that multiple uses in the same park were accepted by a Westchester municipality.

In downtown White Plains, the former AT&T Building at 440 Hamilton Ave. is now undergoing a complete transformation. This 336,000-square-foot former office building is being turned into a 13-story multifamily residential building, and an additional seven-story building will be built on the site, as well as an out-

door pool and fitness facilities. Another example of reducing our office inventory by repurposing a functionally obsolete building to residential use.

In addition, medical users – which used to be frowned upon as office tenants due to heavy parking requirements and a negative image of patients mixing with office workers – have become large occupiers of office space. Sloan-Kettering, WestMed, Scarsdale Medical Group and Hospital for Special Surgery are examples of such users.

Just recently, a 160,000-square-foot office building on Westchester Park

Drive was demolished. This building had become vacant in 2012 when the anchor tenant moved out and was surrendered to its lender. A major residential developer is in the process of building two apartment buildings on the site.

It is very possible that there will be no new speculative office space built in Westchester in the foreseeable future. Any new building, built to today's aesthetic, health, and sustainability standards and with today's construction costs, would have to achieve rents almost twice as high as our existing buildings to be financially viable.

(Next week, this article will continue with a consideration of the current states of the office, hotel, retail, warehouse and multifamily sectors within Westchester's commercial real estate industry.)

Howard E. Greenberg is president of Howard Properties Ltd. In Valhalla. He has more than 35 years of experience as a commercial real estate broker and tenant representative in the Westchester County market. He has also represented tenants throughout the U.S. and in Europe. He can be reached at 914-997-0300 or at howard@howprop.com.



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WCA UPDATE

WCA Celebrated Annual Fall Leadership Event: Driving Westchester Forward

The Westchester County Association (WCA) hosted their Annual Fall Leadership Event: Driving Westchester Forward on November 30 at the Westchester Marriot in Tarrytown, New York. With over 400 people in attendance, the evening honored the achievements of organizations Skanska, Westhab, and WMCHHealth, as well as the outgoing WCA Chairman, William P. Harrington Esq., Partner at Bleakley Platt & Schmidt who received the Alfred B. DelBello Visionary Award.

The program featured remarks by Westchester County Executive George Latimer, President and CEO of the WCA Michael N. Romita, and retired President and CEO of the WCA Bill Mooney. Incoming WCA Chair of the Board and President & CEO of White Plains Hospital, Susan Fox, also delivered special remarks.



Michael Romita, President & CEO, Westchester County Association and Susan Fox, incoming WCA Chair of the Board and President & CEO of White Plains Hospital.

Honoree Photo (L-R): Richard Nightingale, President, WestHab; William P. Harrington Esq., Partner at Bleakley Platt & Schmidt; Michael D. Israel, President & CEO, Westchester Medical Center Health Network (WMCHHealth); Theodora Diamantis, Vice President, Account Manager, Skanska; Michael Viggiano, Executive Vice President, Skanska; Susan Fox, incoming WCA Chair of the Board and President & CEO of White Plains Hospital; Michael Romita, President & CEO, Westchester County Association.

UPCOMING EVENTS

Annual Breakfast Featuring Westchester County Executive George Latimer. Panel Discussion on Emerging Economic Issues

January 13 | 8:00 AM – 10:00 AM

Sleepy Hollow Hotel & Conference Center
Members: \$90.00 | Non-Members: \$100.00

Fresh off his re-election, Westchester County Executive George Latimer will address the region's business, non-profit and community leaders. Latimer will discuss the key initiatives of his administration and the region's economic opportunities and challenges. He will set forth his vision and goals for the upcoming year.

The breakfast will be followed by a panel discussion on Emerging Economic Issues

Moderator: Lynne Richardson, Iona College

Panelists: John Shin, BofA Merrill Lynch Global Research
Michael P. Goldrick, PCSB Bank
Alvina H. Lo, M&T Bank

Register at westchester.org/events

WCA On-Demand Video Library:

View all of WCA's virtual events at youtube.com/TheWCAAssociation

Video highlights include:

- The future of telehealth in a post-pandemic world
- Economic models for improved housing affordability
- The mega shifts and trends in our region's talent ecosystem

WCA NEW MEMBER SPOTLIGHT

STREETWORKS

DEVELOPMENT

"WCA's mission of pushing the boundaries of what sustainable and forward-looking development looks like in Westchester County aligns perfectly with that of Streetworks Development. We are proud to join the ranks of this esteemed association and look forward to working with its leadership and membership to drive Westchester forward."
–Trenesa Danuser, Head of Communications + Outreach

Streetworks Development is a creative real estate development team, part of the holding company Hudson's Bay Company, LP. Building relationships with communities for 40 years, we pride ourselves on collaborating closely with residents and stakeholders to program, design, and execute market driven master plans that are both "of the community," and reflective of the great context in which they exist. (www.streetworksdev.com)

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WCA PRESIDENT'S MESSAGE

—Michael N. Romita

HAPPY HOLIDAYS!

It has been a year of significant accomplishments. From purpose driven committee work, to targeted advocacy at the national, state, and local level, to the invaluable connections we foster for our membership organizations, the Westchester County Association continues to set the professional agenda for the county and beyond. Our collaborative achievements this year are a particular source of pride.

We launched the WCA's Talent Consortium to bring together the presidents and deans of our regional colleges with the lead executives of our regional employers to tap a local talent pool and fill positions during the job recovery.

Our nationally recognized Y-Zone program will provide internet service to hundreds of households in Yonkers as we pilot an innovative public private partnership to address the digital economic divide in Westchester.

Our one-of-a-kind Clean Energy Portal is connecting hundreds of businesses with a wide array of programs to help them transition to a low carbon footprint.

And, of course, we notched substantial advocacy victories in the areas of healthcare, real estate, housing, and funding for our local businesses and economy.

These efforts will continue in the new year as we bring together the leaders from across the professional spectrum to drive economic growth by identifying and addressing our collective challenges and opportunities. **For the WCA's member organizations it is about more than networking. It is results driven work.**



Thank you to our members and supporters. Through the WCA, you are part of the most influential community of businesses and nonprofits in the region. You are making things better for your individual organizations and for all of those who live and work here. On behalf of our board of directors and our dedicated staff, warm wishes for a joyous holiday season.

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Membership in the Westchester County Association is one of the best investments you'll make for your business.

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Visit westchester.org/member-benefits for more information or contact Melissa Luzzi, Manager Membership & Events, at [914.948.1860](tel:914.948.1860) or info@westchester.org.



Front Row from left: Grant Valentine, community outreach liaison to Rockland Community College's Board of Trustees; Jean M. Leandre, dean of career and professional development at Rockland Community College; Dr. Stephanie Compasso, director, Rockland Works Career Center; Mike Lawler, New York state assemblyman; Elijah Reichlin-Melnick, New York state senator; Dr. Michael Baston, president, Rockland Community College; Ed Day, Rockland County executive; Aney Paul, Rockland County legislator; Deborah Studnitzer, business liaison Workforce Development Board of Rockland County.
Back Row from left: Dr. Mark Geller, CEO, Montefiore Nyack Hospital; Timothy Egan, CIO, Rockland Paramedic Services; and Lucy Redseposki, director, Rockland County Department of Economic Development.

Rockland agencies collaborate to restore emergency medical workforce

BY BRIDGET MCCUSKER

bmccusker@westfairinc.com

While the individual and industry-wide struggles of hospital workers have been in the public eye for the duration of the pandemic, another sector of health care service providers has been facing its own strains as well. According to a survey from the American Ambulance Association, nearly a third of the emergency medical service industry's workforce left their agency after less than a year.

Tim Egan, chief information officer at Rockland Paramedics, a nonprofit advanced life support service operating in Rockland County, said that the lack of qualified emergency medical technicians (EMTs) and paramedics has hit the lower Hudson Valley hard, but extends across the country as well.

"There's been a significant shortage in providers both at the EMT and paramedic level," he said. "It really started before the pandemic, but the pandemic really accelerated those losses to the industry and health care industry overall. In EMS in particular, it's really tough right now. We as an organization are probably down about 25% in paramedic availability and employees, and on average about 40% with EMTs. It depends on the day, but we've been down about 50% to 60% in EMT coverage on any given day, and that's pretty serious, because this has downstream trickle effects into the rest of the health care system."

A report from the New York State Department of Health's Bureau of EMS also reports that the number of certified providers in the state has declined by 9% in the past

decade.

Not only can this shortage of workers seriously affect the response time for people having medical emergencies, it can also back up hospitals due to a lack of medical transport options.

This is a critical issue for both the health care system and the community at large, so it only makes sense that health care providers and community leaders are teaming up in Rockland County to address it. Through a new partnership with Rockland Community College (RCC), Rockland Paramedics, the Workforce Development Board of Rockland County and the Rockland Works Career Center, students interested in becoming emergency medical technicians at the basic level can take the three-month course potentially for free and be placed immediately into a paid position with Rockland Paramedics upon completion.

The program is intended to target both the needs of the industry and the need for greater opportunity for those who are unemployed and underemployed, especially those impacted by the pandemic.

Although there are many volunteer agencies in the numerous municipalities around Rockland, Egan explained that there is still a lot of opportunity for paid EMS workers, because even most volunteer agencies rely on paid staff regularly for hours that cannot be filled by volunteers.

Michael Baston, president of RCC, said that the college began to seek out ways to establish pipelines for students to get into important opportunities in health care even before the pandemic began, but wanted to find more intentional, shorter-term ways to

help the community after it hit the region hard.

"This is a new, first of its kind program," Baston said. "And the thing that's distinctive about our program is this: most times, schools decide what they want to do and say to the community, 'Hey, here's what we have to offer.' What we did was we met with the actual EMT and paramedic groups and said, 'What should we offer?' And co-designed the offerings with those who actually need the help. And that is different. It's not just an education institution on its own making decisions for folks, but by co-designing these kinds of programs, business and industry will ultimately get exactly the kind of folks they need. And if we can find appropriate ways to fund it, it just makes all the difference."

The first cohort will begin training at RCC on Jan. 24 and finish around the end of April. It has 18 spots, and Baston said that the program received 17 applications in just the first few days.

It costs \$6,997, but is free for individuals who qualify for assistance through the Workforce Innovation and Opportunity Act. Those individuals can inquire about applying for those benefits through the Rockland Works Career Center; minimum requirements such as a high school diploma or GED along with fluency in English are also needed.

According to Egan, Rockland Works and the Community Development Board were both integral in providing funding for the program, while leaders from Good Samaritan Hospital in Suffern and Montefiore Nyack Hospital have been involved in medical direc-

tion for it.

Dr. Mary Leahy, CEO of Bon Secours Charity Health System, which operates Good Samaritan Hospital, Bon Secours Community Hospital in Port Jervis and St. Anthony Community Hospital in Warwick, pointed out that the program is not only beneficial to short-term EMS operations, but also can encourage individuals to go into a career in the health care field.

"I think having a pipeline for emergency services in a local community is really important. It's a great benefit for this program," Leahy said. "And I think it also lets EMTs get a sense of what it's like to work in health care, and it can be an opportunity for them to even further their education and pursue other certifications or degrees. And so the short term is that we're getting people interested in health care and we're increasing the number of EMTs that are available in a local community, but there's also a bigger benefit from a workforce development perspective and the economic impact of this kind of program, which will help increase the number of employed individuals. It offers employment opportunities to local residents, and it also helps improve the economy of an area."

Although it is a short-term program for now, Egan pointed out that there are possibilities for extending it into the future.

"(RCC Dean of Career and Professional Development Dr. Jean Leandre) and I have discussed plans for a summer course as well as a fall course, and eventually we'd like to see that progress back up to the paramedic level with a paramedic course based out of RCC," he said.



Orange County Chamber of Commerce refocuses after pandemic troubles

BY BRIDGET MCCUSKER

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According to Heather Bell-Meyer, president and CEO of the Orange County Chamber of Commerce, about 80% of Orange County's business activity is thanks to small businesses.

"That's very unique to this county," she said. "And so our membership with the Orange County Chamber of Commerce is actually 60% small businesses – qualified small businesses, with less than 25 employees. And then the next highest percentage of membership has less than 50 employees."

Orange's industries also make it unique; it is a highly tourism-focused area, and has also found success as the setting for many warehouses.

The chamber has been an essential resource for these businesses and nonprofits, no matter the size, for many years, but especially so during the pandemic, one of the hardest times for small businesses in recent memory. It helps create and support businesses, makes connections and introductions, provides referrals and recommendations and hosts networking events, along with providing visibility and exclusive member-to-member discounts.

With just under a thousand members currently, the chamber has been on an upward path of growth since February. Bell-Meyer took over as leader of the organization in January, and the organization has since been seeking new ways to better serve its members.

Now, the chamber is relocating its main office from 40 Matthews St. in Goshen to a new location in Maybrook.

"Just like everyone else in the pandemic, it hit the chamber just as hard as it hit everyone else," Bell-Meyer said. "You know, we had downsides – our staff was downsized. We also went through leadership changes, through staying operational (and staying) fiscally responsible. It was a decision that was very hard for both myself and the board of directors to come to, but the space that we had was too big for us. It was a move that was going to be beneficial to both the chamber and our members."

Although the chamber's footprint will be downsized somewhat, Bell-Meyer says that the new building makes the organization more visible and accessible to its membership and the community, located on a main thoroughfare in Maybrook. It will open officially in May of 2022.

Along with its centralized location, and perhaps most excitingly, the Maybrook office will also allow the chamber to offer



Grand opening of Orange County Chamber of Commerce office. Photo credit Jeremy Landolfa, Visual Concepts Photography.

office space to members who need a place to work and run their small businesses. Bell-Meyer knew from her own experience as a small-business owner how valuable this kind of space would be, as an asset to offer to members.

"I know a lot of home-based businesses that would really like to be able to have an office to meet with people versus meeting them, say, at a coffee shop," she said. "Somewhere where they can say, 'This is my desk, this is my office and this is somewhere where I can go to everyday versus going down to my basement or up to a spare room in my office.' It's that feeling of leaving your house, for those who can't afford the overhead of an office ... it's an opportunity to give a small business that chance to say, 'I have an office.'"

The office spaces are not free, but the fees include all utilities and chamber membership, at one set rate that is available either for a short-term, six-month lease or a longer-term one-year lease. Several businesses, mostly home-based, have already expressed interest in the spaces, Bell-Meyer said.

Along with the new office, the chamber is expanding to a new satellite location at 380 Broadway in the city of Newburgh. The chamber held the grand opening for the space on Tuesday, Dec. 14.

"One part of my vision was that we needed to spread out throughout the county – we didn't need to have just one office," Bell-Meyer said.

The Newburgh office was donated by William A. Smith & Son Inc., an insurance agency in the city that has been an Orange County Chamber of Commerce member



Heather Bell-Meyer, president and CEO of the Orange County Chamber of Commerce, speaks at the ribbon cutting for the chamber's Newburgh satellite office on Dec. 14.

since 1945. Jack Smith, owner and president, credited the chamber as an invaluable source for the agency to grow, network with other businesses and stay involved and informed through the years.

Bell-Meyer will begin regular hours there every Monday, and will be available to meet by appointment only.

"It gives me the opportunity to be actually out in the city of Newburgh, meeting members, meeting potential members, hav-

ing the meetings that I need to have, but also to have people come in and actually meet with me there as well."

The chamber is continuing its "Reopening Orange County" effort along with its regular programming and services, and Bell-Meyer reported several more initiatives in the works for next year as well.

"Next year is going to have a lot of exciting opportunities coming down the pipeline," she said.



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FOCUS ON ELDERCARE



Bridgeport Hospital. Courtesy of the hospital.



Greenwich Hospital. Courtesy Noroton / Wikimedia Commons.

New report highlights the health of Connecticut's hospitals

BY PHIL HALL

Phall@westfairinc.com

A new report published by Connecticut's Office of Health Strategy found 18 of Connecticut's 27 hospitals ended Fiscal Year (FY) 2020 with a positive total margin, a situation molded by the medical and economic factors of the ongoing pandemic.

Statewide, the total gain from patient care and related sources (or operating revenue) for Connecticut's acute care hospitals was \$40.9 million, down 93% from the previous fiscal year. Statewide, hospitals generated \$324.6 million from sources unrelated to patient care (or non operating revenue), which included revenue from

investments, unrealized gains on investment holdings and gains from affiliates or joint ventures. This was a 393% increase from the \$65.8 million earned in FY 2019, a situation shaped by increases in the financial markets.

Total hospital net assets increased by \$428 million to \$7.67 billion in Fiscal Year 2020, while stockholder equity increased by \$32 million to \$123 million. Statewide hospital uncompensated care charges for the fiscal year totaled \$774 million, a \$32 million or 3.9% decrease from the prior year, while bad debts accounted for 52% of uncompensated care charges and charity care accounted for 48%, both were virtually unchanged year-over-year.

In general, the report determined that

larger hospitals with a greater number of beds did better compared to smaller facilities.

"Statewide, the financial performance of Connecticut's hospitals and health care systems was substantially impacted by the Covid-19 pandemic," said OHS Executive Director Vicki Veltri. "The significant drop in utilization of elective inpatient and outpatient services, as hospitals worked to intervene and treat residents during the height of the pandemic, is also reflected in a significant drop in facility fee revenue at nearly all hospitals."

Veltria added, "An infusion of over \$1 billion in Covid-19 relief funds from the federal government and subsequent state supports provided aid. Despite the impact of the pandemic, most hospitals

retain significant net assets, and the majority of hospitals and three-quarters of our health systems ended the full FY 2020 with positive total margins due in part to the strong performance of the financial markets."

Within Fairfield County, the situation varied significantly between the hospitals.

Bridgeport Hospital: This hospital is an affiliate of Yale New Haven Health Services. In FY 2020, the hospital experienced a \$16 million loss from operations – it recorded a \$36.9 million in net income one year before – and its \$7.7 million in non operating revenue was up from \$3 million in the previous year. As a result, the hospital had a deficiency of revenues over expenses of \$8.3 million.

» CONNECTICUT'S HOSPITALS 18



Norwalk Hospital. Photo by Jllm06 / Wikimedia Commons.



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The hospital's total operating revenue was \$727 million, up from \$622 million one year earlier. Total emergency room visits totaled 92,092, down from 96,588 one year before.

Danbury Hospital: This hospital is an affiliate of Nuvance Health. In FY 2020, the hospital generated \$1.9 million in income from operations, down from \$18.6 million one year before, and had \$15.6 million in non operating revenue, up from the previous year's \$1.38 million, resulting in an excess of revenues over expenses of \$17.5 million.

The hospital's total operating revenue was \$668.6 million, down from \$673.5 million in the prior year. Total emergency room visits totaled 70,084, down from 85,557 in FY 2019.

Greenwich Hospital: This affiliate of Yale New Haven Health Services generated \$5.6 million in income from operations and had \$9.3 million in non operating income, resulting in an excess of revenues over expenses of \$14.9 million – one year earlier, it had \$13.7 million in income from operations and \$1.5 million in non-operating income.

The hospital absorbed \$464.5 million in total operating revenue, up from \$407.7 million in the year before. It recorded 31,799 in emergency room visits, down from prior year's 37,808.

Norwalk Hospital: This Nuvance Health affiliate brought about a \$7.7 million loss from operations – one year earlier, the loss was \$9.7 million – and it had \$13.9 million in non-operating revenue, resulting in an excess of revenues over expenses of \$6.2 million.

The hospital's total operating revenue of \$374.1 million was up from \$369 million 12 months earlier. It also treated 39,497 emergency room visits, down from 49,393 in the previous year.

St. Vincent's Medical Center: This Bridgeport-based affiliate of Hartford HealthCare. In FY 2020, the hospital experienced a \$12.6 million loss from operations – it recorded a \$29.7 million gain the year before – and experienced a non operating loss of \$44,000, an improvement from its \$71,000 loss in the prior year.

The hospital's total operating revenue of \$391.5 million was down from \$412.6 million in FY 2019. A total of 51,045 emergency room visits was lower than the 62,281 total one year ago.

Stamford Hospital: Fairfield County's sole hospital that is not an affiliate of a larger medical network generated \$62.7 million in income from operations, up from last year's \$41 million, and had \$2.5 million in non operating income, compared to a \$518,866 loss one year ago. This resulted in an excess of FY 2020 revenues over expenses of \$65.2 million.

The hospital's total operating revenue of \$656.2 million was up from \$608.9 million one year earlier. And the 50,633 emergency room visits were down from 56,515 in FY 2019.

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COMPILED BY PHIL HALL

New program aims at college students' mental health concerns

Connecticut's state government has unveiled a new program that allocates \$2.7 million to colleges and universities for dealing with ongoing student mental health challenges exacerbated by the Covid-19 pandemic.

The Connecticut Campus Mental Health Program, which is financed through the Governor's Emergency Education Relief Fund, will provide funding for strategies to enhance student access to mental health care treatments and equip staff and students with knowledge for supporting students with mental illnesses, particularly

those from minority or traditionally underserved backgrounds. The program is projected to benefit more than 130,000 undergraduate students across 28 colleges and universities in Connecticut.

The program's grants will be administered by the Connecticut Office of Higher Education, in partnership with the Connecticut Department of Mental Health and Addiction Services and the Office of the Governor.

"We recognize the challenges that students have been facing on college campuses as they have been forced to adapt to the stresses of the pandemic," Timothy D. Larson, executive director of the Connecticut Office of Higher Education, said. "Designating funds to support their mental health is not only crucial to their well-being but also a good investment in our future leaders."

UConn study expands insight into youth suicide risks

Children who have experienced the death of a parent are at an increased risk for mental health challenges, including depression and suicide, but a new study from the University of Connecticut's Department of Human Development & Family Sciences has detailed how surviving parents can help reduce suicide risk in at-risk youth.

The study, which published in the journal *Development and Psychopathology* and is co-authored by Na Zhang, a UConn assistant professor, identified an unexpected reduced suicide risk among parentally bereaved youth when their surviving parent or caregiver took part in a Family

Bereavement Program (FBP). The FBP developers charted six and 15-year follow-ups and found that youth suicide risk for participating families was dramatically reduced.

"The goal of the intervention was to prevent mental health disorders, including internalizing problems such as depression and anxiety, but also externalizing problems like aggression and conduct problems," said Zhang. "There was no specific intervention strategy about suicide, or reducing suicide risk."

"We call this an upstream suicide prevention – by focusing on parenting and children's coping upstream, early in their development, then later in their life the suicide risk is reduced. I was really interested in how this upstream preventive intervention could have such a long-term effect to reduce suicide risk."

Zhang added that further study was needed to have more of a systematic way to access suicide risk.

Sackler name erased at Metropolitan Museum galleries

The Sackler family that founded and operated Stamford's embattled Purdue Pharma has made a joint announcement with the Metropolitan Museum of Art that the Sackler name is being removed from seven exhibition spaces, including the ancient Egypt wing featuring the Temple of Dendur.

According to a New York Times report, the Met becomes the latest major art institution to distance itself from the Sacklers, whose role in generating the opioid crisis through its aggressive marketing of OxyContin has made the family a pariah within the cultural philanthropic realm where they reigned for years. The Met stopped accepting donations from the Sacklers in 2019 due to the controversy surrounding OxyContin.

"Our families have always strongly supported the Met and we believe this to be in the best interest of the museum and the important mission that it serves," said the descendants of Drs. Mortimer and Raymond Sackler, the company's co-founders, in a statement. "The earliest of these gifts were made almost 50 years ago, and now we are passing the torch to others who might wish to step forward to support the museum."

Two spaces within the Met will continue to acknowledge the Sacklers' support of the institution: the Arthur M. Sackler Gallery in the Asian wing and the Marietta Lutze Sackler Gallery in the Modern and contemporary wing. It is not clear why these spaces were spared the erasure of the Sackler name.

