

Westchester & Fairfield County Business Journals

INCLUDING THE HUDSON VALLEY



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Westfair's 2021 Persons Of The Year



Nicholas Coriano



William S. Null



Margaret Feeney



Howard Saffan



Susan Fox



Bill Taiibe



Wilson Kimball



John Visentin



Greg King



Michael Zarin

Waterfront development poised to move forward

BY PETER KATZ

Pkatz@westfairinc.com

When the New Rochelle City Council on Dec. 14 adopted amendments to the city's Downtown Overlay Zone that included creating a new waterfront overlay zone, it was exactly what developer Twining Properties had been waiting for. Twining was selected by the city to create a 13-acre waterfront development that is to include a rehabilitated and repurposed New Rochelle Armory.

The city has issued a Request for Proposals (RFP) designed to select a developer for city-owned land in the waterfront area. Twining envisioned a residential and

retail center with approximately 700 apartments and some 80,000 square feet of retail, plenty of parking, waterfront open space areas and possibly a hotel. It also proposed renovating the long-deteriorated former armory and making it a centerpiece of the project.

While Twining was able to move ahead with stabilizing the armory and setting the stage for it to come back to life, moving ahead with final designs for the rest of the endeavor had been slowed by not knowing what would be permitted once revised zoning was finalized. For example, Twining needed to know what building heights would be permitted, what set-

» WATERFRONT DEVELOPMENT 6

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Stamford Mayor Simmons speaks to city's future in 'fireside chat'

BY JUSTIN MCGOWN

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Stamford Mayor Caroline Simmons made her first public remarks since her swearing in at a Dec. 15 “Fireside Chat” hosted by the Stamford Partnership’s TechHub program and sponsored by commercial realty company George Comfort & Sons.

The chat was held in a tightly packed room at the rear of Half-Full Brewing’s Third Place, a coworking space, which was hailed as symbolic of the city’s growth by both Simmons and her interlocutor George Boyce, owner of the Stamford State Farm insurance agency and an executive board member of Stamford Downtown.

Seated in front of active brewing equipment and a “virtual” fireplace in the form of a television playing a loop of a log fire, Simmons and Boyce discussed both her first 10 days in office and the city’s future while surrounded by a crowd composed of entrepreneurs and members of the Stamford Partnership.

“The first 10 days have been incredible, a whirlwind,” Simmons responded when Boyce asked for her thoughts on her term thus far. “Though I’m still looking for my parking spot, full disclosure. But we’ve had some incredible meetings with city employees and we’re trying to get to every floor in the government center.”

Simmons stressed the importance of spending her first day visiting key infrastructure projects around the city, a campaign trail promise. She took along the city’s relevant experts as guides.

“We were looking at infrastructure projects that need attention,” she said. “We went to the train station, the South End, we went to parks and playgrounds. We looked at intersections of roads, and sidewalks. So, please let us know – we’re all ears if your road needs to be paved or you need an improvement on the street, we want to hear.”

“Hope Street.” a man in the crowd called, eliciting laughs, the night’s sole interruption during the wide-ranging discussion.

Simmons acknowledged the need for repairs along the highly traveled thoroughfare with good humor and reiterated that she



Stamford Mayor Caroline Simmons with George Boyce, owner of the Stamford State Farm insurance agency, during the recent “Fireside Chat” presentation. Photo by Justin McGown

has hit the ground running and is already working on preparing the city for winter weather. She also stressed the importance of preparing for the extreme weather that will be brought by climate change.

“The New England coast is more densely populated than Florida, South Carolina and North Carolina combined,” Boyce observed when the conversation turned toward climate change and resiliency. He noted that as an insurance agent with prior experience in disaster-focused coverage, this issue was a priority for him, asking, “What’s our resiliency plan? How are we looking as a city?”

“On our infrastructure tour this was the question I was asking our engineers,” Simmons responded. “How prepared are we with sea levels expected to rise five to 10 feet in the next couple of decades? How prepared are we as a city for the next storm?”

Simmons indicated there was still work to be done in fully assessing these projects but held out hope that working with the Federal Emergency Management Agency and acquiring federal funding will allow not only for needed repairs and upgrades of Stamford’s

infrastructure but also building the basis for a more energy-efficient and less vulnerable city.

Audience questions included inquiries into what can be done to improve the reputation of the city’s schools, and specifics of her plan to create a “one stop shop” for permitting.

Describing improving the view of schools as a top priority of her administration, Simmons indicated that the presence of students who speak other languages should be embraced as a strength.

“I think we need to do a much better job of marketing our schools,” she stated. “We have incredible teachers, incredible programs at our schools. We have students who went on to Ivy league schools, we have incredible successes, and I think we need to do better selling our international population of students who get to go to school alongside people that speak 65 different languages from all over the world.”