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BURKE BOARD GAINS NEW MEMBERS



Donald Friedman



Margie Lewis

Three new members of the White Plains-based Burke Rehabilitation Hospital Board of Trustees **Donald Friedman**, **Margie Lewis** and **Eon Nichols** bring with them decades of expertise, which will benefit the hospital.

Friedman, a Fairfield County resident, brings a marketing and branding background to Burke gained through his leadership positions at IBM, CA Technologies, Flex Technologies, Sequel and Datalytics Technologies. He has also served on a variety of public, private and philanthropic boards.

Lewis, a leader in the health care industry, where she has extensive experience as a professional services partner and managing director, has more than two decades of audit and consulting experience at Ernst & Young and EY/Cap Gemini.



Eon Nichols

Nichols, a partner and vice chair at Cuddy & Feder LLP, brings his experience representing corporate and nonprofit agencies in a variety of real estate transactions to the Burke Board. He is a member of many professional organizations and serves on the Board of Directors of African American Men of Westchester Inc.

CHASE RECEIVES RED SHOE AWARD

Ronald McDonald House of the Greater Hudson Valley (RMHGHV), located on the Westchester Medical Center campus in Valhalla, recently presented a Red Shoe Award to **Anthony Trimarchi**, managing director, J.P.Morgan Private Bank and a co-leader of the firm's Westchester and Hudson Valley market leadership team. JPMorgan Chase was honored as Program Partner of the Year in 2020 and finally received its award last week after the pandemic-caused delay.

This year, JPMorgan increased its support, making it one of the organization's largest corporate partners. In addition to its financial commitment, JPMorgan encourages volunteerism among its employees who cook for the Meals that Heal program, collect household essentials and food pantry items, all of which help families feel at home. The firm's commitment is so powerful that Trimarchi joined the RMHGHV Board of Directors and now serves as secretary of the board.



Anthony Trimarchi

As a parent of a child who battled a chronic disease, Trimarchi knows firsthand the importance of keeping families together during their child's medical crisis.... JPMorgan Chase is so proud to support and continue to invest in Ronald McDonald House of the Greater Hudson Valley and its mission to help as many families in the community as possible," said Trimarchi.

TECH SAFETY OPTIONS FOR SENIORS



From left: Nick D'Aquila, vice president, Assisted Living Technologies; and Mario D'Aquila, chief operating officer at sister company Assisted Living Services Inc. Photo Courtesy Assisted Living Technologies Inc.

Assisted Living Technologies Inc. (ALT), a family business that provides high-tech solutions to the senior market in Connecticut and My Guardian Angel (MGA), a medical alert device provider in Western, Massachusetts, recently announced a professional partnership that will expand their selection of senior technology services to a greater number of elderly residents to keep them safe and independent, even as their health needs change.

"The coronavirus pandemic is a perfect example of how quickly seniors can adjust to the ever-evolving tech landscape as many have used FaceTime,

hosted meetings on Zoom, and hopped on telemedicine calls with physicians to stay connected," said **Nick D'Aquila**, ALT vice president. "By combining our product lines, we're excited to become a universal resource for this growing population, while helping to expand My Guardian Angel's presence in the Northeast."

"Besides the existing compatibility between our product lines, there is a perfect synergy between our company values and mission," said **Jill Venier**, interim CEO of My Guardian Angel. "We've been a locally owned and operated com-

pany since 2009 and we're proud that our outreach and medical alerts services to Western Massachusetts are strengthened by partnering with Assisted Living Technologies."

The product and service line offered by ALT and MGA includes fall prevention detectors; wander prevention mobile GPS system; home and fire safety devices; fire alert (that automatically disconnects power to one's range or stove when fire or smoke are detected); remote monitoring; fall and wander prevention systems; and a pager alarm, which helps keep caregivers aware of a caretaker's every move.

BOMA 2022 SLATE ELECTED

The Building Owners and Managers Association (BOMA) of Westchester County recently announced the election of its slate of officers for the 2022 term. **Scott Tangredi**, director of construction for Reckson, was re-elected president and was sworn in with the rest of the slate at BOMA Westchester's annual Holiday Party and Inauguration of Officers held Dec. 2 at Westchester Hills Golf Club in White Plains.

Other 2022 officers elected and sworn in are: **Caroline Molloy** of Cushman & Wakefield, vice president; **Michael Borrero** of Simone Development Companies, vice president; **Stephanie Manfredi** of Colliers International, treasurer; and **Robert McNamara** of GHP Office Realty, secretary.

The following directors were also elected: **Jenny Brown**, Pacific Retail Capital Partners; **Judy Carrion**, CBRE; **Vinny Finnegan**, Gedney Way Consultants LLC; **Geraldine Molloy**, Newmark Knight Frank; **Brian Van Riper**, Robert Martin Co.; and **Peter Zimmar**, Regeneration **Susan Curtis** of CBRE is im-



Seated, from left: Robert McNamara, Stephanie Manfredi, Caroline Molloy, Scott Tangredi and Michael Borrero. Standing, from left: Jim Scully, Brian Van Riper, Peter Zimmar, Vinny Finnegan, Jenny Brown, Geraldine Molloy and Judy Carrion.

mediate past president; Jim Scully, Scully Construction, allied representative; and **Dean Bender**, Thompson & Bender, public relations advisor.

BOMA Westchester is the county's leading professional organization dedicated to meeting the needs of building owners, property managers and allied professionals and tradespeople. It is an

affiliate of BOMA International, the oldest and largest association of the office building industry, with more than 100 federated associations in the United States and around the world. The 17,000-plus members of BOMA International own or manage more than 9 billion square feet of commercial properties in North America and abroad.

CONNECTICUT AIA 2022 BOARD OF DIRECTORS



Michele Sloan

REALTORS CITIZEN OF THE YEAR

Michele Sloan, a residential real estate agent with the Houlihan Lawrence New Canaan office, has been named New Canaan Board of Realtors Citizen of the Year Awardee 2021.

A lifelong resident of New Canaan, Sloan is a dedicated volunteer for many organizations and causes and has served on numerous boards, currently as board member of Meals on Wheels and the New Canaan Garden Club.

"I have known Michelle for many years.... She always goes the extra mile with energy and enthusiasm and gives 100% to her family, friends, business and volunteer endeavors. She is such an amazing asset to our profession and community," said **Diane Jenkins**, manager, Houlihan Lawrence New Canaan office.

Sloan's passion for real estate started at a young age working in her mother's real estate firm. After a career teaching at New Canaan Country School and Brunswick School in Greenwich, she joined forces with her mother in 2006 and in 2018 joined Houlihan Lawrence.

A graduate of New Canaan schools, Sloan received her undergraduate degree from the University of Richmond and a master's degree in teaching from Manhattanville College.

Founded in Bronxville, New York, in 1888, Houlihan Lawrence has 30 offices and more than 1,300 agents serving Westchester, Putnam, Dutchess, Columbia, Ulster and Greene counties in New York, and in Fairfield and Litchfield counties, Connecticut.

Information for these features has been submitted by the subjects or their delegates.

The Connecticut Chapter of the American Institute of Architects (AIA Connecticut) has announced the appointment of three new members to its Board of Directors, and its elected officers for 2022.

Elected for a one-year term are:

Randall Anway, AIA, LEED AP, New Tapestry LLC, Old Lyme, president. Anway specializes in interdisciplinary architectural design research inspired by natural patterns and systems. Through a collaborative approach and consultancy, he offers innovative research concerning sustainable architectural strategies in the built environment.

Paolo Campos, AIA, NOMA, Patriquin Architects New Haven, 2023 president elect. He is an associate principal with Patriquin Architects in New Haven, where he actively manages project design and documentation, technology integration and business development.

Susan Wyeth, AIA, NOMA, Centerbrook Architects and Planners, Centerbrook, treasurer. She earned fine arts and architecture degrees from the Rhode Island School of Design, finishing the five-year program in three years. After working for a Cambridge architect, she joined Centerbrook in 1983 and has amassed a substantial portfolio on design teams for academic clients.

Marc Andre, AIA, Marc G. Andre Architects, Fairfield, secretary. He is committed to exploring aesthetic aspects of architecture and effectively solving various challenges of the built environment, while exceeding clients' expectations. He holds a Bachelor of Architecture degree from City College School of Architecture and Environmental Studies, New York City.

Joining the Board of Directors for a three-year term are: **Julia Su Jack**, AIA NCARB, PMI, city of Hartford; and **Jeremy Jamilkowski**, Svigals + Partners, New



Randall Anway



Paolo Campos



Susan Wyeth



Paolo Campos

Haven. **Michael Ayles**, FAIA, Antinozzi Associates was elected to an additional 3-year term. **Ersa Llakmani**, Associates AIA, will serve a one-year term as associate director.

Andrew Gorzkowski, AIA Pickard Chilton, New Haven; **Thomas Haskell**, AIA, UCONN, Storrs; **Jennifer Huestis**, AIA Huestis Tucker Architects LLC, Woodbridge; **Ming Thompson**, AIA, Atelier Cho Thompson, New Haven; and **Michael Tyre**, AIA, Amenta Emma Architects, will continue to fulfill their terms as directors of the board. **Angela Cahill**, AIA of QA+M

MERGER CREATES LARGE IP PRACTICE

Well-known in the intellectual property (IP) community and recognized for its trademark and anti-counterfeiting practice, Colten IP in Ossining has joined Rothwell Figg Ernst & Manbeck, a nationwide leader in patent prosecution and litigation located in Washington, D.C. The combined firm will be named Rothwell Figg.

According to firm management, "This merger allows us to add exceptional knowledge and skills, through a substantial corps of experienced patent attorneys in fields such as artificial intelligence, biologics and biosimilars, chemicals, food sciences, pharmaceuticals and software in addition to all forms of mechanical and electronic engineering disciplines and complex, high-profile patent litigation."

The newly merged firm now has an additional major presence in leading government, business and technological centers as it expands its New York presence and includes Washington, D.C. and Boston.

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GOOD THINGS

MAJOR GRANT TO HOSPITAL HELPS VETERANS

Burke Rehabilitation Hospital in White Plains was recently awarded \$336,532 from the U.S. Department of Veterans Affairs, Adaptive Sports Programs for Disabled Veterans and Disabled Members of the Armed Forces, to support the new Burke Rehabilitation Adaptive Sports for Veterans Program (BRAVE), which was developed as a comprehensive plan for disabled veterans and members of the Armed Forces residing in New York's lower Hudson Valley; Bergen County, New Jersey; and Fairfield County, Connecticut. The intent of BRAVE is to provide disabled veterans with more equitable access to adaptive sports and recreation opportunities.

"We are deeply committed to bringing adaptive sports opportunities to people who are interested but are without a way or means to pursue these activities," said Senior Vice President and Chief Medical Officer **Mooyeon Oh-Park, M.D., M.S.**

The BRAVE Program will offer 13 different sports to veterans and service members, enabling them to participate in sports in which they have an existing interest and ability, and providing opportunities to learn new sports and develop their abilities regardless of physical or emotional status.

According to Therapeutic Recreation Director **Eileen Andreassi**, "The



BRAVE Program showcases a broad selection of sports that will be of interest to both active and more inactive veterans who want to engage with other veterans, challenge themselves and satisfy physical, mental and social needs...."

Burke has a tradition of supporting and tending to members of the United States Military. During World War I, the hospital treated approximately 2,000 sailors and received the nickname "Burke's Navy."

LAW FIRM'S MANAGING PARTNER AWARDED



From left: Ben Gailey, Michele L. Babcock and Kelly Pressler, all Partners at Jacobowitz and Gubits.

The law firm of Jacobowitz and Gubits, LLP (J&G) in Walden recently announced that **Michele L. Babcock**, its managing partner, was recognized with the Athena Award by the Dutchess County Regional Chamber of Commerce Foundation during the Foundation's 15th annual Athena Awards Ceremony held Dec. 2 at Christy's in Poughkeepsie.

Babcock joined the law firm in 2003 and became partner in 2011. She has served as the managing partner since 2015, practicing primarily in municipal, land use and environmental law and has represented local governments and private applicants in zoning, land use and environmental permitting.

Bestowed annually, the Athena

Award is given to a member of the community who best embodies the Athena Leadership Model, which focuses on personal traits of strength and success.

Babcock is currently vice president of the Women's Bar Association of Orange and Sullivan Counties and serves as its delegate to the Women's Bar Association of the state of New York. She is an honoree of numerous professional awards in business and law.

Jacobowitz and Gubits was founded in 1968 to provide legal representation to businesses, individuals and municipalities throughout the Hudson Valley. Twenty attorneys and a full staff of paralegals and legal assistants service a growing client base.

CONNECTICUT CPAS FIRST DAY OF GIVING



CTCPA members with their donations.

The Connecticut Society of CPAs (CTCPA) in Rocky Hill raised more than \$7,500 in monetary donations plus hundreds of needed supplies at its first-ever Day of Giving social and collection drive to benefit Connecticut Foodshare and Connecticut Children's Medical Center. Held recently at the CTCPA office in Rocky Hill, CTCPA members made monetary donations and brought hundreds of most-requested food items. Dona-

tions for Connecticut Children's included popular toys and games for patients and their siblings who visit the hospital.

The event was planned by the CTCPA New and Young Professionals Cabinet, which works to bring together young accounting and finance professionals for educational, social and community-service projects.

CTCPA Executive Director and CEO **Bonnie Stewart**, said "Our

members' commitment to helping others is apparent by the overwhelming number of supplies and donations this event raised."

With a membership of more than 6,000 in public practice, business and industry, government and education, the CTCPA's mission is to advocate on behalf of the accounting profession, foster a professional community and provide high-quality professional development opportunities.

MARKETING FIRM RECEIVES FIVE INDUSTRY AWARDS

BB&G Integrated Marketing in Campbell Hall, New York, has received five awards from the MarCom and Davey awards for website design, social media engagement and social media graphics.

The MarCom Awards recognizes outstanding achievement by creative professionals involved in the concept direction, design and production of marketing and communication materials and programs. Judges are industry professionals who look for companies and individuals whose talent exceeds a high standard of excellence and whose work serves as a benchmark for the industry. BBG&G won gold for the BBG&G website redesign and rebrand, and for increased engagement with

the agency's Instagram reels.

The Davey Awards is the leading awards competition specifically for smaller agencies. BBG&G was awarded silver awards for the Helen Hayes Hospital website and the NYS Bridge Authority website. BBG&G was also awarded silver for best use of photography and graphics for Titanium Worldwide's Instagram account.

Formed in 1997, BBG&G is a full-service integrated marketing and public relations firm serving a broad range of industries. It is a Certified WBE (women-owned business entity), DBE (disadvantaged business entity), and WOSB (women-owned small business).



David Singer

MORE INCLUSIVE WORKFORCE PLEDGED BY OIL COMPANY

Robison Oil has been recognized by the Westchester/Putnam Workforce Development Board for its commitment to an inclusive workforce and efforts to expand job opportunities for the underserved.

The company has served the residents of Westchester and Putnam County for more than a century as the area's "one-stop shop" for all energy needs. It offers biofuel, natural gas and green electricity, as well as licensed plumbing services, repairs and installations of all types of heating and cooling systems, and various solutions for indoor air-quality problems.

Robison was among 19 companies that joined the Westchester-Putnam Pathways Pledge campaign, a year-long campaign to promote steps employers and educators can take to create a more inclusive workforce and expand career pathway opportunities for the traditionally underserved. As part of the pledge, employers promise to improve their talent recruitment, update curriculum, implement training and change promotion policies to foster more career path opportunities.

David Singer, co-president of Robison, said the pledge is nothing new for Robison, which has been working for decades with Westchester County, schools and other institutions to provide training and career pathway opportunities.

"...Our recruitment program offers training and other benefits to help improve the quality of life for our community as well as improve our company culture," he said.

WPWDB Executive Director **Thom Kleiner** said, "...Our goal is to spend the next year creating awareness that we can all take some form of action that will strengthen our county's economy and workforce."

Information for these features has been submitted by the subjects or their delegates.

WOMAN OF DISTINCTION

United Way of Westchester and Putnam in White Plains hosted its annual Women's Leadership Council "Take a Walk in Her Shoes" event Dec. 7, when **Taryn Duffy**, vice president of corporate communications and public affairs at Empire City Casino by MGM Resorts in Yonkers was recognized as its 2021 "Woman of Distinction" for her commitment to and strong advocacy for the empowerment of women.

Also, at this virtual event, United Way presented a panel of distinguished women leaders in the health care sector who have been leading the charge in the community's ongoing battle against the Covid-19 pandemic, including Dr. **Sherlita Amler**, Westchester County commissioner of health; **Judith Watson**, CEO, Mount Vernon Neighborhood Health Center; **Stacey Petrower**, president, New York Presbyterian (NYP) Hudson Valley Hospital, and Dr. **Laurie Ann Walsh**, vice president and chief nursing officer at NYP Lawrence

Hospital.

In addition to her role at Empire City, Duffy serves as chair of the New York Gaming Association, the trade organization for racing and gaming venues throughout New York state and has a long history in the public relations and political arenas.

Duffy is a strong proponent of the importance of volunteer service and mentoring women in their careers.

"We applaud Taryn's tenacity and her passionate voice and she continues to promote gender equality for women and using their own voices to make change," United Way's Chief Development Office **Margaret Tramontine** said.

Funds raised support United Way's mission of helping the 40% of households in the Westchester and Putnam communities defined as poverty or ALICE (Asset Limited Income Constrained Employed), including 71% of single, female-headed households considered most likely to be



Taryn Duffy

ALICE. Pre-pandemic, this hard-working demographic struggled daily with financial hardship.

A recording of the event can be viewed at <https://www.youtube.com/watch?v=w5vM9tIRKQc>.



Chaldea Stewart

PROMOTION AT GOODWILL

Goodwill of Western and Northern Connecticut, headquartered in Bridgeport, recently announced the promotion of **Chaldea Stewart** of Hartford to manager of its Milford retail store. Stewart, who has been with Goodwill since 2016, previously served as assistant store manager at three of Goodwill's retail locations.

"My original career path was in social work so I appreciate what Goodwill does for the community. I first joined the team working in community employment services and am grateful for the opportunity to shift into a new area of work..." said Stewart.

Goodwill is a nonprofit organization that helps individuals, businesses and communities come together to support people with disabilities, economic disadvantages and other barriers to employment.

NWH PLANETREE AWARDEES



From left: Darol Bates, senior director, patient and customer experience; Dr. Whitney McBride, physician champion; and, Derek Anderson, executive director.

Northern Westchester Hospital (NWH) in Mount Kisco has awarded **Danielle Smith**, RN, with its 2021 Clayton Scanlan Byrne Planetree Award and Dr. **Whitney McBride**, a pediatric surgeon, with the Planetree Physician Champion Award.

"Clayton Scanlan Byrne's family established the award to acknowledge the truly compassionate care she received at NWH and honor team members who exemplify NWH's culture of

care and the spirit of Planetree, said **Darol Bates**, senior director of patient and customer experience.

In addition to its gold certification from Planetree International, which represents the highest level of achievement in person-centered care, this summer, NWH achieved its third Magnet® Recognition from The American Nurses Credentialing Center's (ANCC), the most prestigious distinction a health care organization can re-

ceive for nursing excellence and quality patient outcomes.

NWH was the first hospital in the nation to be both Planetree Designated with Distinction and Magnet recognized, which means that NWH is a nationally recognized leader for patient-centered care, committed to fostering patient and family engagement and creating innovative programs and services that are fundamentally attentive to the needs of patients and their families.

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KIDS AND CANINES



City of Rye Police Officers Justin Keeney, left, and Alex Whalen with BluePath dogs Penn and Suzie.

A school outreach initiative from BluePath Service Dogs in Rye “Kids and Canines Learning Together Program” is unlocking potential for children with special needs in the Rye City School District. The nonprofit, which provides autism service dogs offering safety, companionship and opportunities for independence, recently began an innovative partnership with the Rye Police Department that includes bi-weekly school visits from officers and BluePath dogs throughout the school year.

According to research conducted by the University of California, Davis, students who practiced reading skills with classroom dogs increased their reading fluency up to 30%.

Through the Kids and Canines Learning Together Program, BluePath dogs spend time in schools and work with children in a variety of classroom environments.

“BluePath dogs have been amazing companions for our S.A.L.T. students (Students Advancing Learning Together Educational Program),” said **Kristie Orlando-Bangali**, assistant principal



From left: City of Rye Police Officer Alex Whalen; Erica Stanzione, BluePath’s director of marketing and development; and BluePath service dog in training Otis visit Meagan Barnett’s class at Milton Elementary School.

at Rye Middle School. “The dogs have become constant staples at our school; they have helped many of our S.A.L.T. students improve social interactions and relationships and have even helped some begin to overcome their fear of dogs.”

“BluePath dogs offer us a new way to connect with the kids, strengthen-

ing existing relationships and building trust...,” said city of Rye Police Detective **Gabriele Caputo**.

According to the Centers for Disease Control, one out of every 54 children born today will develop an autism spectrum disorder. It is the fastest-growing developmental disability in the United States.

WHITE PLAINS HOSPITAL MAGNET® STATUS

For the third time, White Plains Hospital has been designated a Magnet organization by the American Nurses Credentialing Center (ANCC), a subsidiary of the American Nurses Association. Magnet designation is the highest and most prestigious international distinction a health care organization can receive for nursing excellence. Only about 9% of hospitals in the United States are currently Magnet designated and just 2% have received this designation three times.

“...While Magnet is the ultimate credential for high-quality nursing, this is a tremendous achievement that recognizes the work of everyone in our organization for working as a team to support our patients,” said **Susan Fox**, president and CEO, White Plains Hospital.

To be recognized as a Magnet hospital, health care organizations must pass a rigorous and lengthy review process demanding widespread participation from leadership and staff.

The Magnet program was created

by the American Nurses Association in December 1990. The model is designed to provide a framework for nursing practice, research and measurement of outcomes.

White Plains Hospital initially achieved Magnet recognition in 2012 and 2016. Evaluation for re-accreditation occurs every four years.

White Plains Hospital is a member of the Montefiore Health System, serving as its tertiary hub of advanced care in the Hudson Valley.



Mark D. Hurwitz



Daniel C. Cho

CLINICAL LEADERS APPOINTED AT MEDICAL INSTITUTIONS

Westchester Medical Center and New York Medical College (NYMC) in Valhalla jointly announced the appointment of two clinical leaders: **Mark D. Hurwitz**, M.D., and **Daniel C. Cho**, M.D., both of whom will further develop the oncology and hematology programs at the two institutions.

Hurwitz is currently the director of radiation medicine at Westchester Medical Center, the flagship of the Westchester Medical Center Health Network (WM-Health) and the chair of the School of Medicine (SOM) Department of Radiation Medicine at NYMC. He is widely recognized for his expertise in the fields of genitourinary oncology and thermal medicine.

Hurwitz arrived at Westchester Medical Center and NYMC from the Sidney Kimmel Medical College at Thomas Jefferson University in Philadelphia, Pennsylvania. He previously served as director of regional program development for the Department of Radiation Oncology at the Dana-Farber/Brigham and the Women’s Cancer Center at Harvard Medical School.

He earned his medical degree from the Pennsylvania State University College of Medicine and served as chief resident in radiation oncology at The Johns Hopkins Hospital in Baltimore, Maryland.

Cho is currently the chief of oncol-

ogy and hematology at Westchester Medical Center and vice chairman of the Department of Medicine for Clinical and Translational Research at NYMC. He also serves as the associate director for clinical research for the Cancer Center at Westchester Medical Center.

Before his appointments at Westchester Medical Center and NYMC, Cho was at NYU Langone Medical Center. He earned, simultaneously, a Bachelor of Science degree and Master of Science degree in molecular biochemistry and biophysics from Yale University followed by a medical degree from Washington University in St. Louis. He completed his internship and residency in internal medicine, as well as fellowship in hematology and oncology, at the Beth Israel Deaconess Medical Center/Harvard Medical School.

“The fields of oncology and hematology are evolving rapidly with the introduction of new technologies and therapies for the treatment of cancer and blood disorders,” said Renee Garrick, M.D., chief medical officer, WM-Health and New York Medical College Vice Dean of the NYMC. “Drs. Hurwitz and Cho have been at the forefront of this evolution and are recognized for their expertise in both academic and clinical medicine...”

STRATFORD RE AGENCY ADDS TO TEAM

Daniel Williams has joined the team at The Martin Agency in Stratford, Connecticut.

A fourth-generation entrepreneur, second generation Realtor and investor, Williams has extensive knowledge of the inner workings of the Connecticut real estate marketplace practices and procedures according to **Ray Martin**, founder of the agency.

Born and raised in Bridgeport Connecticut, Williams has been a Stratford resident for more than 20 years. He earned a degree in business administration, which has helped him deal with clients.



Daniel Williams

PULLMAN & COMLEY ADDS ATTORNEYS

Brian L. McCann, Dana M. Hrelac, Tabitha Ayer and **Christopher M. Rousseau** have joined Pullman & Comley LLC in Bridgeport to accommodate the firm's property tax and valuation, litigation and real estate and land use practices expansion.

McCann represents businesses and individuals before municipal boards and has prosecuted and defended administrative appeals regarding issuance and denial of planning and zoning and inland wetland approvals. He received his Bachelor of Science degree from the University of Vermont and his Juris Doctorate, cum laude, from Quinnipiac University. He's based in the firm's Bridgeport office.

Hrelac, is an appellate and commercial litigation attorney. She received her Bachelor of Arts degree, with distinction, from University of North Carolina at Chapel Hill and her Juris Doctorate from the University of Connecticut Law School. She's based in the Hartford office.

Ayer, an associate in the real estate practice, represents lenders and borrowers of all types in commercial real estate and financing transactions. She earned

her Bachelor of Arts degree, magna cum laude, from Bay Path University and her Juris Doctorate, cum laude, from Western New England University School of Law. She's based in the Hartford office.

Rousseau, an associate in the real estate practice, has extensive experience in real estate and corporate law transactions and routinely represents both landlords and tenants in the drafting and negotiation of leasing documents for retail, office and industrial facilities. He received his BSBA degree from Suffolk University and his Juris Doctorate from Western New England University School of Law. He's based in the Hartford office.

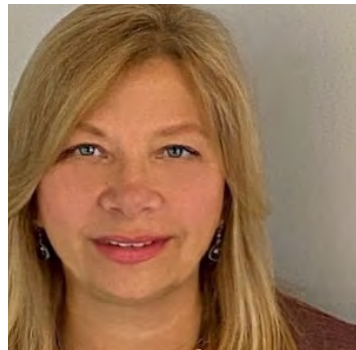
For more than 100 years, Pullman & Comley has provided a wide range of legal services to clients in the New England region, as well as throughout the United States and internationally. The firm has offices in Bridgeport, Hartford, Stamford, Waterbury and Westport, Connecticut; White Plains, New York; and Springfield, Massachusetts.

ANOTHER SENIOR ADVISOR AT WATERSTONE

Waterstone of Westchester in White Plains has appointed a second senior advisor to assist with marketing, community outreach and customer service in anticipation of its opening in 2022.

The area's newest senior living community on Bloomingdale Road offers upscale independent living and accommodations with optional supportive care services by the Westchester Visiting Nurse Services.

Yorktown resident **Roseann Alfano** has five-plus years of experience in the senior living industry with extensive additional background in marketing and event planning. Previously she served as community sales director at a senior living community in Ardsley, New York, and director of admissions at a senior community in Carmel. Earlier in her career she worked as member services and marketing manager for a country club in



Roseann Alfano

Elmsford where she worked to develop and market programs.

Waterstone of Westchester is the latest best-in-class independent senior living community created by Epoch Senior Living and National Development, which operates 12 senior living communities with four under development.

POPULAR FOX MORNING SHOW, RAISES MONEY FOR CHILDREN'S CHARITIES.



Recently, Connecticut's popular morning team, **Chaz and AJ** (WPLR and WFOX), spent the morning at Jordans Furniture New Haven collecting cash and toys totaling \$158,489.97 to be distributed to local charities.

The show featured musical guests, local celebrities, political dignitaries and the usual Chaz and AJ shenanigans. Listeners were encouraged to donate online

or drop off cash or unwrapped toys at Jordans.

"This is one of the most important things we do all year," Chaz said, "We pride ourselves on being a show that can make a difference in our community..."

"Chaz and AJ have built their reputation on being the show that people can turn to if they need help," said Vice President of Programming **Keith Dakin**, "... To

watch and be part of an event where the listeners turn out in droves to help kids this holiday is truly inspiring."

Sponsors included McDermott Chevrolet and Lexus of New Haven, Jordans Furniture New Haven, Arts Television and Appliance, LeClaire Heating and Air Conditioning, Connecticut in Home Assistance, T Mobile and the Water Doctor.

GROUNDBREAKING EXHIBITION ON DISABILITY AND REDEFINING BEAUTY STANDARDS

GARNER Arts Center at 55 W. Railroad Ave. and the Global Healthy Living Foundation in Garnerville with their patient community CreakyJoints are presenting an exhibition of works by illustrator **Delilah Blue Flynn** and graphic designer and knitter **Magdalena Truchan**, "On Pins and Needles: Accessible Burlesque & the Art of Adornment," which aims to spotlight and redefine the beauty standard with an exploration of disability, seen through the lens of mid-20th century aesthetic pin-up illustration and the capabilities of those categorized as disabled.

Twenty (13"x19") ink and marker on paper illustrations will highlight women with a broad spectrum of disabilities, including autism, blindness and depression.

"It is important to celebrate disability and showcase the multifaceted nature of people with both invisible and visible disabilities. This exhibit provides a space to explore sexuality and sensuality while dispelling beauty myths that negatively impact people who don't fit into society's 'beauty standard.'" said **Joseph M. Coe**, director of education and digital strategy for the Global Healthy Living Foundation.

Flynn graduated from New York City's School of Visual Arts with a Bache-



Artists, Magdalena Truchan, left, and Delilah Blue Flynn.

lor of Fine Arts in illustration. Her work has appeared in various galleries throughout New York City and the Hudson Valley.

Truchan holds a Bachelor of Fine Arts degree in graphic design and painting from SUNY Purchase College. In 2013, she created a fashion and lifestyle blog Prettycripple.com.

Reservations are encouraged, but during gallery hours, visitors without a reservation are welcome.

The exhibit is free and will be open on Saturdays from 3 to 7 p.m. through Feb. 5. or by appointment. (Closed Christmas and New Year's Day.)

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Tim Hall

COLLEGE PRESIDENT RANKED IN POWER 100 LIST

Mercy College President **Tim Hall** has earned a spot in the 2021 "City & State New York's Westchester Power 100 list." The list, comprised of the business executives, elected officials, academics and nonprofit professionals shaping the future of Westchester County, ranks Hall at No. 67.



Edward Matthews

HVEDC'S NEW BOARD MEMBER

Edward Matthews, CEO of ADAPT Community Network, has joined the Hudson Valley Economic Development Corp. (HVEDC) Advisory Board of Directors.

Matthews is CEO of ADAPT Community Network (formerly United Cerebral Palsy of New York City). He oversees 2,500 employees at multiple locations throughout all five boroughs of New York City and has managed the growth of the agency to 10 times its original budget during this time.

In bringing the services of ADAPT to the Hudson Valley, Matthews hopes to keep hundreds more kids and adults with disabilities live productive and meaningful lives.

ADAPT is a human service not-for-profit and a pioneer in providing cutting-edge programs and services for people with disabilities.

HVEDC in Poughkeepsie is the leading economic development agency for the seven-county region of Westchester, Putnam, Dutchess, Rockland, Orange, Ulster and Sullivan counties. The public-private partnership markets the region as a prime business location to corporate executives, site selection consultants and real estate brokers.

COUNTY PARTNERS WITH SCENIC HUDSON



Westchester County Executive George Latimer at microphones.

Westchester County Executive **George Latimer** included \$1.3 million in his proposed 2022 County budget to conduct an environmental review of the extension of the Westchester RiverWalk beneath the TappanZee Bridge. In partnership with the environmental organization Scenic Hudson, Latimer is working to advance the project to shovel-ready status, so it may be eligible for funds from the recently passed \$1.2 trillion bipartisan Infrastructure Investment and Jobs Act in Washington. The 0.9-mile stretch of the

RiverWalk beneath the bridge has long been considered a critical "missing link" in efforts to complete the 51-mile trail spanning the length of Westchester's Hudson waterfront.

The Act invests \$11 billion in transportation safety, including safer paths and crossings for bicyclists and pedestrians. In addition to connecting current RiverWalk segments in Tarrytown and Irvington, the extension is envisioned to link to the bridge's shared-use path, making it a viable option for Rockland County commut-

ers to access nearby jobs and Metro-North stations across the river.

"The RiverWalk project means an opportunity for recreation, the ability for a car-free commute to jobs and shops, less traffic congestion and pollution and a boost to Westchester's tourism economy..." said Latimer.

Scenic Hudson has been leading collaborative efforts to complete the extension. The project has drawn widespread endorsement from the business community.

GAZEBO RESTORATION IN YONKERS' PARK

The long-awaited Tibbetts Brook Park Gazebo Restoration project is about to become a reality. The nonprofit Westchester Parks Foundation, which provides private support to preserve the county's park system recently hosted a kickoff ceremony for the restoration directly in front of the Romanesque structure. The beautification project is made possible by a gift from **Carolyn and Don Moriarity** of Bronxville, longtime supporters of Westchester County Parks.

The project was identified as a priority by Westchester Parks Foundation during the last decade. **Walter Sedovic Architects**, based in Irvington, is the architecture firm chosen for the project.

Originally conceived during the roaring 20s as a lakeside pavilion and bandstand, the project will re-establish its historic relationship to its setting.

Seth Mandelbaum, chair of Westchester Parks Foundation stated, "The historic gazebo is not only original to the park, but a key piece of Westchester Parks Foundation's efforts at Tibbetts Brook Park, which also includes the removal of invasive plants from the lake..."

Westchester County Parks Commissioner **Kathy O'Connor** said, "The Westchester Parks Foundation and its volunteers have been working diligently to update several sections of Tibbetts Brook Park..."



Restoration sketch. Courtesy of Ken Uhle, Westchester County Parks Department.

Tibbetts Brook Park is a 161-acre park located in the Lincoln Park section of Yonkers. Opened in 1927, it was one of the first-developed parks in Westchester County. It was named for **George Tibbet**,

a local pioneer settler during the colonial period.

The Gazebo is believed to have been constructed around 1927, the same time the park was officially opened to the public.



Perry Geyer Jr

PROMOTION AT LECHASE

Perry Geyer Jr., a construction professional in the New York tri-state office of LeChase Construction Services LLC in Armonk, has been named a senior project manager. Geyer's more than 15 years of experience in construction includes serving in project management roles since 2010. He joined LeChase in 2017 as a project manager and has overseen more than \$100 million in construction for biomedical facilities, including the complete renovation of a three-story building housing research and development laboratories and specialty labs.

"It is rewarding to build the spaces where such important research takes place," Geyer said. He holds a Bachelor of Science degree in mechanical engineering from Manhattan College.

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PAY SPECIAL ATTENTION TO EMPLOYEES DURING COVID-19 RECOVERY

“You need to make sure that they’re healthy and you need to make sure that there’s a sense that you as an employer have their best interests at heart. However, you will find there are circumstances with the potential for employer liability. There are quite a few State, Federal and NYC employment laws you need to be very sensitive to in terms of whether you can compel somebody to come to work...”

(Excerpted from the Westchester County Business Journal, Aug. 3.)

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U.S. BANKRUPTCY COURT

White Plains & Poughkeepsie

Local business cases, Dec. 8 - 14

Mel Service Inc., Yonkers, Alejandro Quito, president,

21-22685-SHL: Chapter 7, assets \$7,019,846, liabilities \$3,932,072. Attorney: Howard P. Magaliff.

U.S. DISTRICT COURT,

White Plains

Local business cases, Dec. 8 - 14

Robert Cerrato, Sandy Hook, Connecticut vs. Paul J. Scariano Inc., d.b.a. PJS Group, New Rochelle, et al,

21-cv-10485-NSR: Americans with Disabilities Act, employment discrimination.

Attorneys: Mitchell B. Pollack, Eileen M. Burger.

District 9 Painting Industry Insurance Fund, White Plains, et al, vs. Mike's Painting Services Inc., Greenvale, New York,

21-cv-10523-NSR: Enforcement of employee benefits.

Attorney: Dana L. Henke.

Interboro Packaging Corp., Newburgh vs. New Penn Motor Express, Williamsburg, et al,

21-cv-10591-PMH: Removal from Orange County Supreme Court, fraud and misrepresentation.

Attorneys: Thomas C. Martin, William D. Bierman.

Items appearing in the Fairfield County Business Journal's On The Record section are compiled from various sources, including public records made available to the media by federal, state and municipal agencies and the court system. While every effort is made to ensure the accuracy of this information, no liability is assumed for errors or omissions. In the case of legal action, the records cited are open to public scrutiny and should be inspected before any action is taken.

Questions and comments regarding this section should be directed to:

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c/o Westfair Communications Inc.
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Unlimited Cellular Inc., Newburgh vs. Red Points Solutions, Barcelona, Spain, 21-cv-10638-NSR: False representation of goods sold in interstate commerce.

Attorney: Jason B. Lattimore.

Tzu-Hsiang Tung, Flushing, Queens vs. Jade Spoon Asian Cuisine Inc., Scarsdale, et al,

21-cv-10651-PMH: Denial of overtime compensation.

Attorney: Raymond Nardo.

DEEDS

Above \$1 million

26 Broadway Properties LLC, New Rochelle. Seller: AJC 26 Broadway LLC, Hawthorne. Seller: 26 Broadway, Mount Pleasant. Amount: \$2 million. Filed Dec. 7.

DaCruz & Sons LLC, Ossining. Seller: 35 Ossining LLC, White Plains. Property: 35 Main St., Ossining. Amount: \$1.1 million. Filed Dec. 7.

Dem Bros LLC, Elmhurst. Seller: 115 Andrew Corp., New Rochelle. Property: 115 Andrew St., Mamaroneck. Amount: \$3 million. Filed Dec. 8.

Garvey, Brendan and Jenifer Garvey, Rye. Seller: 21 Park Drive South LLC, Rye. Property: 21 S. Park Drive, Harrison. Amount: \$5.9 million. Filed Dec. 8.

Haines, Darren, Harrison. Seller: SEMA Realty LLC, Harrison. Property: 100 First St., Harrison. Amount: \$1.4 million. Filed Dec. 9.

Hoover Road LLC, Yonkers. Seller: Triple R Building Inc., Yonkers. Property: 195 Hoover Road, Yonkers. Amount: \$5.5 million. Filed Dec. 8.

Lee, Si In and Yoonju Lee, Tuckahoe. Seller: 8 Hamilton Road LLC, Kowloon Tong, Hong Kong. Property: 8 Hamilton Road, Scarsdale. Amount: \$2.2 million. Filed Dec. 7.

Mansion on Broadway Realty LLC, White Plains. Seller: Fr. William A. Dunphy Council Inc., White Plains. Property: 139 N. Broadway, White Plains. Amount: \$2.1 million. Filed Dec. 6.

Zane, Neil and Nancy Zane, Tenafly, New Jersey. Property: 120 Old Post Road, Rye. Amount: \$1.8 million. Filed Dec. 8.

Below \$1 million

4 Overstock Terrace LLC, Yonkers. Seller: Carmen Ganzalez, Yonkers. Property: 4 Overlook Terrace, Yonkers. Amount: \$850,000. Filed Dec. 9.

7 Victoria Lane LLC, Tuckahoe. Seller: Edward Piekarski and Kathleen Piekarski, Yonkers. Property: 7 Victoria Lane, Yonkers. Amount: \$800,000. Filed Dec. 6.

14 White Plains Road LLC, New York City. Seller: Greg R. Havens, Suwanee, Georgia. Property: 14 White Plains Road, Eastchester. Amount: \$660,000. Filed Dec. 6.

28 Pearl Street Development LLC, Port Chester. Seller: Joseph A. Gianfrancesco, Port Chester. Property: 34 Pearl St., Rye. Amount: \$500,000. Filed Dec. 6.

32 Vineyard LLC, Brooklyn. Seller: John Matystik, Yonkers. Property: 32 Vineyard Ave., Yonkers. Amount: \$140,000. Filed Dec. 8.

41 Ravine LLC, Brooklyn. Seller: Robert A. Morrow, Yonkers. Property: 41 Ravine Ave., Yonkers. Amount: \$700,000. Filed Dec. 9.

120 Spring Street LLC, Sleepy Hollow. Seller: Kenneth Stretz, Ossining. Property: 7 Nicole Circle, Ossining. Amount: \$220,000. Filed Dec. 6.

207-209 Main Street Realty LLC, Tuckahoe. Seller: 207-209 Main Street LLC, Tuckahoe. Property: 207 Main St., Eastchester. Amount: \$750,000. Filed Dec. 8.

303 Third LLC, Mount Vernon. Seller: Alfred Zambelli, Harrison. Property: 303 E. Third St., Mount Vernon. Amount: \$550,000. Filed Dec. 7.

439 Nana Realty Corp., New Rochelle. Seller: Boathouse Realty Inc., Rye. Property: 439 North Ave., New Rochelle. Amount: \$800,000. Filed Dec. 6.

615 Warburton 1 LLC, Yonkers. Seller: Bradley Katz, Yonkers. Property: 615 Warburton Ave., Unit 3H, Yonkers. Amount: \$165,000. Filed Dec. 6.

615 Warburton 1 LLC, Yonkers. Seller: Dwight City Group LLC, Yonkers. Property: 615 Warburton Ave., Unit 7J, Yonkers. Amount: \$29,000. Filed Dec. 7.

Ariza, Jesus Gaudalupe and Saadec Hoyos, Bronx. Seller: 63 Park Hill Avenue LLC, Yonkers. Property: 63 Park Hill Ave., Yonkers. Amount: \$670,000. Filed Dec. 8.

Baranik, Sarah and Diego Alacron Matus,

Croton-on-Hudson. Seller: MMM Lexington Inc., Mahopac. Property: 395 Furnace Dock Road, Cortlandt. Amount: \$550,000. Filed Dec. 8.

Bfern Realty Corp., Mahopac. Seller: Amanda P. Gallagher, Charlestown, Rhode Island. Property: 3408 Villa at the Woods, Unit D308, Peekskill. Amount: \$145,000. Filed Dec. 8.

Bova, Michael and Kara Garrone, Washington, District of Columbia. Seller: 20 Oak Ridge Road LLC, Scarborough. Property: 21 Oak Ridge Road, Mount Pleasant. Amount: \$519,000. Filed Dec. 8.

Broad Howard LLC, Yonkers. Seller: Angel L. Rodriguez and Perla M. Rodriguez, Peekskill. Property: 1204 Main St., Peekskill. Amount: \$645,000. Filed Dec. 6.

Calshire Tenants Inc., Larchmont. Seller: County of Westchester, White Plains. Property: Jefferson Street, Mamaroneck. Amount: \$12,000. Filed Dec. 6.

Compitello, Peter and Catherine A. Diaz, West Harrison. Seller: Compitello Inc., West Harrison. Property: 51 E. Lincoln Ave., Harrison. Amount: \$625,000. Filed Dec. 8.

Coolen Homes Inc., Hawthorne. Seller: Ellen Sollitto, Trumbull, Connecticut. Property: 85 Brook Manor Lane, Mount Pleasant. Amount: \$350,000. Filed Dec. 9.

DJKC LLC, Greenwich, Connecticut. Seller: Tarry Realty LLC, New York City. Property: 1 Mill St., Rye. Amount: \$100,000. Filed Dec. 6.

E2f Properties LLC, Rhinebrook. Seller: Audrey Provenzano, Peekskill. Property: 132 Overlook Ave, Peekskill. Amount: \$250,000. Filed Dec. 7.

Ferncliff Manor Inc., Yonkers. Seller: Ramon Rangel and Columba Rangel, New Rochelle. Property: 82 Colonial Place, New Rochelle. Amount: \$770,000. Filed Dec. 9.

Gordon, Janine D., Ridgefield, Connecticut. Seller: Laurel Ridge Development Inc., South Salem. Property: 318 Overlook Court, Lewisboro. Amount: \$998,980. Filed Dec. 6.

Harris, Antoinette, Yonkers. Seller: Serin Raf 209 Yankee Finest LLC, Bronx. Property: 261 Warburton Ave., Yonkers. Amount: \$679,000. Filed Dec. 8.

Hedgerow Properties LLC, Weston, Connecticut. Seller: Clare Starrs, Cortlandt Manor. Property: 9 William Puckey Drive, Cortlandt. Amount: \$256,903. Filed Dec. 7.

Long Ridge Properties LLC, Saint Thomas, U.S. Virgin Islands. Seller: Urs M. Dur and Christeen C. Dur, Pound Ridge. Property: Long Ridge Road, Pound Ridge. Amount: \$200,000. Filed Dec. 8.

Mohanty, Ajantha and Manas Puhon, Forest Hills. Seller: 8 Truesdale LLC,

Croton-on-Hudson. Property: 148 Cortlandt St., Cortlandt. Amount: \$675,000. Filed Dec. 8.

Orion Land and Realty LLC, Goldens Bridge. Seller: Somers Crossings LLC, Goldens Bridge. Property: 20 Elderberry Court, JUnit 2D, Somers. Amount: \$357,500. Filed Dec. 6.

Pintado, Maria C., Bronx. Seller: Saint Theresa Pharmacy Corp., New York City. Property: 300 Hayward St., Yonkers. Amount: \$590,000. Filed Dec. 7.

Plavnick, Jonatan and Sabine Jeanne Dowek Plavnick, Scarsdale. Seller: Brite Avenue Development Corp., Scarsdale. Property: 56 Brite Ave., Scarsdale. Amount: \$3.6 million. Filed Dec. 9.

PMT Realty LLC, Mount Vernon. Seller: Wilmington Savings Fund Society, Coppell, Texas. Property: 52 Arthur Court, Rye. Amount: \$400,000. Filed Dec. 6.

PMT Realty LLC, Mount Vernon. Seller: James Washington and Margaret Washington, Scarsdale. Property: 60 Dorchester Road, New Rochelle. Amount: \$820,000. Filed Dec. 8.

Royal Star Properties LLC, Katonah. Seller: Somers Crossings LLC, Goldens Bridge. Property: 19 Elderberry Court, Somers. Amount: \$357,500. Filed Dec. 7.

San 81 LLC, New York City. Seller: City of Yonkers. Property: 70 Sweetfield Circle, Yonkers. Amount: \$89,672. Filed Dec. 8.

Simone, Michael and Robert Simone, Tuckahoe. Seller: MSIAW LLC, Bethany Beach, Delaware. Property: 32 Bronx St., Eastchester. Amount: \$585,000. Filed Dec. 8.

Vario Construction LLC, New Rochelle. Seller: Josephine McDonnell, New Rochelle. Property: 122 Pershing Ave., New Rochelle. Amount: \$769,000. Filed Dec. 6.

Facts & Figures

Youth Shelter Program of Westchester Inc., Mount Vernon. Seller: 107 Miller Place LLC, Mount Vernon. Property: 107 Miller Place, Mount Vernon. Amount: \$759,595. Filed Dec. 8.

WORKERS' COMPENSATION BOARD JUDGMENTS

Failure to carry insurance or for work-related injuries and illnesses, Dec. 9 to Dec. 15, 2021.

Cappagh RRC Inc., Yonkers. Amount: \$5,000.

Clip Clap Transportation LLC, Mount Vernon. Amount: \$20,000.