Her plan for permitting involved creating an “Amazon-like” interface where a single ID and login will be used throughout the entire permitting process, alongside designated days where representatives of every depart-

ment will be in one room to work together with applicants. The combined meetings could grow out of the Citizen Service Hubs, where city employees set up shop in underserved parts of the city to provide easier access. Simmons noted that 30 people lined up for the first Hub, which was held in the South End.

Boyce insisted that Simmons ask him some questions as the chat was intended as a dialogue. She asked him what his outlook on the city was, and he reflected on how he chose the city for its growth potential, renting space in Landmark Square when the downtown area had a reputation as dangerous. He said he joined Stamford Downtown to help foster change and that Sandy Goldstein, the president at the time had a unique benchmark: “You’ll know when we’ve arrived when you see strollers.”

“And I’m telling you,” he continued, “now I have to duck strollers every time I come out of my front door.”

Simmons, who is expecting her third child, agreed that this was an indicator of both how far the city has come and hope for what the future might hold.

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We don’t create gimmicks to enrich ourselves; we enrich our readers with news about where they live and work.

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1 Persons Of The Year—

COMPILED BY PHIL HALL
AND PETER KATZ

Choosing an individual to be named Person of the Year is never easy, but selecting one business leader who stood out in this strange and remarkable year proved to be a thankless task. In both Westchester and Fairfield County, there were a surplus number of business professionals whose achievements helped to cauterize the chaos created in 2020's pandemic and redirect the region back into a growth pattern.

For 2021, the Business Journal is paying tribute to 10 men and women who stand out in their respective industries for their intrepid and intelligent leadership skills and for an indefatigable spirit aimed at success. Our Persons of the Year have changed the region for the better, and as we head into 2022 we are grateful to have them working among us to secure a better and brighter tomorrow.

Nicholas Coriano was running the Bridgeport-based business startup consultancy Cervitude before he was hired in April as vice president of East Coast operations at 3DX Industries Inc., a Ferndale, Washington, company focused on 3D printing applications that specializes in the additive metal manufacturing and plastic printing segments. In October, he was back in Bridgeport to open 3DX Industries' first East Coast office at the University of Bridgeport's Bauer Hall Innovation Center. He is in talks with the university for the creation of an additive manufacturing degree program, and he told the Business Journal that one of his 2022 goals is "recruit other companies to come and be a part of this ecosystem for additive manufacturing. We can create another manufacturing hub back in the United States."

Margaret Feeney is in a unique position to see the future of the region's high-tech sector. She is the director of the UConn Stamford Technology Incubator Program – more commonly known as TIP Digital – which launched earlier this year in collaboration with the nonprofit StamfordNext. The program offers startups in the data science space a variety of perks, including lab and office space, participation in educational and networking events, access to UConn's research facilities, and input from industry mentors and UConn's entrepreneurs-in-residence. Under Feeney's direction, a new wave of data sciences startups is establishing their presence, with 23 companies in the program's first year cohort. Rarely has one person like Feeney been in a position to help so many startups grow in such a short period of time.

Susan Fox is widely respected for the leadership role she continues to play as president and CEO of White Plains Hospital, where she successfully guided



its growth and enhanced its medical capabilities. Fox also plays a prominent role in the county's business community, most visibly as the new board chairman of the Westchester County Association. She has been active outside of the hospital as chairperson on the Board of Directors of Northern Metropolitan Hospital Association, a member of the Board of Visitors of the Columbia University School of Nursing, a board member of the Healthcare Association of New York State, and chair of the American Hospital Association (AHA)-Regional Policy Board, among other organizations.

Wilson Kimball is being highlighted not only for her influence on the direction of development in Yonkers, but also for her promoting the importance of safe, comfortable, affordable housing for current and new residents. Kimball currently heads the Municipal Housing Authority for the City of Yonkers. She previously served as the city's commissioner of planning and development. Before that she had been senior vice president of operations for the Hugh L. Carey Battery Park City Authority in New York City. She formerly was counsel to former New York First Lady Libby Pataki advising her on policy issues, including economic development, women and children's health and tourism.

Greg King is CEO of the Tarrytown-based cryptocurrency-focused investment product provider Osprey Funds. Formerly the digital asset subsidiary of Fairfield-based REX Shares, Osprey Funds spun off as an independent entity in March and has zoomed through 2021 with offerings, including the Osprey Polkadot Trust, the Osprey Solana Fund and the Osprey Polygon Fund – the latter is the first U.S. fund to invest exclusively in MATIC, the native token of the Polygon network. Last month, King announced the launch of the Osprey Alpha LLC, a division to actively manage funds for institutions and high-net-worth investors; Osprey Alpha will debut its inau-

gural product, the Osprey NFT Fund, in early 2022. King has also become a sought-after thought leader in financial media, offering insight on the fast-growing world of digital assets.