Defino Maintenance Corp., Eastchester. Amount: \$30,000.

Disco Dough Inc. d.b.a. **Ditsky Strategic**, Irvington. Amount: \$9,000.

Faith Family Money Entertainment LLC, White Plains. Amount: \$20,000.

Fenim Fitness LLC, Yorktown Heights. Amount: \$3,000.

Gym Care Inc. d.b.a. **American**

Gymnastics, Bedford Hills. Amount: \$39,000.

Joseph S. Daniel, Armonk. Amount: \$15,153.86.

Joseph Tire Shop Inc., Yonkers. Amount: \$20,000.

Leggiadro of Dallas LLC, Yonkers. Amount: \$20,000.

Leggiadro of Kiawah LLC, Yonkers. Amount: \$20,000.

MG Number 1 Painting Corp., Yonkers. Amount: \$20,000.

Mixtec Restaurant Inc., Yonkers and Bronx. Amount: \$1,500.

NDH Group LLC, New Rochelle. Amount: \$20,000.

New City Recycling LLC, Mount Vernon. Amount: \$155,762.13.

New York Lash Spa LLC, Scarsdale. Amount: \$11,500.

Optionsgeek LLC, White Plains. Amount: \$20,000.

Peak & Asset Management LLC, Larchmont. Amount: \$4,500.

Rolar LLC, White Plains. Amount: \$20,000.

Safe Place Solutions LLC, Dobbs Ferry. Amount: \$20,000.

West African Import Company LLC, Mount Vernon. Amount: \$12,000.

William Oliveros, Ossining. Amount: \$66,000.

JUDGMENTS

77 Bar and Internet Café LLC, New York City. \$18,535.86 in favor of State Insurance Fund, White Plains. Filed Dec. 8.

3000 Main LLC, Endwell. \$9,871.59 in favor of State Insurance Fund, White Plains. Filed Dec. 8.

Acevedo, Jose L., Sleepy Hollow. \$3,446.96 in favor of Unifund CCR LLC, Cincinnati, Ohio. Filed Dec. 7.

Aguilar, Sanchez, Port Chester. \$12,880.56 in favor of Wells Fargo Bank National Association, West Des Moines, Iowa. Filed Dec. 8.

Aiken, Mercedes, Yonkers. \$1,540.30 in favor of Unifund CCR LLC, Cincinnati, Ohio. Filed Dec. 6.

Alan, Naty D., Tarrytown. \$1,695.07 in favor of Unifund CCR LLC, Cincinnati, Ohio. Filed Dec. 6.

Alvarez, Christian R., Yonkers. \$1,873.87 in favor of Cavalry SPV I LLC, Valhalla. Filed Dec. 6.

Alvarez, Christian R., Yonkers. \$2,997.46 in favor of Bank of America National Association, Newark, Delaware. Filed Dec. 6.

Andreozzi, Patricia M., Yorktown Heights. \$17,366.61 in favor of Wells Fargo Bank National Association, West Des Moines, Iowa. Filed Dec. 7.

Antonucci, Frances, Tuckahoe. \$3,314.85 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Dec. 8.

Arbe Construction Inc., Staten Island. \$8,359.96 in favor of State Insurance Fund, White Plains. Filed Dec. 8.

Asare, Millicent A., Yonkers. \$7,830.58 in favor of Wells Fargo Bank National Association, West Des Moines, Iowa. Filed Dec. 7.

Assembly Interiors U.S.A Inc., New York City. \$19,716.75 in favor of State Insurance Fund, White Plains. Filed Dec. 8.

AX Carpentry Work & Hardwood Flooring Corp., Brooklyn. \$10,920.23 in favor of State Insurance Fund, White Plains. Filed Dec. 8.

B&B Electrical Contracting Inc., Brooklyn. \$19,872.88 in favor of State Insurance Fund, White Plains. Filed Dec. 8.

Balakier, Dorota, Mount Vernon. \$2,653.65 in favor of Midland Funding LLC, San Diego, California. Filed Dec. 7.

Ballas, Cathy, Rye Brook. \$9,198.41 in favor of Discover Bank, New Albany, Ohio. Filed Dec. 7.

Barros, Joao C., Ossining. \$4,116.84 in favor of Bank of America National Association, Newark, Delaware. Filed Dec. 6.

Bibb, Sharon T., White Plains. \$2,879.01 in favor of Unifund CCR LLC, Cincinnati, Ohio. Filed Dec. 6.

Bickles 2 go Inc., Bronx. \$13,194.26 in favor of State Insurance Fund, White Plains. Filed Dec. 8.

Brickwedde, Samantha and Jennifer Brickwedde, Congers. \$37,487.39 in favor of Trump Plaza New Rochelle Condo Board of Managers, New York City. Filed Dec. 9.

Cabreera, Angel, Port Chester. \$4,098.09 in favor of Midland Credit Management Inc., San Diego, California. Filed Dec. 7.

Cartagena, Griselda G., Port Chester. \$4,759.99 in favor of TD Bank National Association, Jacksonville, Florida. Filed Dec. 6.

Central New York Playhouse Inc., Syracuse. \$7,791.65 in favor of State Insurance Fund, White Plains. Filed Dec. 8.

Chambers, Devron, New Rochelle. \$13,572.20 in favor of Discover Bank, Albany, Ohio. Filed Dec. 7.

Chuya, Blanca, Corona. \$11,732.40 in favor of State Insurance Fund, White Plains. Filed Dec. 9.

Clarke, Sypron and Jevaughn, Clarke, Brooklyn. \$9,814.86 in favor of State Insurance Fund, White Plains. Filed Dec. 9.

Clymo, Jon, Nunda. \$7,484.94 in favor of State Insurance Fund, White Plains. Filed Dec. 9.

Crupi, Aileen P., Yorktown Heights. \$17,714.71 in favor of Wells Fargo Bank National Association, West Des Moines, Iowa. Filed Dec. 7.

DF Empire Construction Corp., Brooklyn. \$10,218.92 in favor of State Insurance Fund, White Plains. Filed Dec. 9.

Dicarlo Home Improvements LLC, Mamaroneck. \$145,591.33 in favor of Brandon Solana, White Plains. Filed Dec. 8.

Dolan, Peter, Armonk. \$14,787.38 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed Dec. 7.

Emanuel, Brett A., Amawalk. \$10,654.73 in favor of Wells Fargo Bank National Association, West Des Moines, Iowa. Filed Dec. 7.

Escandon, Gerado J., Ossining. \$12,483.81 in favor of Cavalry SPV I LLC, Valhalla. Filed Dec. 7.

Escano, Lynette P., Yonkers. \$17,682.45 in favor of Bank of America National Association, Newark, Delaware. Filed Dec. 7.

Fast Response Communications LLC, Brooklyn. \$25,574.89 in favor of State Insurance Fund, White Plains. Filed Dec. 8.

Fernandez, Melinda, Yonkers. \$10,099.42 in favor of Wells Fargo Bank National Association, West Des Moines, Iowa. Filed Dec. 7.

Figuroa, Frederick, Yonkers. \$14,893.37 in favor of State Insurance Fund, White Plains. Filed Dec. 8.

Flagg, Daryle E., West Harrison. \$8,724.75 in favor of Wells Fargo Bank National Association, West Des Moines, Iowa. Filed Dec. 7.

Foran, Meghan S., Somers. \$2,692.05 in favor of Unifund CCR LLC, Cincinnati, Ohio. Filed Dec. 7.

Gasparino, Michael, New Rochelle. \$17,468 in favor of Unifund CCR LLC, Cincinnati, Ohio. Filed Dec. 7.

Gonzales, Kalashwarie, Yonkers. \$12,356.01 in favor of Wells Fargo Bank National Association, West Des Moines, Iowa. Filed Dec. 7.

Gooden, Veta L., Bedford Hills. \$8,940.05 in favor of Cavalry SPV I LLC, Valhalla. Filed Dec. 7.

Gregorio, Henry S., Cortlandt Manor. \$6,902.55 in favor of Cavalry SPV I LLC, Valhalla. Filed Dec. 8.

Harris, Jessie, Mount Vernon. \$2,404.94 in favor of Midland Funding LLC, San Diego, California. Filed Dec. 7.

Hibbert, Valerie, White Plains. \$5,479.95 in favor of Midland Funding LLC, San Diego, California. Filed Dec. 8.

Kirby, Patrick C., Mount Vernon. \$3,369 in favor of Unifund CCR LLC, Cincinnati, Ohio. Filed Dec. 6.

KKN Construction Corp., South Ozone Park. \$9,498.44 in favor of State Insurance Fund, White Plains. Filed Dec. 8.

LIS PENDENS

The following filings indicate a legal action has been initiated, the outcome of which may affect the title to the property listed.

Bonsignore, Michelle M., as owner. Filed by Brighthouse Life Insurance Co. Action: Foreclosure of a mortgage in the principal amount of \$341,239.90 affecting property located at 11-44 Jackson Ave., Scarsdale. Filed Dec. 9.

Muir, Virginia E., as owner. Filed by Deutsche Bank National Trust Company. Action: Foreclosure of a mortgage in the principal amount of \$212,000 affecting property located at 22 Lakeshore Drive, Mahopac. Filed Dec. 9.

MECHANIC'S LIENS

18 Pleasant Ridge LLC, Harrison. \$19,325.50 in favor of Joseph Fernandez Architect PC, Eastchester. Property: 18 Pleasant Ridge Road, Harrison. Filed Dec. 6.

1700 Group LLC, Mount Pleasant. \$78,280.03 in favor of Sand Dollar Development Corp., East Hampton. Property: 87 Weskora Ave., Pleasantville. Filed Dec. 6.

Facts & Figures

Burke, Julia, North Salem. \$30,639.91 in favor of George Apap Painting Inc., Patterson. Property: 146 Vail Lane, North Salem. Filed Dec. 6.

Depalma, Carmine and Sharan J. Depalma, New Castle. \$28,000 in favor of A-Class Builders Inc., Carmel. Property: in Carmel. Filed Dec. 8.

NEW BUSINESSES

This newspaper is not responsible for typographical errors contained in the original filings.

PARTNERSHIPS

SOLE PROPRIETORSHIPS

ADS House Cleaning, 175 Grant Ave., White Plains 10604, c/o Amaydi A. Gonzales. Filed Dec. 5.

Animays Alchemy, 443 Tarrytown Road, White Plains 10607, c/o Mieli Chaliz-Villatoro. Filed Dec. 9.

Blue Diamond Jewelry, 16 Alto Ave. Apt. 2, Port Chester 10573, c/o Juan Carlos Zapata Bermeo. Filed Dec. 7.

Burnes Health, 435 Rich Ave., Mount Vernon 10552, c/o Jacqueline A. Burns. Filed Dec. 10.

Divinas MJL, 15 N. Broadway, Yonkers 10701, c/o Martin De Jesus Lopez. Filed Dec. 7.

EM Landscaping & Construction, 318 Spring St., Ossining 10562, c/o Edison G Mocha Quindi. Filed Dec. 10.

Elle Strategy, 485 Gramatan Ave., Mount Vernon 10552, c/o Tanya DeJesus. Filed Dec. 7.

Homemade Bakery & Co., 111 Bennett Ave., Yonkers 10701, c/o Suhair Marji. Filed Dec. 10.

Jhalrous Tropical, 537 Willett Ave., Port Chester 10573, c/o Joseph Arevalo. Filed Dec. 10.

Kim's Beauty & Hair, 149 Hillside Ave., Mount Vernon 10553, c/o Kimberly Maynard. Filed Dec. 8.

La Cocina Del Loco, 68 Herriot St., Yonkers 10701, c/o Junior E. Caminero. Filed Dec. 6.

One Small Stone, 620 Forest Ave., Mamaroneck 10543, c/o Kathryn Anne Romita. Filed Dec. 8.

Open Path Acupuncture, 20 Baldwin Ave., Apt. 3, Larchmont 10538, c/o Marie Schiraldi-Cattau. Filed Dec. 8.

Resourceful Bliss, 33 N. Third Ave., Mount Vernon 10550, c/o Gaye V. Spruill. Filed Dec. 7.

Risako Takagi, 66 Main St., Apt. 401, Yonkers 10701, c/o Risako Takagi. Filed Dec. 6.

Vip Section, 332 Ridge Road, Hartsdale 10530, c/o Anthony M. Lopez. Filed Dec. 9.

PATENTS

Database asset fulfillment chaincode deployment. Patent no. 11,200,260 issued to Petr Novotny, et al. Assigned to **IBM**, Armonk.

Distinguishing fluids based upon determination and analysis of digital image color space characteristics. Patent no. 11,199,530 issued to Venkat Balagurusamy, et al. Assigned to **IBM**, Armonk.

Encoding one-time passwords as audio transmissions, including security artifacts. Patent no. 11,200,572 issued to Jaipal Kumawat, et al. Assigned to **Mastercard**, Purchase.

Establishing a security association and authentication to secure communication between an initiator and a responder. Patent no. 11,201,749 issued to Roger Hathorn, et al. Assigned to **IBM**, Armonk.

Flexible waveguide having an asymmetric optical-loss performance curve and improved worst-case optical-loss performance. Patent no. 11,199,664 issued to Tymon Barwicz, et al. Assigned to **IBM**, Armonk.

Inexact reconstitution of virtual machine images. Patent no. 11,200,083 issued to Alexei Karve, et al. Assigned to **IBM**, Armonk.

Mediator website for authenticating payment entities and supporting dynamic interface objects for payments. Patent no. 11,200,545 issued to Shanthan Subramaniam, et al. Assigned to **Mastercard**, Purchase.

Modification of codified infrastructure for orchestration in a multcloud environment. Patent no. 11,200,048 issued to Alexei Karve, et al. Assigned to **IBM**, Armonk.

MOSFET with ultra-low drain leakage. Patent no. 11,201,212 issued to Joel de Souza, et al. Assigned to **IBM**, Armonk.

Portal-system-based bionic pancreas. Patent no. 11,197,956 issued to Amos Cahan, et al. Assigned to **IBM**, Armonk.

Runtime estimation for machine learning tasks. Patent no. 11,200,512 issued to Parijat Dube, et al. Assigned to **IBM**, Armonk.

Scaled nanotube electrode for low-power multistage atomic switch. Patent no. 11,201,283 issued to Qing Cao, et al. Assigned to **IBM**, Armonk.

Thiourea organic compound for gallium arsenide-based optoelectronics surface passivation. Patent no. 11,201,049 issued to Yun Seog Lee, et al. Assigned to **IBM**, Armonk.

Wafer level integration, including design/co-design, structure process, equipment stress management and thermal management. Patent no. 11,201,138 issued to Bing Dang, et al. Assigned to **IBM**, Armonk.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

5 Fox LLC, as owner. Lender: Northeast Community bank. Property: 5 Fox Lane, Spring Valley. Amount: \$1.3 million. Filed Dec. 6.

Kazam, Abigail and Julian Steinberg, as owners. Lender: Bank of Millbrook. Property: in Pine Plains. Amount: \$3.5 million. Filed Dec. 7.

Below \$1 million

Hodgkinson, Lisa M. and Lori A. Hodgkinson, as owners. Lender: Mid Hudson Valley FCU. Property: in East Fishkill. Amount: \$450,000. Filed Dec. 6.

Rockland Hills LLC, as owner. Lender: IL Lending LLC. Property: 28 Bridge St., Nyack. Amount: \$57,450. Filed Dec. 8.

DEEDS

Above \$1 million

17 Jill LLC, Monsey. Seller: Jacob F and Carol F LLC, Monsey. Property: 17 Jill Lane, Monsey. Amount: \$1.8 million. Filed Dec. 8.

95-99 Route 59 LLC, Monsey. Seller: Weitzer Properties LLC. Goshen. Property: 95-99 Route 59, Ramapo. Amount: \$3.5 million. Filed Dec. 7.

Feldman, Hanoch, Spring Valley. Seller: 5 Whisper Lane LLC, Monsey. Property: 5 Whisper Lane, Ramapo. Amount: \$1.3 million. Filed Dec. 7.

MSC of Montebello LLC, Montebello. Seller: Congregation Shir Shalom, Montebello. Property: 34 Montebello Road, Montebello. Amount: \$6.8 million. Filed Dec. 7.

Below \$1 million

1 Tiorati Trail LLC, Pearl River. Seller: Michael Giambra, Tomkins Cove. Property: 21 Perrins Peak Road, Stony Point. Amount: \$820,000. Filed Dec. 9.

20 Highview Road LLC, Brooklyn. Seller: HY Garfinkel and Lewis Eliezer Garfinkel, Monsey. Property: 20 Highview Road, Ramapo. Amount: \$999,000. Filed Dec. 8.

29 High Mountain Drive LLC, Lakewood, New Jersey. Seller: Tal Properties of Pomona LLC, Lakewood, New Jersey. Property: 29 High Mountain Road, Pomona. Amount: \$370,000. Filed Dec. 8.

60 SRock LLC, Suffern. Seller: Edward L. Ballantyne and Helen A. Ballantyne, Suffern. Property: 60 Spook Rock Road, Wesley Hills. Amount: \$585,000. Filed Dec. 8.

61 New Main Realty Inc., Pomona. Seller: CIMA JM Realty LLC, Haverstraw. Property: 61 New Main St., Haverstraw. Amount: \$462,500. Filed Dec. 7.

107 Bethune LLC, Monsey. Seller: Robert Simmons and Carolyn Simmons, Nyack. Property: 115 Bethune Blvd., Spring Valley. Amount: \$660,000. Filed Dec. 8.

109 East Willow Tree Road LLC, Lakewood, New Jersey. Seller: Sidney Wissner and Penina M. Wissner, Spring Valley. Property: 109 E. Willow Tree Road, Wesley Hills. Amount: \$491,000. Filed Dec. 10.

239 All Angels LLC, Wappingers Falls. Seller: Jack E. Schachner, Pleasant Valley. Property: in Poughkeepsie. Amount: \$116,000. Filed Dec. 8.

3443 Fairview Connecticut LLC, Monroe. Seller: Gladys A. Thompson, Poughkeepsie. Property: in Poughkeepsie. Amount: \$115,000. Filed Dec. 9.

7485 Red Hook South LLC, Rhinebeck. Seller: Stephen W. Eckleman and Mary Anne Eckleman, Staatsburg. Property: in Red Hook. Amount: \$440,000. Filed Dec. 6.

Abraham, Simcha Binem, Monsey. Seller: Pame Associates LLC, Far Rockaway. Property: 5-7 Washington St., Clarkstown. Amount: \$730,000. Filed Dec. 7.

AJ Pro 1 LLC, Nanuet. Seller: Lili Samson, New City. Property: 16 Maiden Lane, Clarkstown. Amount: \$400,000. Filed Dec. 6.

Facts & Figures

Cathy Intercoastal Properties LLC, New Windsor. Seller: Robert Patrick Welsh, New Windsor. Property: 14 Cullen Ave., New Windsor. Amount: \$158,000. Filed Dec. 6.

Casullo, Nicholas R. and Andrea Ciofi, New Windsor. Seller: 18 Dickens LLC, Monsey. Property: 18 Dickens St., Stony Point. Amount: \$800,000. Filed Dec. 7.

CN Direct Construction Inc., Goshen. Seller: Homestead Builders Hudson Valley Inc., Howells. Property: in Greenville. Amount: \$100,000. Filed Dec. 6.

Cronin, Patrick, Hopewell Junction. Seller: 552 Rossway LLC, Woodinville, Washington. Property: in LaGrange. Amount: \$490,000. Filed Dec. 9.

Cryns, Max Sullivan and Kayley Rose Giorgini-Cryns, Astoria. Seller: Amarillo Gypsy Properties LLC, West Haverstraw. Property: 94 Braunsdorf Road, Orangetown. Amount: \$699,000. Filed Dec. 7.

Dye, Alison C., and Alison Aldrich, Clinton Corners. Seller: 25 Old Farm Road Development LLC, Pleasant Valley. Property: in Red Hook. Amount: \$85,000. Filed Dec. 9.

Hager, Israel, Spring Valley. Seller: 27 West Spring LLC, Airmont. Property: 4 Collins Ave., Unit 202, Spring Valley. Amount: \$769,000. Filed Dec. 8.

Hennig, Stephen and Laura R. Hartle, New York City. Seller: ARM Farm 5864 LLC, Stanfordville. Property: in Stanford. Amount: \$535,000. Filed Dec. 6.

Illescas, Michael A., Carmel. Seller: 77 Old Route 55 LLC, Poughkeepsie. Property: in East Fishkill. Amount: \$380,000. Filed Dec. 9.

Jacaruso Monsey LLC, Lakewood, New Jersey. Seller: Simon Z. Sheiner, Spring Valley. Property: 4 Jacaruso Drive, Spring Valley. Amount: \$570,000. Filed Dec. 9.

Kyriakakos, Christopher and Clare Popplewell, Edrest Hills. Seller: ABD Stratford LLC, Poughkeepsie. Property: in Poughkeepsie. Amount: \$440,000. Filed Dec. 8.

Newman, Joel, Suffern. Seller: Highview Hills LLC, Suffern. Property: 5 Silverwood Circle, Ramapo. Amount: \$636,975. Filed Dec. 9.

Orser Mountain V. Inc., Carmel. Seller: 77 Old Route 6 Inc., Carmel. Property: 77 Old Route 6, Carmel. Amount: \$600,000. Filed Dec. 6.

Parker, Crawford, New York City. Seller: Beacon 226 Main Street LLC, Fishkill. Property: in Beacon. Amount: \$940,000. Filed Dec. 10.

Rasul, Imtiaz and Misbah Rasul, Yonkers. Seller: Scott Development LLC, Valley Cottage. Property: 194 Route 17, Hillburn. Amount: \$500,000. Filed Dec. 7.

Renniwi LLC, Middletown. Seller: City Wire Works Inc., New Hampton. Property: in Goshen. Amount: \$175,000. Filed Dec. 6.

Ressegue, Barbara Helen and Edwin Ressegue, Cortlandt Manor. Seller: ABD Stratford LLC, Poughkeepsie. Property: in Poughkeepsie. Amount: \$459,000. Filed Dec. 9.

Rizzo, Anthony and Christa Indiviglio, Tuckahoe. Seller: Arch Ridge LLC, Greenwich, Connecticut. Property: in Beekman. Amount: \$548,500. Filed Dec. 6.

Rockland Hills LLC, Detroit, Minnesota. Seller: 28 Kuriakos LLC, Congers. Property: 28 Bridge St., Nyack. Amount: \$480,000. Filed Dec. 8.

Terrero, Ambar, Dobbs Ferry. Seller: 14 Hillside Avenue LLC, Nyack. Property: 14 Hillside Ave., Nyack. Amount: \$540,000. Filed Dec. 7.

Worthington Court LLC, Jamaica. Seller: Jennifer M. Ferraro, Carmel. Property: 30 Worthington Court, Carmel. Amount: \$175,000. Filed Dec. 8.

JUDGMENTS

Barreto, Vanessa, Spring Valley. \$8,667.48 in favor of Discover Bank, New Albany, Ohio. Filed Dec. 6.

Benjamin, Cathleen, Spring Valley. \$5,632.17 in favor of Velocity Investments LLC, Wall, New Jersey. Filed Dec. 6.

Campos, Selvin E., Walden. \$1,276.29 in favor of TD Bank U.S.A., Brooklyn Park, Minnesota. Filed Dec. 6.

Cohen, Miriam, Spring Valley. \$10,377.31 in favor of Bank of America National Association, Newark, Delaware. Filed Dec. 7.

Commercial Flooring LLC, Cold Spring. \$23,298.45 in favor of EBF Partners LLC, New York City. Filed Dec. 7.

Fanning, Mallory, Mahopac. \$12,360.40 in favor of Velocity Investments LLC, Wall, New Jersey. Filed Dec. 7.