William S. Null was selected not only for his activity as an attorney but for the roles he plays in the nonprofit and business communities. Null is a partner at the White Plains-based law firm Cuddy & Feder. He has been a regular presence in front of government agencies, helping guide to approval numerous real estate developments. Null also is one of the 16 founders of The Westchester Bank, a prominent financial institution in the county. He has been active with the Westchester Chapter of Juvenile Diabetes Research Foundation International, White Plains Hospital Center, Gilda's Club Westchester and the White Plains Bridge of Friendship Foundation.

Howard Saffan is one of the very few people who can take credit for changing a city's skyline. As the developer and principal of the Hartford HealthCare Amphitheater, he spearheaded the effort to repurpose the former Bridgeport Bluefish baseball stadium into a 5,700-capacity venue that hosts major music acts. Working in a public-private partnership with the city of Bridgeport and LiveNation, Saffan persevered through an endeavor that hit more than a few potholes, including Covid-related construction delays that drove up the endeavor to a \$30 million-plus budget. Nonetheless, the July 28 opening concert by REO Speedwagon and Styx was a sold-out hit, and he is looking to 2022 with plans to host "in excess of 75 events" next year, including some 40 concerts – with 13 already booked.

Bill Taibe is something of an icon in Fairfield County's restaurant scene. As the owner of For the Food Restaurant Group, he is the driving force behind three of Westport's most popular eateries: The Whelk, Don Memo and Kawa Ni. And while the pandemic created havoc across the restaurant industry,

Taibe not only weathered the storm but came out of the Covid-induced chaos with a fourth restaurant, The Norwalk Art Space Café. In view of his ongoing achievements and a lifetime of culinary honors, as well as his extensive volunteer work within the Westport and Weston communities, Taibe was honored as the Connecticut Restaurant Association's 2021 Restaurateur of the Year.

John Visentin took the leadership reins as CEO and vice chairman at Norwalk-headquartered Xerox Holdings Corp. in May 2018 when the company was unwinding from an aborted merger with Japan's Fujifilm Holdings. This year, Visentin reinvented Xerox with an innovative restructuring that created three businesses focused on software, financing and innovation. He also secured a new partnership with the U.S. Navy to focus on 3D printing research to create metal parts and equipment for the Navy and Marine Corps, and he wrapped up a trio of acquisitions that expanded Xerox's operations across North America. Visentin is rarely visible in the media, but in his quiet way he has steered Xerox into what promises to be an exciting future.

Michael Zarin of the White Plains-based law firm Zarin & Steinmetz was selected not only for his activity as an advocate for numerous development projects in Westchester but also for his activity as a proponent of responsible actions regarding the environment. In addition to serving on the New York State Bar Association's Environmental Section and being co-chair of its Land Use Committee, Zarin taught a course at the New York University Real Estate Institute entitled dealing with environmental problems in real estate transactions. He has been a guest lecturer at the Pace University School of Law Environmental Master's Program. In business, one of the corporate boards on which he serves is at TCI Inc., the largest PCB decommissioning and recycling company in North America.

Lamborghini has arrived in Greenwich

BY JUSTIN MCGOWN

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Greenwich has long been the destination for luxury cars in Fairfield County. High-end domestics and imports are both common sights on the streets of the affluent town. Legendary supercars from Italy and the upscale comforts of a Rolls Royce or Mercedes-Benz in the form of both the latest models and rare classic editions can be found in driveways and parking lots.

Miller Motorcars, which calls itself the “most recognized dealership on the planet,” supplied many of those exotics to this local market, but now they have new neighbors in the form of Lamborghini Greenwich. The new dealership at 300 W. Putnam Ave. is home to one of the world’s most prominent auto brands, which is also one of the few not sold new anywhere in Fairfield County.

“Lamborghini was the only brand that was missing in Greenwich,” said Paul Kim, general manager of the new dealership. It is just one of 38 showrooms within the United States, solidifying Greenwich’s position as a regional mecca for luxury auto brands.

The slick, modernist building



The Lamborghini Greenwich showroom. Photo by Justin McGown.



had a soft opening this past January and an official ceremony complete with ribbon cutting by Autotobili Lamborghini Chairman and CEO Stephen Winkleman on Dec. 2. Its 3,000-square-foot showroom is smaller than that used by many dealerships, but the cars on display are examples of quality over quantity.

Made with supple leather interiors as well as high-performance carbon fiber and space-age alloy exteriors, the low slung Aventador and Huracán were joined by the new Urus SUV on the floor. Each model appears eager to roar down a winding Greenwich road even while sitting still.