Friedman, Chaim, Monsey. \$3,694.90 in favor of American Express National Bank, Sandy, Utah. Filed Dec. 6.

Gemelli, Gregory, Stony Point. \$8,656.47 in favor of Accelerated Inventory Management LLC, Austin, Texas. Filed Dec. 6.

Greene, Carl W., Spring Valley. \$19,913.79 in favor of Metropolitan Credit Union, Chelsea, Massachusetts. Filed Dec. 6.

Innes, Klye, Brewster. \$16,568.24 in favor of Beecher Funeral Home, Brewster. Filed Dec. 7.

Pratt, Cherish M., Nyack. \$14,689.32 in favor of American Express National Bank, Sandy, Utah. Filed Dec. 6.

Sanders, Daisy, Cold Spring. \$15,832.21 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed Dec. 9.

MECHANIC'S LIENS

100 Snake Hill Road LLC, as owner. \$92,270.40 in favor of SNL Steel LLC, Lake Success. Property: 100 Snake Hill Road, Clarkstown. Filed Dec. 7.

Camelot Village New York LLC, as owner. \$15,000 in favor of Premier Flooring Family LLC, Hopewell Junction. Property: 621 Sheafe Road, Poughkeepsie. Filed Dec. 8.

Lexington Club Harmony Housing LLC, as owner. \$72,491.15 in favor of SRS Distribution Inc., Danbury, Connecticut. Property: 1964 South Road, Poughkeepsie. Filed Dec. 7.

McCarthy, Kevin, as owner. \$21,422.50 in favor of Herring Sanitation Services Inc. Property: 256 Main St., Nelsonville. Filed Dec. 10.

North Cross LLC, as owner. \$163,600.17 in favor of Ahern Rentals Inc., Henderson. Property: 25 N. Cross Road, Staatsburg. Filed Dec. 7.

Vassar Brothers Hospital, as owner. \$2,079,510.08 in favor of Johnson Controls Inc., Milwaukee, Wisconsin. Property: 45 Reade Place, Poughkeepsie. Filed Dec. 9.

Weidel, Brian, as owner. \$35,686 in favor of Window and Door Outlet LLC, New City. Property: 174 West Ave., Pearl River. Filed Dec. 7.

NEW BUSINESSES

This paper is not responsible for typographical errors contained in the original filings.

PARTNERSHIPS

Reiki Bar Montgomery New York, 102 Ward St., Montgomery 12549, c/o Anthony J. Sims and Ohmaira Barbosa. Filed Dec. 10.

YG Garage, 11-13 Van Ness St., Newburgh 12500, c/o Yaneth Herrera Soria and Ivan Antonio Gomez Montalvan. Filed Dec. 9.

SOLE PROPRIETORSHIPS

Ace Logistics, 10 Overhill Road, Middletown 10940, c/o Ernesto M. Acevedo. Filed Dec. 7.

Appalachian Contracting & Sons, 8 Cynthia Court, Florida 10921, c/o Elijah T. Defreese. Filed Dec. 6.

Carilson Designs, 18 Cyprus Drive, Middletown 10940, c/o Eric N. Duran. Filed Dec. 6.

Cool Carz Management Corp., 1441 Route 376, Wappingers Falls, c/o Steven Weiss. Filed Dec. 6.

Dynamic Digital, 6 Carrol Court, Highland Mills 10930, c/o Dynamic Health & Wellness Corp. Filed Dec. 10.

EQ U.S.A. Inc., 1511 Route 22, Suite 179, Brewster 10509, c/o Anthony Nieves. Filed Dec. 8.

Grrrobbett, 7 Hovey Lane, Piermont 10968, c/o Jose Nevin. Filed Dec. 7.

Laguna Road Home Inc., 31 Laguna Road, Carmel 10512, c/o Jennifer Rosi. Filed Dec. 8.

Leticia Taxi Service, 74 Ewing Ave., Apt. 205, Spring Valley 10977, c/o Maria Leticia Serrano Guallpa. Filed Dec. 7.

Levin Trucking Inc., 12 Main St., Brewster 10509, c/o Yevgeniy Levin. Filed Dec. 8.

Life Coaching with Amy, 1006 Kayla Court, Newburgh 12550, c/o Amy Bubser. Filed Dec. 7.

Live Fully Co., 3 Pathway, Montgomery 12549, c/o Elise King. Filed Dec. 6.

Maya's Boutique, 4 Boynton Place, Suffern 10901, c/o Mayanin Tlapa Hernandez. Filed Dec. 6.

Monterola Taxi Service, 14 Regina Road, Airmont 10952, c/o Hector Miguel Monterola Sarceno. Filed Dec. 9.

Outlaw Fabrications, 22 Seybolt Ave., Otisville 10963, c/o Alyssa R. Mercurio. Filed Dec. 8.

Pasquales Landscaping Corp., 427 Bedford Road, Suite 150, Pleasantville 10570, c/o D'Agostino Law Office PC. Filed Dec. 8.

Pasteles Rico, 1 Fairview Lane, Salisbury Mills 12577, c/o Emelinda Rodriguez. Filed Dec. 6.

Quality Bus Cleaning Services, 333 Route 202, Pomona 10970, c/o Junior Rafael Lopez. Filed Dec. 7.

Robertos Carservices, 135 Fairview Ave., Spring Valley 10977, c/o Luis Roberto Aquino Osorio. Filed Dec. 10.

R and R Elcarnicero Grocery & Produce, 165 Broadway, Newburgh 12550, c/o Roberto G. Roberts. Filed Dec. 9.

Salambay Car Services, 348 Roosevelt Ave., Apt. 1, Spring Valley 10977, c/o Segundo F. Pirca Salam-bay. Filed Dec. 8.

Vilmas House Cleaning Services, 283 Quassaick Ave., New Windsor 12553, c/o Vilma M. Ortega. Filed Dec. 7.

Zegarra, 53 S. Cole Ave., Spring Valley 10977, c/o Jose Leoncio Zegarra Cajilema. Filed Dec. 7.

BUILDING PERMITS

Commercial

City of Stamford, contractor for the city of Stamford. Install a tent lighting at 1040 Washington Blvd., Stamford. Estimated cost: \$6,500. Filed Nov. 22.

Construx Company LLC, Unionville, contractor for West Side Development Partners LLC. Install a roof-top solar system at 1925 W. Main St., Stamford. Estimated cost: \$420,000. Filed Nov. 9.

DFW Building Company LLC, Easton, contractor for Baker Properties Partnership Ltd. Renovate existing interior ramp and vestibule and construct a new partition and door at 49 John St., Stamford. Estimated cost: \$5,000. Filed Nov. 4.

J Fernandes Home Improvement LLC, Fairfield, contractor for I09 Studio Road LLC. Remove one layer of asphalt roof material and apply one layer of new asphalt roof material while keeping existing flashing at 109 Studio Road, Stamford. Estimated cost: \$5,000. Filed Nov. 4.

Jacobs Telecommunications Inc., Acworth, Georgia, contractor for Glenbrook Industrial Park LLC. Remove abandoned T-Mobile antennas and associated equipment at the existing rooftop cell site, 650 Glenbrook Road, Stamford. Estimated cost: \$10,000. Filed Nov. 1.

Jacobs Telecommunications Inc., Acworth, Georgia, contractor for Seaview House LLC. Remove abandoned T-Mobile antennas and associated equipment at the existing rooftop cell site at 68 Seaview Ave., Stamford. Estimated cost: \$10,000. Filed Nov. 4.

Items appearing in the Fairfield County Business Journal's On The Record section are compiled from various sources, including public records made available to the media by federal, state and municipal agencies and the court system. While every effort is made to ensure the accuracy of this information, no liability is assumed for errors or omissions. In the case of legal action, the records cited are open to public scrutiny and should be inspected before any action is taken.

Questions and comments regarding this section should be directed to:

Larry Miles
c/o Westfair Communications Inc.
701 Westchester Ave., Suite 100 J
White Plains, NY 10604-3407
Phone: 694-3600 • Fax: 694-3699

JMLS Consulting Services LLC, Monroe, contractor for Summers Corner LLC. Perform interior renovation of an existing business space on the first floor of an existing building; includes select millwork removal for new tenant at 61 Broad St., Stamford. Estimated cost: \$131,000. Filed Nov. 18.

Nations Roof of New England LLC, West Haven, contractor for Spus8 680 Washington Boulevard LP. Re-roof, furnish and install new fully adhered membrane along with all terminations and flashings at 680 Washington Blvd., Stamford. Estimated cost: \$36,000. Filed Nov. 17.

Pavarini NorthEast Construction Company LLC, Stamford, contractor for Stamford Washington Office LLC. Construct new steel slabs for studio spaces on pavilion floor at 677 Washington Blvd., Unit B1, Stamford. Estimated cost: \$500,000. Filed Nov. 3.

Pavarini NorthEast Construction Company LLC, Stamford, contractor for ESRT First Stamford Place SSP LLC. Perform a tenant space rebuild with new interior reconfiguration at 151 Greenwich Ave., Unit 300, Stamford. Estimated cost: \$226,615. Filed Nov. 15.

Residential

Eli Recinos Construction LLC, Stamford, contractor for Roselaine Jacques. Remove dry wall and insulation from walls that got wet and install new ones and a water pump at 38 Maple Tree Ave., Unit 3, Stamford. Estimated cost: \$1,500. Filed Nov. 9.

Esposito, Andrew and Laura Esposito, Stamford, contractor for Andrew Esposito. Legalize re-built front porch due to storm damage at 15 Coventry Road, Stamford. Estimated cost: \$20,000. Filed Nov. 8.

Fay Construction LLC, Stamford, contractor for Bernard J. and Elizabeth W. Lunny. Enclose porch and extend second floor. Construct new bathroom on first floor along with new wine storage and sitting area. Construct a master bedroom with bathroom and new office on second floor at 10 Rogers Road, Stamford. Estimated cost: \$235,000. Filed Nov. 17.

Flores, Katia and Thomas Jason, Stamford, contractor for Katia Flores. Install a new natural gas fuel Generac generator at 172 Ridge Park Ave., Stamford. Estimated cost: \$12,770. Filed Nov. 1.

Ghali, Sameh, Stamford, contractor for Sameh Ghali. Perform interior alterations to kitchen removing some walls and installing new support and renovate bath and add closet at 473 Pepper Ridge Road, Stamford. Estimated cost: \$62,000. Filed Nov. 18.

Gilbertson, Gregory G., Trumbull, contractor for Victoria L. and William Kevan. Install gas pipe attached to building for generator at 46 Mill Road, Stamford. Estimated cost: \$1,500. Filed Nov. 1.

Glekas, Nikoletta, Stamford, contractor for Nikoletta Glekas. Remove a portion of an existing wall and install a new exterior door and add a half wall and a door to the open space. Install single hand-washing sink at 115 Waterbury Ave., Stamford. Estimated cost: \$4,000. Filed Nov. 4.

Goc, Brian J., Yorktown Heights, New York, contractor for Grace and Frank G. Lobello. Demolish and remove front door, windows and knee walls on interior and remove existing decking and stairs on front porch outdoors at 106 Woodbrook Drive, Stamford. Estimated cost: \$79,750. Filed Nov. 8.

Goncalves, Cynthia, Stamford, contractor for Cynthia Goncalves. Install roof mounted solar panels at 46 Emma Road, Stamford. Estimated cost: \$25,194. Filed Nov. 4.

Green Power Energy LLC, Annandale, New Jersey, contractor for Chaim T. Schwartz and Rena E. Gelb. Install a roof-mounted solar system at 43 Apple Tree Drive, Stamford. Estimated cost: \$19,127. Filed Nov. 16.

Henn, John S., Darien, contractor for James A. Shapiro and Cristin Tierney. Install a manufactured stainless-steel spa at 128 Starin Drive, Stamford. Estimated cost: \$50,000. Filed Nov. 18.

Holzner, Louis, Newtown, contractor for Rhoda Spiegelman. Install a Generac generator at 28 McIntosh Court, Stamford. Estimated cost: \$15,938. Filed Nov. 2.

The Home Depot USA Inc., Atlanta, Georgia, contractor for Andrew Gonzales and Melissa Smith. Remove and replace 24 windows, with no structural changes at 220 Halliwell Drive, Stamford. Estimated cost: \$21,721. Filed Nov. 3.

The Home Depot USA Inc., Atlanta, Georgia, contractor for Tahir Mahmood. Remove and replace two windows, same size, no structural changes at 15 First St., Unit 3, Stamford. Estimated cost: \$3,114. Filed Nov. 18.

Home Energy Repair LLC, Greenwich, contractor for Li Jun. Remove existing roof and reroof using Timberline shingles in charcoal at 15 Chestnut St., Stamford. Estimated cost: \$12,000. Filed Nov. 15.

Home Health Pavilion Inc., New Milford, contractor for Mahmood and Meraj Ali. Remove and replace existing tub, toilet and sink at 125 Shadow Ridge Road, Stamford. Estimated cost: \$3,500. Filed Nov. 9.

Huntington Country Homes LLC, Shelton, contractor for Vincent and Christine Martello. Build bathroom, renovate closet and move window at 235 Thornridge Drive, Stamford. Estimated cost: \$12,000. Filed Nov. 22.

Integrity Home Services LLC, Stratford, contractor for Richard Gentile. Remove existing roofing shingles and install new roofing materials at 232 Courtland Ave., Stamford. Estimated cost: \$8,600. Filed Nov. 3.

Iovieno, Gaetano Christine, Stamford, contractor for Gaetano Christine Iovieno. Install a Generac natural gas generator at 38 Elaine Drive, Stamford. Estimated cost: \$5,000. Filed Nov. 10.

LA Barnaby & Sons Inc., Stratford, contractor for Charles E. Romans and Ann Barbara. Strip roof and reshingle 54 Cady St., Stamford. Estimated cost: \$16,500. Filed Nov. 12.

Lanslots, Johannes C. and Elisabeth M., Stamford, contractor for Johannes C. Lanslots. Construct a louvered pergola roof over the existing back deck at 14 Overbrook Drive, Stamford. Estimated cost: \$25,000. Filed Nov. 2.

Lester, M. Perry III, Stamford, contractor for M. Perry Lester III. Finish and legalize basement with bathroom at 336 Rock Rimmom Road, Stamford. Estimated cost: \$17,000. Filed Nov. 4.

Liguori, David A., Stamford, contractor for Richard J. Marzullo and Karin A. Marzullo. Install a propane-powered generator at 145 Fairway Drive, Stamford. Estimated cost: \$12,000. Filed Nov. 1.

Lueders, Matthew K., Stamford, contractor for Brian and Melissa Moore. Install an in-ground fiberglass swimming pool at 55 Greens Circle, Stamford. Estimated cost: \$67,000. Filed Nov. 18.

Lueders, Matthew K., Stamford, contractor for Zarmi Sigal Revocable Trust. Take out existing pool and patio and construct new in-ground swimming pool with spa and patio at 101 Knobloch Lane, Stamford. Estimated cost: \$107,500. Filed Nov. 17.

M&M Remodeling LLC, Stamford, contractor for Jeffrey and Larisa Rusinov. Install a generator on residential property next to garage at 173 Shelter Rock Road, Stamford. Estimated cost: \$5,000. Filed Nov. 8.

Maimon, Julie F., Stamford, contractor for Julie F. Maimon. Remove and replace six windows with tempered; no structural changes required at 75 Shadow Ridge Road, Stamford. Estimated cost: \$6,018. Filed Nov. 3.

McDonald, Thomas J., Stamford, contractor for Thomas J. McDonald. Install a tent for a corporate event at 777 Long Ridge Road, Stamford. Estimated cost: \$1,000. Filed Nov. 16.

Millennials Roofing LLC, Bridgeport, contractor for Robelin Adeline Juleau. Remove all shingles and accessories and replace with new architectural shingles at 75 Orange St., Stamford. Estimated cost: \$9,440. Filed Nov. 3.

Neupmann Builders LLC, New Britain, contractor for John Kachulis. Replace existing windows at 3 Meadowpark Avenue North, Stamford. Estimated cost: \$15,500. Filed Nov. 1.

Newpro Operating LLC, Woburn, Massachusetts, contractor for Frederic W. Parker. Install new walk-in bath without any structural changes at 850 E. Main St., Unit 413, Stamford. Estimated cost: \$22,036. Filed Nov. 15.

Old World Craftsmen of New York LLC, Greenwich, contractor for David Amselem. Finish space in existing basement for mudroom and legalize remainder of basement at 17 Sweet Briar Lane, Stamford. Estimated cost: \$66,550. Filed Nov. 17.

Olympic Construction LLC, Stamford, contractor for David A. Stuckey and Linda Mahoney. Build an elevator shaft and furnish and install an elevator including all required electrical and structural work as required at 113 Wallacks Drive, Stamford. Estimated cost: \$100,000. Filed Nov. 15.

One Stamford Plaza Owner LLC, Stamford, contractor for One Stamford Plaza Owner LLC. Install halo-illuminated wall sign at 263 Tresser Blvd., Stamford. Estimated cost: \$17,230. Filed Nov. 18.

Stevens, Gino, North Haven, contractor for Gino Stevens. Remove existing roof and re-roof 82 Hoyt St., Stamford. Estimated cost: \$99,000. Filed Nov. 17.

COURT CASES

Bridgeport Superior Court

Facts & Figures

Bender, Alexander, et al. Saybrook. Filed by Larissa Smith, Bridgeport. Plaintiff's attorney: Collier Edmund Q Trial Lawyer LLC, Milford. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-21-6110510-S. Filed Oct. 14.

Chawan, Neil. New York, New York. Filed by Jamie Robinson, Shelton. Plaintiff's attorney: Michael E. Skiber Law Office, Norwalk. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-21-6110607-S. Filed Oct. 19.

Longeill, Zachary, et al. Jewitt City. Filed by Eugene Arganese, Trumbull. Plaintiff's attorney: Willinger Willinger & Bucci PC, Shelton. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-21-6110574-S. Filed Oct. 18.

Raymond Design Builders LLC. Fairfield. Filed by Lauren Neubauer, Southport. Plaintiff's attorney: Connolly Brennan Ralabate PC, Stratford. Action: The plaintiff's refrigerator was moved and relocated by the defendant during the renovation of the premise. The plaintiff was standing at the front of the refrigerator when it tipped over landing on top of the plaintiff who suffered injuries and now seeks monetary damages less than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. FBT-CV-21-6110766-S. Filed Oct. 25.

Town Of Greenwich. Filed by Patricia Riggans, Greenwich. Plaintiff's attorney: The Flood Law Firm LLC, Middletown. Action: The plaintiff fell due to the uneven surface of the premises controlled and built by the defendant. As a result, the plaintiff suffered injuries. The plaintiff seeks monetary damages of less than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-21-6110644-S. Filed Oct. 20.

Danbury Superior Court

Beckwith, Barry, et al. Redding. Filed by Glen Street, LLC, Greenwich. Plaintiff's attorney: Carmody Torrance Sandak & Hennessey LLP, Stamford. Action: The plaintiff is the owner of the defendants' note and mortgage for which they have defaulted on the terms of the agreement and have failed to pay the plaintiff the amount due. The plaintiff claims foreclosure of the mortgage, possession of the mortgage premises, monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-21-6040625-S. Filed Sept. 15.

Danbury Food Corp. Danbury. Filed by Josefa Rivera, Bronx, New York. Plaintiff's attorney: Alan Barry & Associates, Danbury. Action: The plaintiff was on the premises of the defendant when she slipped on a squashed chili pepper left on the floor and fell to the ground and sustained injuries. As result, the plaintiff has had to restrict activities, lost time from her employment and lost earning capacity. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-21-6040797-S. Filed Sept. 29.

Hott, Grace, et al. Croton Falls, New York. Filed by Elissa Matrisciano, Danbury. Plaintiff's attorney: Trotta Trotta & Trotta, New Haven. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-21-6040286-S. Filed Aug. 11.

Ochs, Shannon, et al. Bethel. Filed by Ethan Allen PPA Tammy Allen, Bethel. Plaintiff's attorney: Candace Veronica Fay, Danbury. Action: The plaintiff was lawfully waiting at the defendants' porch when he was viciously attacked and bitten by the defendants' dog. As a result of the attack, the plaintiff sustained severe injuries and now seeks monetary damages of more than \$15,000, exclusive of interest and costs. Case no. DBD-CV-21-6040733-S. Filed Sept. 23.

Sunlighten Inc., Overland Park, Kansas. Filed by Harleysville Insurance Company, Columbus, Ohio. Plaintiff's attorney: John P. Calabrese Law Office, Rocky Hill. Action: The plaintiff provides insurance for a property where the defendant manufactured and installed a sauna. However, a fire originated in the sauna and caused damage to the insured property. As a result, the plaintiff suffered damages and now seeks monetary damages of more than \$15,000, exclusive of interest and costs. Case no. DBD-CV-21-6040758-S. Filed Sept. 27.

Stamford Superior Court

Grens, Stephen. Fairfield. Filed by Latoya Forbes, Shelton. Plaintiff's attorney: Berkowitz and Hanna LLC, Shelton. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-21-6054106-S. Filed Oct. 28.

Kennedy, Ronald J., New Canaan. Filed by Bank of America NA, Charlotte, North Carolina. Plaintiff's attorney: Rubin & Rothman LLC, Islandia, New York. Action: The plaintiff is a banking association which issued a credit account to the defendant who agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks monetary damages of more than \$2,500, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-21-6054142-S. Filed Oct. 29.

Pierre, Jean. Norwalk. Filed by Eden Grandison, Norwalk. Plaintiff's attorney: Wofsey Rosen Kveskin & Kuriansky LLP, Stamford. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-21-6053858-S. Filed Oct. 12.

Tibbals, David D., Rye, New York. Filed by Natalia Dominguez-Hernandez, Greenwich. Plaintiff's Attorney: Discala & Discala LLC, Norwalk. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-21-6054526-S. Filed Nov. 30.

DEEDS

Commercial

1936 Drinkwater LLC. Riverside. Seller: Cristina Wang and Jonathan Wang, Greenwich. Property: 275 Riverside Ave., Riverside. Amount: \$N/A. Filed Nov. 2.

Chickery, Thomas and Kristina Chickery. Fairfield. Seller: 17 Welch Terrace LLC, Southport. Property: 239 Nichols St., Fairfield. Amount: \$475,000. Filed Nov. 9.

City Lending Group LLC. Forest Hills, New York. Seller: Wilmington Savings Fund Society, Houston, Texas. Property: 183 Dudley Drive, Fairfield. Amount: \$441,000. Filed Nov. 9.

Elcadore LLC. Norwalk. Seller: Peah Properties LLC, New York, New York. Property: 390 North St., Greenwich. Amount: \$6,033,000. Filed Nov. 1.

Fulbright, Scott and Nicole Fulbright. Denver, Colorado. Seller: 918 Mill Plain Road LLC, Fairfield. Property: 934 Mill Plain Road, Fairfield. Amount: \$1,350,000. Filed Nov. 3.

Rana, Nargis and Sachin Rana. Minneapolis, Minnesota. Seller: 918 Mill Plain Road LLC, Fairfield. Property: 918 Mill Plain Road, Fairfield. Amount: \$1,350,000. Filed Nov. 1.

Retaw LLC. Fairfield. Seller: Dwight W. Cobb and Dawn Cobb, Fairfield. Property: 1141 Fairfield Beach Road, Fairfield. Amount: \$2,100,000. Filed Nov. 4.

Tan, Raymond and Renee Tan. Greenwich. Seller: Manor Road LLC, Old Greenwich. Property: 16 Manor Road, Old Greenwich. Amount: \$1,850,000. Filed Nov. 2.

Residential

Brown, Elizabeth and Nicholas Edward Oswald. Fairfield. Seller: Joy Karageorge, Fairfield. Property: 58 Wheelers Park Ave., Fairfield. Amount: \$550,000. Filed Nov. 2.

Brown, Terence. New York, New York. Seller: Matthew P. Smith and Annmarie S. Smith, Falun, Sweden. Property: Lots 88,89 and 90, Map 91, Fairfield. Amount: \$590,000. Filed Nov. 8.

Cerasi, Douglas and Amy Cerasi. Cornelius, North Carolina. Seller: Michael Haimoff, Fairfield. Property: 98 Youngstown Road, Fairfield. Amount: \$665,000. Filed Nov. 2.

Ciszewski, Krzysztof. Trumbull. Seller: Leonardo J. Sabia, Fairfield. Property: 284, 292, 294 Berkeley Road, Fairfield. Amount: \$395,500. Filed Nov. 10.

Cortes Ortiz, Andres Felipe and Angelica Maria Gallego Fuentes. Fairfield. Seller: Matthew Cino and Valerie Calderon-Cino, Fairfield. Property: 3609 Park Ave., Fairfield. Amount: \$383,000. Filed Nov. 2.

DiCrescenzo, Michael and Chelsea Leiper. Norwalk. Seller: Austin Britt and Stephanie Anderson, Fairfield. Property: 140 Short Hill Lane, Fairfield. Amount: \$540,000. Filed Nov. 1.

Ehrlich, Marc and Marian Underweiser. Fairfield. Seller: Adam J. Fireman and Kate E. Fireman, Fairfield. Property: Lots 7 and 9, Map. 960, Fairfield. Amount: \$1,900,000. Filed Nov. 3.

Fernald, Christopher and Danielle Russak Fernald. Fairfield. Seller: Ernesto Leon Tischler and Ethel L. Tischler, Fairfield. Property: 81 Warwick Ave., Fairfield. Amount: \$600,000. Filed Nov. 1.

Fireman, Adam and Kate Fireman. Fairfield. Seller: James G. Gardiner and Mary Kate Kelly, Fairfield. Property: 115 Nutmeg Lane, Fairfield. Amount: \$1,150,000. Filed Nov. 4.

Gong, Liang Wu and Yi Gong. North Haven. Seller: Hayward R. Gipson Jr. and Noelia Gipson, Fairfield. Property: 331 Knapps Highway, Unit 331, Fairfield. Amount: \$560,000. Filed Nov. 8.

Hirsh, R. Scott. Scarsdale, New York. Seller: John Walsh and Lisa Walsh, Fairfield. Property: 515 Fairfield Beach Road, Fairfield. Amount: \$2,630,000. Filed Nov. 1.

Hussain, Yasmeeen and Bilawal Khan. Bridgeport. Seller: Aziz Seyal, Fairfield. Property: 130 Ridgeley Ave., Fairfield. Amount: \$290,000. Filed Nov. 2.

Kent, David. Fairfield. Seller: Katherine Seaborn and Gary Seaborn, Fairfield. Property: 543 Old Post Road, Fairfield. Amount: \$1,000,000. Filed Nov. 1.

Kranes, Morgan and Steven Kranes. Plainview, New York. Seller: William Boe-Wiegaard, Fairfield. Property: 246 Tunxis Hill Cut Off, Unit 1, Fairfield. Amount: \$377,000. Filed Nov. 1.

Marks, Matthew J. and Bora Lee-Marks. New York, New York. Seller: Hugh Baker, Fairfield. Property: 135 Oldfield Road, Unit 5, Fairfield. Amount: \$585,000. Filed Nov. 1.

Mazza, Morgan and Robert Mazza. Fairfield. Seller: Morgan Mazza, Fairfield. Property: 37 Tunxis Hill Road, Fairfield. Amount: \$N/A. Filed Nov. 3.

McAndrew, John J., Southport. Seller: Walter D. Simpson and Alexei Kasanzew, Fairfield. Property: 3555 Morehouse Highway, Fairfield. Amount: \$569,000. Filed Nov. 4.

McGee, Lawrenzo Anthony. Fairfield. Seller: Kirstin Anastasia, Hobe Sound, Florida. Property: 245 Unquowa Road, No.92, Fairfield. Amount: \$241,000. Filed Nov. 2.

Mennona, Peter Joseph and Aldona Mennona. Fairfield. Seller: Emanuel A. Campisi and Teresa V. Campisi, Fairfield. Property: 160 Shrub Oak Lane, Fairfield. Amount: \$825,000. Filed Nov. 1.

Mimms, Paul, and Jennifer G. Alfino. Trumbull. Seller: Kathleen A. Gilbert, Fairfield. Property: 321 Woodridge Ave., Fairfield. Amount: \$555,000. Filed Nov. 1.

Mitchell, Joseph Frank and Mary Margret Mitchell. Bridgeport. Seller: Daniel LAltrella, Shelton. Property: 10 Mill Hill Road, Unit 10, Southport. Amount: \$369,000. Filed Nov. 3.

Facts & Figures

Nelson, Andre and **Jacqueline Nelson**, New York, New York. Seller: Kevin J. Callahan and Donna M. Callahan, Fairfield. Property: Lot 34, Map 3068, Fairfield. Amount: \$650,000. Filed Nov. 8.

O'Connor, Mathew and **Emma Kate Freedman**, Stamford. Seller: Michael Tweed, Fairfield. Property: 41 Country Road, Fairfield. Amount: \$590,000. Filed Nov. 10.

Palash, Rakib Mahamood, Bridgeport. Seller: Anna M. Pogoda, Fairfield. Property: 59 Deerfield St., Fairfield. Amount: \$615,000. Filed Nov. 9.

Palik, Ilhami, Fairfield. Seller: Mary Mapolski, Fairfield. Property: 85 Candlewood Road, Fairfield. Amount: \$275,000. Filed Nov. 2.

Pedersen, Samantha and **William Blondi**, New York, New York. Seller: James B. Roper and Geraldine W. Roper, Greenwich. Property: 74 North St., Greenwich. Amount: \$2,878,000. Filed Nov. 1.

Picarillo, Justin and **Jaclyn Picarillo**, Fairfield. Seller: Judith S. Wilkinson, Fairfield. Property: 236 Sturges Road, Fairfield. Amount: \$0. Filed Nov. 4.

Rifkin, Marc and **Jennifer Rifkin**, Trumbull. Seller: Vincent Santoro and Amata L. Santoro, Fairfield. Property: 85 Rolling Hills Drive, Fairfield. Amount: \$680,000. Filed Nov. 8.

Rubin, Samuel B. and **Ariane Aoki Rubin**, Fairfield. Seller: Richard P. Rubin, Fairfield. Property: 103 Barry Scott Drive, Fairfield. Amount: \$475,000. Filed Nov. 1.

Seidel, Nicholas and **Tiffany Probst**, Holbrook, New York. Seller: Eric N. Palletier and Anna R. Pelletier, Fairfield. Property: 46 Senior Place, Fairfield. Amount: \$625,000. Filed Nov. 2.

Slawsky, Christopher J., New York, New York. Seller: Helen L. Erasmus, Fairfield. Property: 110 Millard St., Fairfield. Amount: \$525,000. Filed Nov. 1.

Stevens, Scott and **Emily Stevens**, New Hartford. Seller: Grant M. Jaber and Danielle E. Kilduff, Fairfield. Property: 92 Warwick Ave., Fairfield. Amount: \$780,000. Filed Nov. 2.

JUDGMENTS

Brant, Christopher, Greenwich, \$15,849, in favor of Alex M. Greenberg, New York, New York, by Philip H. Monagan, Waterbury. Property: 417 Taconic Road, Greenwich. Filed Oct. 25.

Donofrio, Giovanni, New Canaan. \$40,319, in favor of Catherine Lawrence and Christopher Lawrence, Greenwich, by Mark Sank & Associates LLC, Stamford. Property: 20 Innis Lane, Old Greenwich. Filed Oct. 28.

Griskonis, Joseph, Fairfield. \$17,888, in favor of Discover Bank, New Albany, Ohio, by Zwicker & Associates PC, Enfield. Property: 47 Andrassy Ave., Fairfield. Filed Nov. 22.

Route1 Construction Services LLC, et al, Fairfield. \$81,825, in favor of Stearns Bank NA, Albany, Minnesota, by Laurie Geller LLP, West Hartford. Property: 100 Gilbert Highway, Fairfield. Filed Dec. 13.

MORTGAGES

Cassano, Frank A. and **Sherry N. Cassano**, Fairfield, by William Louis Birks III. Lender: HSBC Bank USA NA, 452 Fifth Ave., New York, New York. Property: 100 Judges Hollow Road, Fairfield. Amount: \$390,000. Filed Nov. 5.

Davenport, Peter H. and **Cathleen M. Davenport**, Fairfield, by Kim Kizza. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 93 Sconset Drive, Fairfield. Amount: \$798,824. Filed Nov. 2.

Foote, Nicholas, Fairfield, by Jeffrey M. Wasikons. Lender: AFC Mortgage Group LLC, 471 Monroe Turnpike, Monroe. Property: 581-583 Reef Road, Fairfield. Amount: \$567,000. Filed Nov. 5.

Foster Jr., Michael David and **Katrine Foster**, Fairfield, by Benjamin McEachin. Lender: Citizens Bank, NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 47 Old Stratfield Road, Fairfield. Amount: \$401,900. Filed Nov. 4.

Giuffrida, Mauro V. and **Emalyn Giuffrida**, Fairfield, by Jeremiah N. Ollennu. Lender: Citizens Bank, NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 122 Osborne Place, Southport. Amount: \$534,500. Filed Nov. 2.

Kent, David, Fairfield, by Lisa Busgo. Lender: Prosperity Home Mortgage LLC, 14501 George Carter Way, Suite300, Chantilly, Virginia. Property: 543 Old Post Road, Fairfield. Amount: \$800,000. Filed Nov. 1.

Lockyer, Kenneth B. and **Ann M. Lockyer**, Greenwich. by Robert B. Bellitto Jr. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: Orchard St., Unit B, Greenwich. Amount: \$1,780,000. Filed Nov. 1.

McMahon Jr., James J. and **Joan Sherman McMahon**, Southport, by Gina Marie Davila. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 107 Mill Hill Lane, Southport. Amount: \$200,000. Filed Nov. 3.

McPadden, Michael J. and **Laura McPadden**, Fairfield, by Robert B. Bellitto Jr. Lender: CrossCountry Mortgage LLC, 6850 Miller Road, Brecksville, Ohio. Property: 730 Rock Ridge Road, Fairfield. Amount: \$372,000. Filed Nov. 3.

Mennona, Peter Joseph and **Aldona Mennona**, Fairfield, by Daniel E. Jacobs. Lender: Citizens Bank, NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 160 Shrub Oak Lane, Fairfield. Amount: \$660,000. Filed Nov. 1.

Mitchell, Joseph Frank and **Mary Margret Mitchell**, Southport, by Rosemarie D. Young. Lender: William Raveis Mortgage LLC, 7 Trap Falls Road, Shelton. Property: 10 Mill Hill Road, Unit 10, Southport. Amount: \$295,000. Filed Nov. 3.

Nitzburg, George and **Emily Chasan**, Fairfield, by Mark N. Clarke. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 690 Mill Hill Terrace, Fairfield. Amount: \$432,000. Filed Nov. 5.

Palmer, Jesse and **Tracy Palmer**, Fairfield, by John S. Demetre. Lender: PNC Bank NA, 3232 Newmark Drive, Miamisburg, Ohio. Property: 132 Valley Circle, Fairfield. Amount: \$324,000. Filed Nov. 4.

Renaut, Andrew D. and **Holly Renaut**, Fairfield, by Nicola Corea. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 115 Alberta St., Fairfield. Amount: \$425,000. Filed Nov. 5.

Sabel Partners LLC, Greenwich. by John K. Taylor. Lender: JPMorgan Chase Bank NA, 3050 Highland Pkwy., Fourth floor, Downers Grove, Illinois. Property: 11 Bayberry Lane, Greenwich. Amount: \$2,500,000. Filed Nov. 1.

Spano, Karyn Lynn, Fairfield, by Harry Hirsch. Lender: Baycoast Mortgage Company LLC, 330 Swansea Mall Drive, Swansea, Massachusetts. Property: 259 Stratfield Road, Fairfield. Amount: \$780,000. Filed Nov. 1.

Stevens, Scott and **Emily Stevens**, Fairfield, by Emily D. Wilson. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 92 Warwick Ave., Fairfield. Amount: \$480,000. Filed Nov. 2.

Sullivan, John R., Fairfield, by Charles A. Fiore. Lender: Home Point Financial Corp., 9 Entin Road, Suite 200, Parsippany, New Jersey. Property: 145 Berwick Ave., Fairfield. Amount: \$375,000. Filed Nov. 5.

Widmer, Roni B. and **Michael D. Widmer**, Fairfield, by Eduardo Cabrera. Lender: People's United Bank NA, 850 Main St., Bridgeport. Property: 279 Brookside Drive, Fairfield. Amount: \$212,925. Filed Nov. 4.

Young, David and **Carol C. Young**, Fairfield, by Jeffrey G. Lane. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 89 Woodland Road, Fairfield. Amount: \$235,000. Filed Nov. 5.

NEW BUSINESSES

Al Dexter Septic & Drainage LLC, 1 Glover Ave., Apt. 211, Norwalk 06850, c/o Andrea Alek-sander. Filed Nov. 9.

Beth Israel Chabad, 40 King St., Norwalk 06851, c/o Yehoshua Hecht. Filed Nov. 3.

Cranberry Wines & Liquors, 24 Chesnut Hill Road, Norwalk 06851, c/o Vishal Patel. Filed Nov. 2.

DVR Logistics, 83 Main St., Apt. 2, Norwalk 06851, c/o Daniel Valladares Rojas. Filed Nov. 1.

Escale Digital Marketing, 151 E. Rocks Road, Norwalk 06851, c/o Kevin A. Feighery Jr. Filed Nov. 1.

La Furia Painting, 8 Belden Ave., Norwalk 06851, c/o Marthina Rodriguez. Filed Nov. 9.

M&M Wine Spirits & Cigars, 83-85 Washington St., Norwalk 06854, c/o Giuseppe Vitale. Filed Nov. 2.

NPH PRI Paid Wireless/Studio, 16 West Ave., Norwalk 06854, c/o Wesner Midy. Filed Nov. 2.

Reliable Roofing, 180 Main St., Norwalk 06851, c/o Michael Miller. Filed Nov. 5.

Ronin Martial Arts, 508 Westport Ave., Norwalk 06851, c/o Danielle Fratino. Filed Nov. 3.

LEGAL NOTICES

Notice of Formation of Pro Serrano Painting LLC Art. Of Org. filed with SSNY on 10/13/21. Offc. Loc: Westchester Cty. SSNY desig. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 22 Cabot Ave, Elmsford, NY 10523. Purpose: any lawful purpose. #63016

Four Brothers General Contracting Co LLC. Filed 9/1/21 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 10 Old Mamaroneck Rd 1F, White Plains, NY 10605 Purpose: All lawful #63020

10 Stonington Hts LLC. Filed 9/7/21 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 51 Central Ave, Ossining, NY 10562 Purpose: All lawful #63021

1270 Pleasantville Road LLC. Filed 10/4/21 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 500 Executive Blvd #302, Ossining, NY 10562 Purpose: All lawful #63022

JWEF LLC. Filed 11/4/21 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 25 Lawrence Lane, Harrison, NY 10528 Purpose: All lawful #63023

472 Carroll Street Associates, LLC. Filed 9/9/20 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 399 Knollwood Road, Suite 318, White Plains, NY 10603 Purpose: All lawful #63024

Yogora, LLC. Filed 8/10/20 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 31 Thunder Lake Rd, Wilton, CT 06897 Purpose: All lawful #63025

Notice of Formation of 914TACTICAL LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 11/18/2021. Office location: Westchester County. Princ. Office of LLC: c/o Anthony J. Barberan 500 High Point Dr. #315, Hartsdale, NY 10530. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC at the address of its principle office. Purpose: Any lawful activity. #63030

689 MCLEAN LLC, Art. Of Org. filed with SSNY 10/4/2018. Office location: Westchester County. SSNY designated as agent for process & shall mail process to: c/o Russell Amoruso, 689 McLean Ave., Yonkers, NY 10704. Purpose: any lawful act or activity. #63031

Notice of Formation of VLADIS ECOMMERCE LLC Art. Of Org. filed with SSNY on 11/23/2021. Offc. Loc: Westchester Cty. SSNY design. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 79 FERRIS PLACE, OSSINING, NY,10562. Purpose: any lawful purpose. #63032

Notice of Formation of Art .Of Org. filed with SSNY on 09/21/21. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to Belkadi Consulting LLC, 8 Rutherford Avenue, # 2C, White Plains ,New York 10605. Purpose: any lawful act or activity. #63034

Notice of Formation of JUDGE COURT RD LLC Art. Of Org. filed with SSNY on 08/05/2021 Offc. Loc: Westchester Cty. SSNY desig. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 2804 Gateway Oaks Dr # 100 Sacramento CA 95833. Purpose: any lawful purpose. #63035

Dolan Delano LLP. Filed 9/1/21 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 200 Business Park Dr, Ste 207, Armonk, NY 10504 Purpose: Public Accountancy #63036

1182 Montauk LLC. Filed 10/28/21 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 337 Guard Hill Road, Bedford, NY 10506 Purpose: All lawful #63037

V J G LLC. Filed 12/1/20 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 356 Central Park Ave Suite E 5, Scarsdale, NY 10583 Purpose: All lawful #63038

155 W 71st 2a LLC. Filed 8/12/20 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 50 Midland Ave, Bronxville, NY 10708 Purpose: All lawful #63039

250 West 2nd Oswego, LLC. Filed 8/18/20 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 399 Knollwood Road, Suite 318, White Plains, NY 10603 Purpose: All lawful #63040

BLACK NERD DISABLED LLC. Arts. of Org. filed with the SSNY on 10/25/21. Office: Westchester County. United States Corporation Agents, Inc. and the SSNY has been designated as agents of the limited liability company upon whom process against it may be served. SSNY shall mail a copy of process to UNITED STATES CORPORATION AGENTS, INC. at 7014 13TH AVENUE, SUITE 202, BROOKLYN, NY, 11228, USA . Purpose: Any lawful purpose. #63043

46TMHDEH LLC, Art. of Org. filed with SSNY on 10/26/21. Office location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of any process to Clay B. Lifflander, 1 Cricket Lane, Dobbs Ferry, CA 10522-1202. A Cert. of Change, reflecting correct address of Clay B. Lifflander, 1 Cricket Lane, Dobbs Ferry, NY 10522-1202 was file 10/28/2021.Purpose: Any Legal Purpose. #63046

Sealed bids will be received as set forth in instructions to bidders until 10:30 A.M. on Thursday, January 06, 2022 at the NYSDOT, Office of Contract Management, 50 Wolf Rd, 1st Floor, Suite 1CM, Albany, NY 12232 and will be publicly opened and read. Bids may also be submitted via the internet using www.bidx.com. A certified cashier's check payable to the NYSDOT for the sum specified in the proposal or a bid bond, form CONR 391, representing 5% of the bid total, must accompany each bid. NYSDOT reserves the right to reject any or all bids.

Electronic documents and Amendments are posted to www.dot.ny.gov/doing-business/opportunities/const-notices. The Contractor is responsible for ensuring that all Amendments are incorporated into its bid. To receive notification of Amendments via e-mail you must submit a request to be placed on the Planholders List at www.dot.ny.gov/doing-business/opportunities/const-planholder. Amendments may have been issued prior to your placement on the Planholders list.

NYS Finance Law restricts communication with NYSDOT on procurements and contact can only be made with designated persons. Contact with non-designated persons or other involved Agencies will be considered a serious matter and may result in disqualification. Contact Robert Kitchen (518)457-2124.

Contracts with 0% Goals are generally single operation contracts, where subcontracting is not expected, and may present direct bidding opportunities for Small Business Firms, including, but not limited to D/W/MBEs.

The New York State Department of Transportation, in accordance with the Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation and Title 23 Code of Federal Regulations, Part 200, Title IV Program and Related Statutes, as amended, issued pursuant to such Act, hereby notifies all who respond to a written Department solicitation, request for proposal or invitation for bid that it will affirmatively insure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, disability/handicap and income status in consideration for an award.

BIDDERS SHOULD BE ADVISED THAT AWARD OF THESE CONTRACTS MAY BE CONTINGENT UPON THE PASSAGE OF A BUDGET APPROPRIATION BILL BY THE LEGISLATURE AND GOVERNOR OF THE STATE OF NEW YORK.

Please call (518)457-2124 if a reasonable accommodation is needed to participate in the letting.

Region 08: New York State Department of Transportation
4 Burnett Blvd., Poughkeepsie, NY, 12603

D264688, PIN 881412, Putnam, Rockland, Westchester Cos., HIGHWAY JOB ORDER CONTRACT, various locations, Bid Deposit: 5% of Bid (- \$75,000.00), Goals: MBE: 5.00%, WBE: 10.00%, SDVOB: 6.00%

D264706, PIN 881505, FA Proj Z24E-8815-053, Dutchess, Orange, Rockland, Ulster, Westchester Cos., LANDSCAPE IMPROVEMENTS, various locations, Bid Deposit: 5% of Bid (- \$20,000.00), Goals: DBE: 0.00%

A man in a green uniform and hat is feeding a young elephant with a bottle. The elephant is standing on a dirt path in a savanna setting. The man is holding a large white bottle with a red cap and is pouring milk into the elephant's trunk. The elephant is looking up at the man. The background shows a savanna landscape with trees and a dirt path.

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OVERTONES



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A PUBLICATION OF THE WESTCHESTER CHORDSMEN



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OUR MISSION STATEMENT

We aspire to become one of the best musical organizations in the barbershop tradition. We embody and share the joy of quality singing, entertaining, performing and community service. We strive to increase the awareness and appreciation of our art form locally and worldwide. We achieve this through a commitment to musical growth, mutual support, fellowship and fun!

**HIRE
US**

Do you need to hire a quartet for a special occasion, like a birthday or a wedding? Would you like our chorus to perform at your next corporate event? Would you like to do a concert fundraiser for your charitable organization or cause? Barbershop music can be just what the doctor ordered! Call us today with any and all of your questions 914-298-7464 or visit Chordsmen.org and fill out our contact form and we will call you right away. Contact us via "snail mail" at: The Westchester Chordsmen, P.O. Box 587, White Plains, New York 10602.

THE WESTCHESTER CHORDSMEN is a non profit 501(C)(3) performing arts organization.

OVERTONES



OVERTONES

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A note of thanks to the
Westchester Chordsmen
for bringing joy to people around the world
with your *a cappella* performances!



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FROM THE PRESIDENT

WE'RE BACK IN BUSINESS

STEVE BANKER

STEPHEN BANKER. To quote the musical sage Stephen Sondheim, We're "Back in Business." After 15 months in COVID seclusion, we've emerged from Zoom-land (see my article elsewhere about how we survived) and are now meeting in person! While we're not yet able to be fully engaged in our usual schedule of activities, we've been busy and are making even more plans. We're all excited to be back, and to share the joy of music with each other and with the entire community.

Our coming out party has been ongoing, and we hope it will continue and expand throughout the year and into 2022 (subject of course to existing and changing COVID restrictions). Here are some highlights:

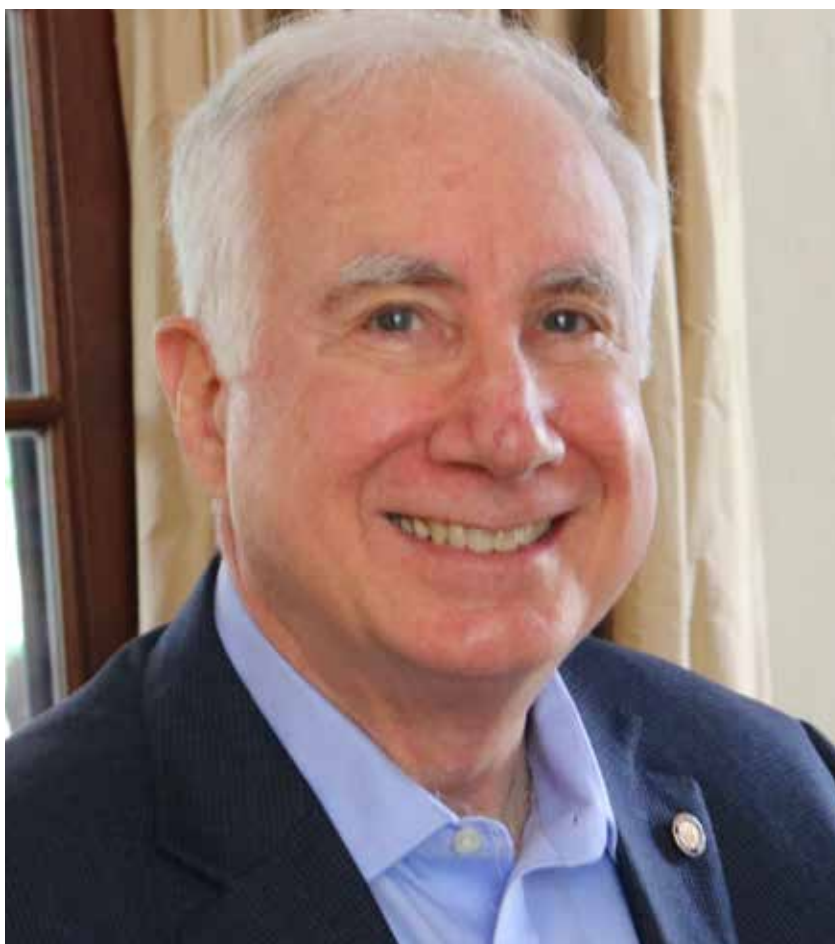
1. Arts Organization of the Year!

ArtsWestchester has named us Arts Organization of the year - quite an honor.

2. National Anthem at Yankee Stadium. In July we recorded a video of "The Star-Spangled Banner," and it was shown on the big screen at Yankee Stadium as they played the Twins on August 19. The audience loved it, and many of us were on hand to accept the honor.

3. Picnic. For the first time in several years, we held our "annual" family picnic. It was especially important for our guys to get together in person since we've been missing that social contact. A good time was had by all.

4. Ready, Set, Sing. Ongoing COVID protocols required us to cancel our plans for a Fall session of our free singing lesson program, but with the world opening up, we expect to restart, and to see some new faces, in the Winter. As in the past, we plan to run this program twice a year.



5. Youth Festival. Our annual Youth Festival scheduled for November 14 has been postponed, and we are exploring dates in the Spring. We are hoping to host GQ, a fabulous quartet, as our special guest.

6. Holiday Performances. Unless there's an even bigger decrease in COVID cases, we may not be able to resume our annual holiday concert and sing-outs at local senior residences and rehab facilities. Instead, we will be performing at four community tree/meno-

rah lightings and are hoping for even more. In addition, we may update our virtual holiday show.

7. And More! We hope to return to sing at the Darien Sugar Bowl in December, and you can count on singing Valentines in February, a return to regional competition and a Spring Show. And we're always looking for other opportunities to spread the joy of singing.

So, join us for this great ride. WE'RE BACK!

The Westchester Chordsmen Tenors Celebrate the Sixth edition of Overtones



Dan Rendich



Tom LaMotte



Marty Taylor



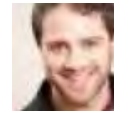
Marc Schechter



Steve Delehanty



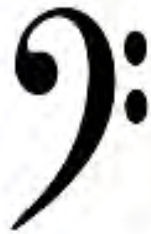
Matt Norris



Adam Samtur

Intro *freely*
A good day,

Tenor Lead



Glen Allen

Benjamin Banker

Stephen Banker

Stephen Bartell

Alan Fennell

John Ford

David Gasparik

Richard Greif

Nick Hodnet

Lyn Kaufman

Vic Marino

Rick Roberts

Anthony Scardillo

Mitch Stein

Richard Veron

Basses are the foundation of our sound.

The other parts stand (*sing*) on our shoulders!

We're proud to be Chordsmen!

SINGING IN THE RAIN

JOHN FOTIA

JOHN FOTIA. Over the past year, The Westchester Chordsmen, as with other singing groups, had to find new ways to continue the work of their mission. According to that mission, the Chordsmen pledge to “embody and share the joy of quality singing, entertaining, performing and community service.” The rest of that pledge can be found on the Chordsmen Team page at the beginning of this issue.

Over the more than 65-year history of the chapter, leaders have always emerged during difficult times. Men and women who have contributed to the continued health of the organization. This past year has proven to be no exception.

How to continue meeting? How to continue singing? How to continue to improve? How to survive financially? How to continue to provide services to the community?

Will it surprise you to learn that each of those challenges were met? It didn't surprise me one bit. It starts with a good board led by a strong president. Steve Banker has proven to be the right man for the job. You must have a terrific music team and you will be hard pressed to find a better one in Keith Harris, Steve Delehanty, Al Fennel, Stash Rossi and Bill Kruse among others. It's a big group so there are many others.

Thanks to Bob Sideli, our Zoom meetings were handled with an expertise that was absent the confusion and problems reported at the time by others using the tool. Mitch Stein, Simon Landless and Tony Weiner were a great help and saw that the meetings were produced and broadcast on social media.

Bob, along with Thom Rosati, Tony and key members of ‘the lunatic fringe’ put together a wonderful show that



reached the widest audience in Chordsmen history.

Virtual Singing Valentines were provided and delivered on schedule and the tradition of the youth festival is on track, as is the production of this publication. Our commitment toward service to the community continues thanks to the efforts of the men and women who make up the Westchester Chordsmen family.

In the first issue of Overtones, several members answered the question “Why are you a Chordsmen and why are you still here?” In this issue, we hear from some more who write about their introduction to the family.

Stash Rossi, recipient of the 2009

Lifetime Achievement Award from the Cab Calloway Foundation, offers some expert advice on singing consonants.

And, in a spread that will certainly be of interest to our fans around the country, our resident photographer, Connie Delehanty, shares some photos of the Chordsmen performing on the international stage.

As the world adjusts to a new normal, and in keeping with a long and proud tradition, the Westchester Chordsmen continue to carry out the objectives of their mission. And no matter how divided the world may seem, music will continue to bring us together. In the words of Hans Christian Anderson “Where words fail, music speaks.”

A journey into Barbershop Harmony

Ron Hayden, *Lead*
 Dave Buchner, *Tenor*
 Len Sklerov, *Bari*
 Lyn Kaufman, *Bass*

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Schedule of Westchester Chordsmen Performances/Activities

FEBRUARY 2022

Ready, Set, Sing!

Free Singing Lessons for six weeks

APRIL/MAY 2022

Mid Atlantic Division Contest

Choruses and Quartets compete for right to compete in District Contest in the Fall of 2022

MAY 2022

Spring Show Extravaganza

SEPTEMBER 2022

OVERTONES Magazine 8th Edition

OCTOBER 2022

Fall District Convention and Contest

*Schedule subject to change and subject to Covid restrictions
Check our website for latest update: chordsmen.org.*

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**THE WESTCHESTER CHORDSMEN CHORUS
68TH ANNIVERSARY 2021**



FROM THE MUSICAL DIRECTOR

KEITH HARRIS



KEITH HARRIS. On March 12, 2020, I received a phone call from the rehearsal office at the Metropolitan Opera that the rehearsal that afternoon had been cancelled. I was 15 minutes from heading to the theater. Within a few hours, all of New York city had shut down and the entire world turned upside down.

Only a couple of days earlier the Westchester Chordsmen had met for what would be our last rehearsal. What started as a two-week safety hold turned into a very long winter.

Before the end of March, Monday night meetings were moved to Zoom and regular attendance rose to almost

60 members each week. What initially brought us together was the music but what kept us together was the community.

The fine singers of the Chordsmen, having always been one-part family and one-part chorus, quickly became a support group, keeping track of sick members who had come down with Covid, and using Zoom as a much-needed social outlet.

The Chordsmen quickly learned how to create virtual music videos. Not only did we need to sing to enrich our own lives, but we felt our communities could use the inspiration as well.

We created numerous virtual shows focusing much of our attention on the hospitals and health centers hit the hardest. From there we moved to an international showing of our Holiday Extravaganza which has received over 4,000 views on YouTube. Shortly into the new year we continued our tradition of custom-made singing valentines... which sold out by February 1st.

We cannot wait to sing together again in person and welcome our audience back into the theater. In the meantime, we fully intend to use our music to inspire hope, inclusion, and peace.



Are you man enough to sing with us?

The Westchester Chordsmen Chorus invites men who like to sing to audition for us! We meet every Monday evening from 7-10 PM. You may bring a prepared audition song, but it is not required. Music will be provided. Prior vocal experience or music reading ability may be helpful but not essential for chorus membership. An experienced mentor will be assigned to each new member.

Visit chordsmen.org/audition to complete an application to arrange for an audition time.

A Cappella Broadway | Barbershop | Doo-Wop | Gospel | Pop | Rock

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The Westchester Chordsmen Chorus will be proud to publish its Seventh Annual Edition of OVERTONES Magazine to be published in November, 2022. We are accepting advertising for your business—or post a personal message for your student (or spouse) singer!

Distributed via the Westchester County Business Journal on-line, given out at Chordsmen performance venues and other locations all over Westchester County.



For ad rates and sizes, please contact: Stephen Bartell,
VP Marketing at **914-833-8683**, or email sjbartell3@gmail.com

THE WESTCHESTER CHORDSMEN – HIGH ON EACH OTHER AND BARBERSHOPPING!

STEPHEN BARTELL

STEPHEN BARTELL We must be doing something right! The Westchester Chordsmen has a growing membership, stable finances, an active and varied schedule of performances, a dedicated fan base, extensive community outreach programs, an active quartetting program and high musical standards and goals.

When asked how do we do it and what advice we might offer to other chapters, we usually say: “First and foremost, have fun. Enjoy singing with your ‘pals’ and the rest kind of takes care of itself.” Clearly, that’s a bit over-simplified, but it’s a good attitude from which all else can follow. The real secret sauce is a combination of hard work and, most importantly, our culture.

Our Culture. We’re a group of guys who love to sing together and share the joy of singing with our community. That is the paramount defining feature of our chorus. We are proud of the members in our chapter. We come from every walk of life, profession and interest. None of that matter when we hit the risers - we’re just a bunch of guys singing in sweet harmony. Our diversity is part of the magic.

Our members are all friendly, caring and contributing men, many of whom have been with the chorus for a very long time. We often hear about the “camaraderie,” but I believe our guys (and their spouses) go beyond that. Many of our members swear that joining the chorus has changed their lives for the better, and several have said they have gained 70 new friends and brothers. Our Ready-Set-Sing participants tell us that this happy, jovial and friendly environment is what attracted many of them to join.

We believe in good riser discipline,



but it doesn’t hurt to have a few “comedians” who just can’t seem to withhold their occasional one-liners from leaking out. Good spirits are yet another factor in our choral cohesion.

We have high standards and enjoy going to contests. While contest is a fabulous incentive to hone our skills and gauge our competence in the disciplines of barbershop, a high score is not essential to our mission. We have found (and heard from other choruses) that obsessing over getting high scores can lead to reduced morale and even defec-

tions. We do not ask members to leave, or sit out, if their skills have diminished, just for the sake of a higher score. Instead, we find other ways to maintain our high level of performance. We value the participation of all of our members, and this helps to maintain our culture of friendliness and mutual support. We are an entertainment-focused chorus. This inspires us to enjoy our “craft” while giving the audience something really positive to react to. We always strive for a standing “O”(vation)! Fortunately, we succeed consistently.

Culture of Leadership. We are blessed to have dedicated and talented leadership. This starts with our exceptionally talented director, Keith Harris, and our four assistant directors. Keith is a tremendous draw: to our audience, our members and our recruiting efforts. He knows how to get the most out of us, without alienating our members. He helps to maintain our culture.

We are also fortunate to have a very active and qualified Board and many members who contribute their time and energy to keeping us going strong. It's a lot of work, and often akin to herding cats, but very rewarding for those of us in leadership positions.

Finally, we have some extraordinary talent within the chorus, including several arrangers and a very special composer/arranger (thanks, Steve Delehanty), a few music educators, a Tony nominee and others who write our shows, and our own in-house learning track man - Scott Kruse - who enables us to learn all of the original compositions in our repertoire. He is also one of our four very talented associate directors.

Proud History. The Westchester Chordsmen, founded in 1953, is the only BHS chapter in Westchester County, New York, with 70 active members. In our 66 years, we have been fortunate enough to travel the world: England, Ireland, Italy, Russia, and China (twice). We've also sung at the White House, Carnegie Hall and Lincoln Center and were mic testers at International in Toronto.

We have a long and proud tradition of comedic presentations of original material at contests. One of our members has published a history of The Westchester Chordsmen, so all of our members can appreciate our legacy.

Community Outreach. We are constantly expanding our public awareness in Westchester County and beyond with our outreach programs. In addition to our annual holiday sing-outs at 11 senior care facilities, we're preparing for our sixth annual Youth A Cappella Festival and the eighth edition of our Ready-Set-Sing program.

We are most proud of the Youth A Cappella Festival. Every year we invite 9-10 high school a cappella groups to perform in a free concert sponsored by us and a local high school partner. This gives the participating schools an opportunity to perform before an enthusiastic audience, and to experience their peers, all in a non-competitive environment. The event is topped off by a brief performance by the Chordsmen, and finally all of the students join us on stage for a song they have learned and practiced with us. All the students consider this a highlight of their year (and so do we!). We also sponsor a scholarship for a graduating high school senior who plans to study voice in college.

Since 2016, we've been running two Ready-Set-Sing programs per year, with 150 participants. All the students appreciate the six-week program of free singing lessons, and it increases our profile in the community. Most importantly, we have 28 members who were introduced to us through this program. The success of this program has required a buy-in from all of our members as mentors and supporters for the participants and supporters and is truly a full-chorus team effort.

Performances. In addition to our performances at contest, the Youth A Cappella Festival, singing Valentines and whatever gigs may be available, we now schedule a scripted show in the Spring, and a Holiday concert in the Fall. Our director carefully schedules our weekly rehearsals so that we can learn all of the new music necessary for our shows, and to refresh our performance of songs already in our repertoire.

We have four standing quartets in the chorus, and more pick-up quartets. We had six quartets delivering Singing Valentines this year. Our quartets perform at our shows, and whenever gigs are available.

Fund Raising. Like all chapters, we have many expenses, only a small part of which is covered by the chapter portion of our dues. Instead of selling ads for each of our shows, we now publish

an annual magazine, OVERTONES, full of photos and editorial content pertinent to barbershopping and our chorus. We have now published five profitable editions, and it has become our largest source of income.

Our members are asked to sell ads for OVERTONES, Singing Valentines and tickets to our Spring and Holiday shows. Consistent with our culture, we do not impose any minimum requirements for sales, but only ask members to do what they can. This has been sufficient for us to maintain a reasonable (but not excessive) financial position.

Media. I'd be negligent if (as VP PR) I didn't mention the importance of developing a media list (e-mails for local and regional news outlets - papers, on-line news sites and other media outlets). Press releases with pictures may be tough to get published, but when they are, they can have a very big impact. Our website is also extremely important as an open door to the public for inbound inquiries, ticket buying and to post our latest accomplishments in print and video.

Goals. One of our goals for the near future is to continue to grow our membership. There is so much impact on the chorus when "new blood" joins, bringing their curiosity, enthusiasm (and audience members!). We also hope to continue our performing focus with bigger and better shows and venues (in a very competitive entertainment market), while ensuring that our guys continue to be enthusiastic about the chapter and are having fun in the process.

When asked what advice we might offer to other chapters, we usually say: "First and foremost, have fun. Enjoy singing with your 'pals' and the rest kind of takes care of itself." Clearly, that's a bit over-simplified, but it's a good attitude from which all else can follow.

I'll close with an echo (maybe better called an overtone!) of HAVE FUN, first and foremost. This is an amazing hobby with wonderful people involved. Enjoy them and yourself. **Keep the whole world singing!**

TAKING THE INTERNATIONAL STAGE

CONNIE AND STEVE DELEHANTY

JOHN FOTIA: When putting this issue together, the usual call for submissions went out. It was mentioned that contributions might be in the form of photographs, articles, or letters to the editor. The following response came from our resident photographer, Connie Delehanty, otherwise known as Mrs. Stephen Delehanty. Over the years, Connie has provided the chapter with a treasure chest of photographs. For these, and decades' worth of cherished mementos we are grateful.



CONNIE DELEHANTY: Many of our current chapter members sang as mic testers for the 2013 International Chorus contest in Toronto and new chapter members have heard about the Music Man package that was sung. However, many do not know that the Chordsmen also had that honor in 1977, singing as mic testers for the International Chorus contest in Philadelphia.

The privilege of singing as mic tester for the International Chorus contest is traditionally by invitation to the second-place chorus champ of the host district for the international convention.

In October 1976, the Chordsmen won second place in the MAD chorus contest in Atlantic City, singing the Smile Medley (arranged by Delehanty) and I Will Be There (Delehanty original). Bob Sideli made the 1977 recording of I Will Be There available via a YouTube link that was emailed on June 7 last month.

In 1977, the Dapper Dans of Harmony from Livingston NJ represented our district in the International Chorus contest held in Philadelphia where MAD was the host district. The Westchester Golden Chordsmen sang as the mic testers, performing the Smile Medley (arranged

STEREO THE 1976 MID-ATLANTIC DISTRICT CHORUS CONTEST
Convention Hall, Atlantic City, N.J. October 5, 1976

THE DAPPER DANS OF HARMONY

It had been four years since the barbershoppers of the Mid-Atlantic District had journeyed to the famed Atlantic City, walked the boardwalk and listened to quartets and choruses in the Ballroom of the great Convention Hall by the sea. Some young barbershoppers (SPBSSQA is becoming more and more a young man's organization) had not even seen the Hall.

On Friday evening of the convention weekend, as singing boys and their girls strolled toward the Hall for the Quinset Semi-Finals, clouds started racing across the sky and rain showers began. By the time twenty-five quartets had sung two songs each, the judges had selected eight of them for the Finals the following evening, and the audience had emerged from the Hall, a great storm had struck and many were drenched as they raced for nearby hotels and for the jitneys which would carry them back to the headquarters Haddon Hall. During the night and well into the following afternoon, over two inches of rain soaked the city, and both quartet and chorus singers had trouble keeping dry.

But the severe weather had absolutely no adverse effect on the choruses as they sang like birds on Saturday afternoon. Once again, as on many previous occasions, the contest resembled a "rite intervention", with five of the 15 choruses scoring over 1,500 points each from the double panel of judges.

When the curtain had closed on the final song and the judges had listed up their scores, however, the visual sharpness and beautiful singing of the Dapper Dans of Harmony, from Livingston, N.J., once again brought forth the top ranking. The Dans are always to be reckoned with — beginning in 1962, they have walked off with the Mid-Atlantic Chorus Championship on seven occasions. Responding again to the conducting of the racy-cheered and always impressive Dave Mittelstaedt, they had thrilled the audience with their versions of "You Ain't Hearst Nothin' Yet" and "When I Grow Too Old To Dream."

On Saturday evening, after the Sussex County (Seaford, Del., and Salisbury, Md.) had been declared the 1977 District Quartet Champions, the Dapper Dans again demonstrated how and why they had won. As the barbershop audience rang out the chords of "Keep America Singing", it was confirmed that a great champion would be representing the Mid-Atlantic District in the 1977 International Chorus Contest in Philadelphia. We believe you will feel likewise as you play this recording — the fifth Chorus Champ album for those who were at Atlantic City — and those who were not!

THE COMPETITORS AND SOME OF THEIR SONGS

SIDE 1		SIDE 2	
1. YOU AIN'T HEARD NOTHIN' YET (1919)	Arranged: David Whitehead Singer: David S. Schuman	1. THAT'S WHAT I CALL A PAL (1920)	Arranged: Bob Sherris Singer: Phyllis Johnson 2:44
2. I WILL BE THERE (1976)	Arranged: David S. Schuman Singer: David S. Schuman 2:49	2. TOMORROW I'LL BE IN MY DIXIE HOME AGAIN (1925)	Arranged: Arthur Cooper Singer: Turk-Hobbsen 2:24
3. I'M ALL THAT'S LEFT OF THAT OLD QUARTET (1915)	Arranged: Meadows-McConnell-McCarthy 2:38	3. BACK IN DIXIE (1975)	Arranged: Carol Baird, Jr. Singer: Robinson 2:10
4. EVERY STREET'S A BOULEVARD (1st Ed. New York) (1924)	Arranged: Ian Wilson Singer: Ian Wilson 2:10	4. YOU GOTTA BE A FOOTBALL HERO — BETTY COED (Medley)	Arranged: Sherman-Fisher-Lewis-Fogarty-Valent 2:29
5. I TOSE UP YOUR PICTURE WHEN YOU SAID GOODBYE (1928)	Arranged: Matt Warner Singer: Matt Warner 3:02	5. ROSES OF YESTERDAY (1926)	Arranged: Lily Mager Singer: Berlin 2:36
6. ALL ABOARD FOR DIXIE LAND (1914)	Arranged: Fred King Singer: Cobb-Yellon 2:07	6. I'M GLAD THAT GOD MADE LITTLE GIRLS (1972)	Arranged: James Yehli Singer: Taylor 2:30
		7. DOWN BY THE OLD MILL STREAM (1910)	Arranged: J. Edgar Woods, Jr. Singer: Taylor 2:54

Recorded by — Capitol-Lester Recording Service, Annapolis, Virginia
Produced by — Mid-Atlantic District, SPBSSQA, B.S. Open, President
Produced by — Rosemary, Jr. Deleha, SPBSSQA, B.S. Open, President

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2013 INTERNATIONAL CHORUS CONTEST, TORONTO, CANADA

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by Delehanty) and Here's an Invitation to Go Out Dancing (Delehanty original). I've attached a few related documents and photos.

STEVE DELEHANTY: Connie said I should write something about what I remember. Well, I do remember that Dave Schuman announced when we got back at the next rehearsal that we were scored by the judges, and we would have finished about 7th or 8th (maybe 6th) which was great. He also announced that we finished 1st in the Arrangement Category which was nice. I don't have any documents to back that up, but I think my recollection is accurate.





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SURVIVING IN THE AGE OF COVID

STEPHEN BANKER



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STEPHEN BANKER. On March 11, 2020, The Westchester Chordsmen decided to shut down our activities, at least for a few weeks, due to the danger posed by the spread of COVID-19. Little did we know that our usual activities would be shut down for more than a year, and even now we are subject to some limitations. After announcing our shut-

down, one of our primary concerns was preserving what we have built - how do we maintain an interest in singing, and in belonging to a performing group, when those core activities would not be possible for an indefinite period.

I'm glad to report that we not only survived as a group, but we have

thrived! How did we do it? First, we created innovative and compelling internal programming for our members. This gave us the confidence and the tools to then create virtual performances, giving purpose to our continued singing at home and great entertainment for our communities.

Zoom Meetings. We quickly estab-

lished a committee to create and program weekly Zoom meetings for the chorus, in lieu of the in-person rehearsals which were no longer possible. The committee met every two to three weeks, for 14 months, until we were able to resume in-person meetings. The first Zoom meeting was on April 6, 2020 (we had missed only three weeks of rehearsals) and continued until May 17, 2021. Attendance at these meetings frequently exceeded the average attendance for our in-person rehearsals!

The programming for our Zoom meetings varied from week to week, but always started with vocal warm-ups and concluded with the singing of “Keep the Whole World Singing” (the Barbershoppers’ anthem), just as we had concluded every in-person meeting. We occasionally held sectionals to help us learn a new song (or improve an old one). Of course, Zoom is not singer-friendly, since every computer has a different (but slight) time lag, so we generally had to put ourselves on mute while we sang along with one member, or a recording, or as directed. Still, we had the sense of singing together.

The weekly programming was varied. Occasionally we had an interview - “meet the Chordsman” - so we were able to get to know each other better. Some members shared their hobbies. We always had a video watch party, viewing classic videos of past performances by the Chordsmen and by championship choruses and quartets. We frequently had a guest speaker, some luminary from the barbershopping world. There was always time for socializing, and we occasionally had a special fun event, like a trivia contest, name that tune or identifying Chordsmen from their baby pictures.

All in all, the Zoom meetings served

their purpose - maintaining the sense of group, and belonging, with a common interest, and keeping us together for the day when we could again emerge.

Virtual Performances. Our first virtual project was a tribute to the health care workers in local medical facilities. A few of our members recorded messages of gratitude and encouragement, and the tribute concluded with a few videos of inspirational songs which had been previously recorded.

We then experimented with recording songs stitched together from individual videos prepared by our members at home. This morphed into our Polecat Program, preparing videos of the chorus singing all twelve traditional barbershop songs called Polecats. The challenge of singing all twelve provided a motivation to keep singing, and a project to maintain unity of purpose through love of song. Most of our members met the challenge and were personally recognized in a guest appearance from CEO Marty Monson of the Barbershop Harmony Society.

All of this recording gave us the confidence to undertake a much more ambitious project - our virtual holiday show “Home for the Holidays.” This was a combination of material from prior performances, new (“stitched together”) material specially created for the show and some guest virtual appearances. The show was praised by many, and has drawn over 100,000 views on YouTube, our biggest audience ever.

With all this experience, virtual Singing Valentines naturally followed, and were even more popular than our usual live Singing Valentines. No doubt we will keep the virtual version as an option in the future. Then we prepared and distributed musical

Mothers’ Day tributes.

Emerging From Zoom-Land. Following the example set by other groups, this Spring we experimented with “car singing” or “carbershop” - live rehearsals in a parking lot, socially distanced in our cars, with microphones and an FM transmitter to unite our sound. This quickly morphed into outdoor rehearsals, until we finally had the green light to return to indoor rehearsals. Yet this was not exactly a return to pre-COVID days, but rather a hybrid, with the need to always have one eye on the virus, and adopt cautionary measures as appropriate.

Our first official not-quite-in-person performance was a great one - singing the National Anthem at Yankee Stadium on August 19, 2021. Following Stadium protocols, we couldn’t sing live, but we recorded it a few weeks earlier, and it was played on the BIG SCREEN. Fortunately, many of us were there to see and hear it in person, and it has attracted over 80,000 views on social media! As for our upcoming schedule of performances, we have yet to determine any restrictions to be placed on our performance or on the audience.

This experience has given us many lessons: we all love singing, and singing for others; when that becomes difficult, we find a way to meet that goal; we are flexible, rolling with the impediments placed before us; we are unified in our aim to stick together and find a path forward; and we have many talented and dedicated members whose technological expertise has permitted us to thrive during this period. None of us wants to go back to the days when we were limited to Zooming and remote singing, yet from this experience we have grown as a group and as individuals.

STAYING CONNECTED AND GATHERING AS A GROUP

Thom Rosati. When Covid came to Westchester, the group was rehearsing a mile away from where the first major outbreak was reported. People were trying to figure out how we could stay together as a singing group. To the rescue came Bob Sideli, our “Barbershopper of the Year,” along with Keith Harris, Simon Landless and Mitch Stein to audaciously craft ways we could be together, yet apart. Here are some of the ways the group was able to find work arounds and become a tighter group.

Zoom Meetings. A month after we stopped, we had the groundwork in place to meet via ZOOM as we always did. The meetings had singing and challenges, surprises, and support for the 50 members who regularly showed up. We had guests stop in to warm us up and got to know all about habits, hobbies, and home life with “Interviews with a Chordsmen.”

Polecat Project. The group came up with the idea of having every member learn and record themselves singing every polecat and earn a coveted Barbershop Polecat certification. These were premiered during these Monday get togethers and were a hit with everyone hearing and seeing the final project. Forty members participated. Their awards were individually “handed out” by Marty Monson, president of the Barbershop Harmony society.

A Live Murder Mystery. The Spring show, which was planned for 2020 had to be scrapped, but we found a way to have the show still go on. Lots of technical hurdles, but lots of laughs!

Jamulus. We found out quickly that you could not sing together online. Performers around the world looked for alternate ways to do this and found a program called Jamulus. The program wasn't for everyone because of techni-



cal issues, but it was something we got working for a dozen or so members who met each week. We were finally back busting chords together with people around the world.

Carbershop. What if you reversed a drive-in movie so the people in the cars ran the show? This is sort of the way Carbershop worked. People sitting in their cars could sing and hear the chorus singing together in real time over their car radio. It was an emotional experience. To finally sing like a chorus

safely after so much time only being able to see your friends but not be able to sing with them.

The outcome is that after a year and a half, where many groups have drifted apart and disbanded, we have an active chorus that has met weekly and remained together. We learned more about the people who make up the group and have stronger bonds between members who appreciate even more when they say “it’s great to be a Chordsman!”

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BARBERSHOP IS FOR EVERYONE!

SCOTT ROTHSTEIN

SCOTT ROTHSTEIN. Reporting for The Westchester Chordsmen Inclusion Committee. Did you know that many of the most popular African American musicians of the 20th century, including Scott Joplin, Sydney Bechet, Jelly Roll Morton, W. C. Handy, and even the great Louis Armstrong, all began their musical journeys singing in Barbershop Harmony quartets? “Barbershop Harmony” singing is firmly rooted in African American musical traditions of the nineteenth century. This complex form of four-part vocal harmony originated with African Americans in the late 19th century, and blossomed in the early 20th, alongside other African American musical forms such as ragtime, blues, and jazz.

The Westchester Chordsmen are proud of the many decades in which we have welcomed men of all backgrounds and ethnicities. The members of the Westchester Chordsmen not only accept differences in our chorus, but we also celebrate them. We are committed to having a diverse membership, considering it to be a source of strength. All membership applicants receive equal consideration without regard to race, color, religion, sexual orientation, national origin, disability, or age. A basic ability to sing, and a desire to share in the joy of singing with others, are the only prerequisites for membership.

Seeking to overcome a regrettable early history of racial discrimination that it has acknowledged and firmly rejected, the Barbershop Harmony Society (BHS) through its various programs actively supports and encourages di-

versity throughout the ranks of its membership. Similarly, this last year, the Westchester Chordsmen formalized our commitment that barbershop is for everyone in an Inclusion Statement that adopted a set of principles to guide our proactive efforts to reflect and embrace the wonderful diversity of the region we represent. These principles are:

- We will reach out to more diverse communities for cooperative or joint performances.
- We will seek more diverse venues and audiences.
- We will increase our visibility throughout the entire community in which we live, without exception, to enhance our membership recruiting efforts.
- We will expand our scholarship program to include a broader range of candidates, more representative of our community’s demographics.
- We will practice cultural awareness and sensitivity in the selection of our music, and in the manner of its presentation.

Our Board has established a committee dedicated to pursuing and implementing these principles. This pledge extends to every member of the Westchester Chordsmen. We are energized by the thought that our dedication to the ideal of inclusion will advance the cause of brotherhood and spread the joy of Barbershop Harmony singing to new participants who will engage in an old, but treasured art form, and to new audiences who will be awakened to its glories. We hope you will join us!



chordsmen.org

WESTCHESTER CHORDSMEN OPEN THE SHOW AT YANKEE STADIUM

On August 19th, The Westchester Chordsmen had the honor of performing the national anthem at the one and only Yankee Stadium! When advised of the upcoming event, the members of the chorus were asked to keep the secret under wraps and not to post it on social media beforehand. The performance can be viewed on YouTube or on the Chordsmen Facebook page. Baseball has always been a favorite hobby for the Chordsmen who once wore the actual Yankee uniforms provided by George Steinbrenner for their annual show. Photos by Connie Delehanty.

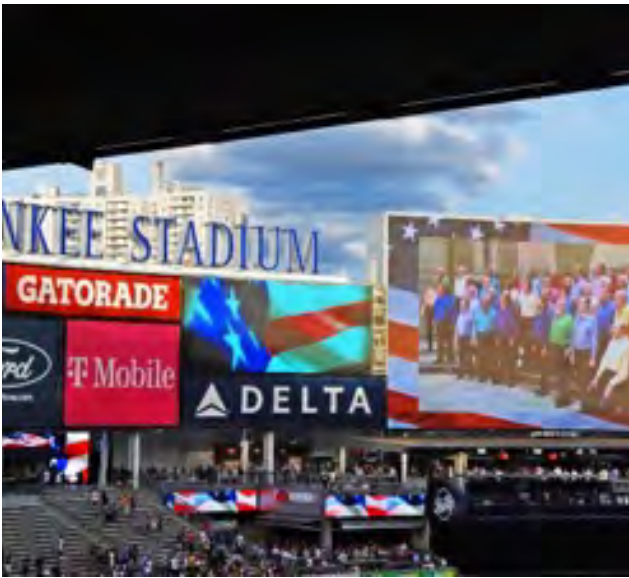


Photo courtesy of Connie Delehanty.



Photo courtesy of Connie Delehanty.



MAD District Photo.

LETTING SINGABLE CONSONANTS DO THEIR WORK

Dr Anastasio Rossi, assistant director of the Westchester Chordsmen, director of the Golden Apple Chorus, and the recipient of the 2009 Lifetime Achievement Award from the Cab Calloway Foundation, offers some expert advice on singing consonants.

Most of us have been taught that the English language has five vowels and 21 consonants. Basically true. But the other truth is that many of the 21 consonants act just like vowels and do similar work. In music, we call them Singable Consonants. Learning about their characteristics and functions can play a large part in making your singing sound better.

First, let's see what separates singable consonants from the others. Singable Consonants (also called voiced consonants) have voice and pitch. They use the voice when produced. Examples are f, l, m, n,

r, s, th, v, w, y, z. The rest have no voice or pitch: c, h, k, p, q, t. Voiced consonants continue the sound and flow of air as vowels do. Most unvoiced consonants stop the sound and flow of air.

Finally, some consonants do double duty:

NOTE: f, s, th, b, th, and x have both voiced and unvoiced modes.

EXAMPLES: of/fun, say/is, this/thin, tax/exact.

b, d, g, j, and x are semi-voiced just before opening

Speak these above examples aloud to see, hear, and feel the difference between voiced and unvoiced modes.

It is also important to know that

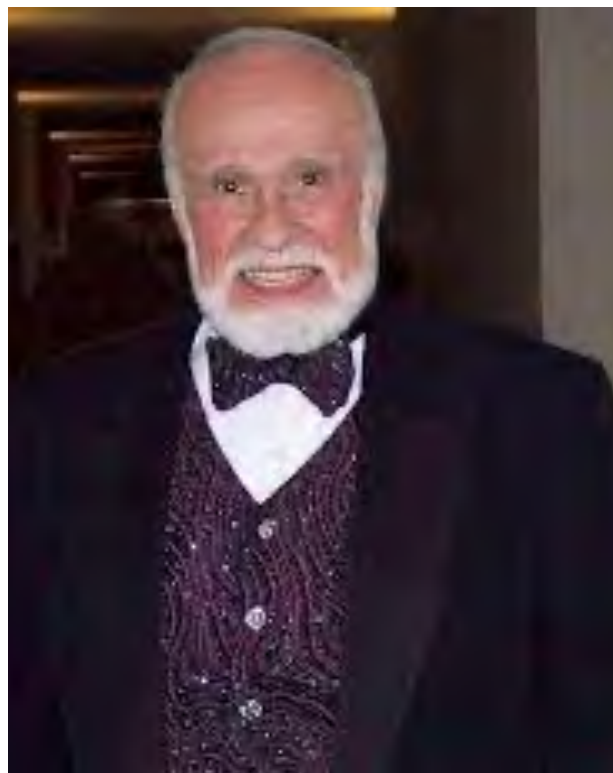
- 1) Vowels begin on the beat,
- 2) Vowels are sung through the full value of their notes.
- 3) Initial voiced consonants begin just before the beat, and take their time from preceding vowels, notes, or rests.
- 4) Final voiced consonants take their time from preceding vowels or notes.

One of the most effective tools to put singable consonants to work in a song is subdivision. Subdivide the note into smaller components and assign the singable consonant to one of the subdivisions. For example, in the phrase, "Everyone dreams of a story book romance", let's consider the singable consonants in dreams, of, and romance:

Here is the original notation:



Here is the notation using subdivision to place the singable consonants:



one 4th note and one 8th note.

Sing drea on the 4th, mz on the 8th, uh on the first 16th, and vuh on the second 16th.

2. Measure 3: Subdivide beats 2 and 3 on Book and Rom into one 4th, one 8th, and four 16ths, as shown.

Sing Book on the 4th, R on the second 16th, and m on the fourth 16th.

3. Measure 4: Subdivide the half note on ance into one 4th and two 8ths as shown.

Sing a on the 4th, sing n on the first 8th, and ce on the second 8th.

Practice at a slow tempo, placing and singing each singable consonant accurately. Increase the tempo gradually, with attention to all the singable consonants, until artistry transcends technique, and the phrase is sung musically, effortlessly, and beautifully.

Continued practice using this method and technique heightens your awareness of, and sensitivity to, singable consonants, and ensures their rightful place and presence in your music and singing. The clear assignment of each singable consonant to its own space within a note tends to glue all the syllables in a phrase together. The result? Your singing voice achieves a beautiful and seamless legato sound, a key component of beautiful singing.

Every singable or voiced consonant in the lyrics of "My

Romance” is highlighted below in red. This highlighting dramatically points out that they appear 128 times in just twelve lines of lyrics. Put every single one of them to good use, and you (and your audiences) will surely be pleased with the result.

MY ROMANCE by Richard Rodgers & Lorenz Hart
New Verse by Lorraine Hubler

*Everyone dreams of a story book romance,
With ringing bells the moment they fall.
This kind of love leaves too much to chance.
my romance is different from them all.*

*My Romance doesn't have to have a moon in the sky.
My Romance doesn't need a blue lagoon standing by.*

*No month of May, no twinkling stars,
no hide away, no soft guitars.*


*My Romance doesn't need a castle rising in Spain,
nor dance to a constantly surprising refrain.*

*Wide awake, I can make my most fantastic dreams
come true.*

My Romance doesn't need a thing but you, only you.

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CLAIRVIEW

There are few scholars who possess the innate ability to translate ancient Greek poetry into fittingly refined English. Jeffrey Duban, in *The Shipwreck Sea*, masterfully encapsulates all that is Greek poetry — language, inflection, ethos, drama.
— Constantinos Yannopoulos, Founder and Director, Symnia Opera

Jeffrey Duban wears his profound knowledge of the ancient world and its languages less as erudition, more as immediate breathing presence of deeply rooted instinct and resonant cultural descent. Whether as translator of Sappho, Horace, and others, or as poet in his own right, his work lyrically and evocatively fulfills the urgent need of our souls for affirmation of whence we come.
— Christopher Lynfon-Gee, Composer, Conductor, and Author, New York & Vilnius

Jeffrey Duban tries valiantly to revive the (classical) tradition in his ambitious, pugnacious, eccentric, sprawling new book *The Lesbian Lyre*... Duban has a great deal to say; much of it is immensely valuable.
— Sandra Kotta, *Quiette*

Rich and gracefully written, *The Lesbian Lyre* is by turns insightful, provocative, and grumpy...
— Thomas L. Cooksey, *Library Journal*

IT'S WONDERFUL BEING A WESTCHESTER CHORDSMAN

MARTY TAYLOR

MARTY TAYLOR - It was a hot evening at the Briarcliff Congregational Church and Keith Harris, our fearless director, had been working us hard. After several hours of singing, we welcomed the long-anticipated call by our resident circus barker, John Manning. This signified that the rehearsal had drawn to an end and that the 50-50 winner was about to be announced.

Along came shoeless Joe Dempsey taking the stage as he spun the wheel and announced that Carlos Cruz was the winner. Carlos was stunned as he was paraded before the chorus. The Chordsmen joined arms as Carlos became the director of our closing number "Keep the Whole World Singing."

The light in his eyes, the animation of his body brought mist to my eyes.

Carlos and I go back a long way.

I first met him as he was pedaling a bike to Orchard Beach in the Bronx. He seemed enthusiastic about everything and willing to take a go at anything I suggested. Except, it took me approximately ten years to get him to our Chordsmen program. Ready, set, sing! Barbershop is now a large and gratifying part of his life. Mind you, Carlos is much more steeped in opera and classical music. However, he seems to find his passionate home with the camaraderie, friendship, and learning experience provided by our wonderful director Keith Harris and all the Chordsmen. In addition, when an outdoor art group was suggested, Carlos, I and several others strengthened our bond by painting landscapes in many locations.

Our chorus is extremely unique, a cando group with many talented individuals in so many areas. Wonderful Bob Sideli and others too many to mention them all; but especially Simon Landless and



Mitch Stein who helped guide us and kept us together through this pandemic. Bob put together a professional format, not only for our virtual concert, but for our weekly meetings. The meetings were seamlessly orchestrated, always providing imaginative ways in which to rehearse. There were interesting, well-researched and entertaining clips such as a video (probably from the 1920s or 30s) of the "Red Hats Quartet," a foursome of Black railroad porters.

I cannot think of a time when I called Bob, Mitch or Simon when they did not

drop whatever they happened to be doing at home to help me with a tech problem. My wife says that I have no patience to sit down and figure things out on the internet. Who knows? It may have been during a dinner or an absorbing movie when I called.

It is such a meaningful moment when we join arms at the end of a rehearsal and sing. It embodies who we are, what we represent and all the trials and joys that we share in friendship and music. Peace and love. It's wonderful being a Chordsman.

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READY SET AND I SING

CARLOS CRUZ

CARLOS CRUZ - That was the idea when Marty Taylor, a veteran of many years with the Westchester Chordsmen, invited me to sing with him in a live rehearsal. Marty's request was plain and simple.

I had no idea that he would ask me to stand on the risers with fifty or so other Chordsmen and sing along. It was a wonderful surprise and I was totally overwhelmed to say the least.

Marty motivated me to sing a cappella in harmony blending my voice to the poetry of the lyrics without the assist of a musical instrument.

I must admit that my musical experience was virtually nonexistent. As a ten-year old, I would join my elder sister to listen to the tunes of the time on a radio program called "It's Make Believe Ballroom Time." The melodies were inspiring and it was hosted by a well-known broadcaster of his time, Martin Block. It left me with a clear and strong impression that accompanied me over the years to the present when Marty inspired me to join him in song.

I was committed and happily sought to involve myself. I joined the Board of Directors and shared in the operations of our chapter. I was awarded the WES-



CO "Barbershopper of the Month." For the last three-and one-half years I have always served the chapter and will continue to do so.



chordsmen.org



Westchester magazine raises the bar for addressing your audience

POSTED ON JUNE 20, 2017 BY BRIAN LYNCH*

PROFESSIONAL LAYOUT AND DESIGN, “INSIDER” FEATURE CONTENT, AND LOADS OF ADVERTISING COMBINE TO MAKE THE WESTCHESTER CHORDSMEN’S *OVERTONES* MAGAZINE A MODEL TO EMULATE.

The full-size magazine format allows plenty of space for a clean, airy presentation, and showcases the numerous advertisers to best advantage. Evergreen content covers the chapter’s active performance schedule, outreach activities, and even history stories. The magazine can be used as both a standalone publication and a show program.

Hats off to John Fotia and Stephen Bartell and their team for a first-class channel for reaching their audience. Be sure to look at the chapter’s attractive web site, too.

See more: *The Westchester Chordsmen*

**The above endorsement was published by Brian Lynch, the publication and brand manager of the Barbershop Harmony Society on his internet blog.*

O – ver – tone (noun).

A musical tone that is a part of the harmonic series above a fundamental note and may be heard with it (*e.g., when the bass, baritone and lead sing their pitches, the tenor pitch – the overtone – can be heard without the help of the tenor*).

When achieved, the result is a perfectly pitched combination of voices.

SHAFER GOOTKIND AWARDED 2021 WESTCHESTER CHORDSMEN SCHOLARSHIP

SHAFER GOOTKIND is a huge fan of music and musical theatre who loves to sing, act, and perform. Last June, he graduated from Mamaroneck High School where he thrived in the four-year PACE program (Performing Arts Curriculum Experience), Mixed Choir and MAC (Men's A Cappella group) and many high school musicals and plays. Outside of school, Shafer studies voice, and is an active member of neurodiverse theatre troupes ActionPlay and EPIC Players. In early 2020, he played the lead role of Gerard in Planet Alice at Dramatists Guild's Friday Night Footlights, his first professional acting role. Last spring, he sang and filmed duets with Broadway's Stephanie Hsu and award-winning composer/lyricist Scott Evan Davis, and his original song, "Be Kind," was chosen to underscore the closing credits at Roundabout Theatre Company's Reverb Arts Festival. A proud winner of the 2021 Westchester Chordsmen Scholarship, Shafer is thrilled to be a freshman in the musical theatre performance program at The New York Conservatory for Dramatic Arts (NYCDA) in Manhattan.

"Thank you so much for awarding me the Westchester Chordsmen Scholarship! I'm very grateful to receive your recognition and support. The financial reward is tremendously helpful, and I'm so happy to be honored for this special acknowledgement for doing what I love to do most - sing-

I can't thank you enough for this encouraging and special honor. Please extend my gratitude to the entire committee.

With my greatest appreciation
Shafer Gootkind"



KEITH HARRIS INDUCTED INTO THE WESCO HALL OF HONOR

We're proud to announce the induction of our wonderful Musical Director Keith Harris into the Chordsmen Hall of Honor! Keith has now served as director longer than any previous holder of that title.

Honorees must "be an outstanding barbershopper in every way and must embody the character, ideals, and principles of leadership, good musicianship, gentlemanly behavior, courtesy, kindness, sincerity, integrity, and a sense of humor." Keith checks all these boxes, and many more! Congratulations! (Keith is pictured accepting his award from Chapter President Stephen Banker)



CHORDSMEN PERFORM AT 9/11 MEMORIAL

STEPHEN BANKER

STEPHEN BANKER. The Chordsmen were privileged to sing “The National Anthem,” together with members of The New Rochelle Opera, to open the 9/11 memorial event on the steps of City Hall in New Rochelle. Our performance was part of a larger event, including speeches from first responders and civic and religious leaders. Later in the event, we sang “Amazing Grace,” again with the NRO singers.

We were invited to participate by Camille Coppola, co-founder and director of NRO, through Vic Marino, who is a member of both NRO and the Chordsmen. Thanks to Camille and Vic for making this possible. Prior to the event, we had a few run-throughs with the NRO members, singing on the front porch of Ms. Coppola’s home, to the delight of her neighbors.

The experience of singing in a mixed gender group was new for many of us, and we had a good blend and a totally positive experience. We hope to repeat this in the future and/or at other venues.





Are you man enough to sing with us?

The Westchester Chordsmen Chorus invites men who like to sing to audition for us! We meet every Monday evening from 7-10 PM. You may bring a prepared audition song, but it is not required. Music will be provided. Prior vocal experience or music reading ability may be helpful but not essential for chorus membership. An experienced mentor will be assigned to each new member.

Visit chordsmen.org/audition to complete an application to arrange for an audition time.

A Cappella Broadway | Barbershop | Doo-Wop | Gospel | Pop | Rock

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The Westchester Chordsmen Chorus will be proud to publish its Seventh Annual Edition of OVERTONES Magazine to be published in November, 2022. We are accepting advertising for your business—or post a personal message for your student (or spouse) singer!

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