Those in the market for a supercar may be glad to hear that supply-chain issues have not impacted Lamborghini production. But they may be dismayed to learn that there is still up to a year’s lead time before they can take delivery of their new car.

“They produce about 9,000 cars a year for the world,” Kim explained. “The chip and part shortages other companies are facing don’t impact us. It’s just that the demand for Lamborghini has probably never been so high. We don’t produce enough to really satisfy everybody who wants one yet.”

The Urus, which is the world’s fastest SUV, has been popular according to Kim, and not just with the male crowd that one usually associated with luxury cars.

“There’s a good amount of women who want to buy these cars,” Kim said. “They see the privilege and status of owning one of these, and they really want to drive it like a sports car.”

While the waiting list remains long, Kim is kept busy with additional sales. The dealership features an advanced set of tools for designing every aspect of a customized Lamborghini before its production even starts.

In the meantime, the Greenwich location also offers parts and service for the numerous Lamborghini owners in the area.

Previously, Lamborghini owners in Fairfield County who wanted repairs at a dealer had to choose between taking their supercars to dealerships in Boston or Manhattan, so opening this dealership provides those customers with the luxury of convenience.

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 Bilezikian, 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
- **DECEMBER 13:** Wells Fargo

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.

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Moving forward together

We've been through a lot together and have proved to be resilient. The approaching new year brings with it new possibilities to help our clients, communities and teammates move forward and prosper — safely.

Using our industry-leading digital tools, like mobile check deposits, Erica®, CashPro® and access to Zelle®, individuals and businesses are finding it easier to do their everyday banking. Across the country, the expertise of our specialists and our teammates in financial centers is helping clients meet all their financial needs at every stage of their lives.

In our communities, we continue to collaborate with local partners, business leaders, experts and academics across the public and private sectors to fuel job growth and financial stability. More than \$400 million of our \$1.25 billion commitment to advance racial equality and economic opportunity is already supporting diverse small businesses and partners, including many recipients here in Southern Connecticut who provide job skilling and hiring programs.

We've also increased resources to support our teammates' emotional and financial well-being. Recently, we raised our minimum hourly wage for U.S. employees to \$21 per hour, moving closer to our goal of \$25 by 2025.

My teammates and I look forward to growing existing partnerships and creating new ones as we work together to make a difference. Have a safe and happy holiday season.

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Preliminary rendering of a Pratt Landing concept

backs would be required and myriad other things that any developer needs to know before seriously sitting down at the drawing boards to create plans that can be submitted to move an approval process into high gear.

The new waterfront zoning generally approves buildings of four stories with additional height allowed through various bonuses.

“It’s quite a large site and there is a master plan of just the streets and the utilities. The actual design of the buildings hasn’t started,” Philip Wharton, chief investment officer of Twining, told the Business Journal. “There’s a 10-acre segment that’s going to be developed commercially and there’s a three-acre segment that’s going to end up as a city-owned park.”

Wharton said that the park area, known as The Esplanade, would run along the entire waterfront and include a bike trail leading to an area called Armory Cove.

“We think the armory is going to be part of the identity of the project. It’s an interesting, historic building and whatever tenant we put in there is going to be respectful of that architecture,” Wharton said. “We’ve gotten a lot of ideas and suggestions from the community. We’re talking to a lot of different groups about different ways to use the armory and we expect that it will add a lot to the area.”

Some veterans were concerned enough about the future of the armory to file a lawsuit challenging the city’s transfer of the armory property to Twining. A State Supreme Court Judge earlier this year dismissed the lawsuit.

The armory had been built in 1932. It was used for a time for Naval Militia training and then abandoned. In 1997, New York state sold it to New Rochelle for \$1 with the provision that it be maintained for public recreation and municipal uses. Twining agreed to put \$1 million into rehabilitating the armory with New Rochelle contributing another \$1 million in state grant money.

Wharton said that the uses in the armory and activities programmed in the park are important for the development and the community.

“We want to have a use in the armory that is sustainable in the long term and that could be a for-profit or nonprofit and we want it to be integrated with the new Pratt Landing project, including sharing the parking,” Wharton said. “This is a very high-profile project. We think the armory has a lot of appeal if it’s revitalized in a good way.”

Wharton explained that the density of the project that Twining will be constructing will be much lower than what is found in the heart of New Rochelle’s downtown.

“It will have a different feel than the downtown. It will probably be a little quieter, a little less congested and so it’s going to be a new neighborhood, but it’s a new neighborhood that’s going to be much lower density and sort of bucolic,” Wharton said.

Wharton said that the mix of residential units is anticipated to include ownership opportunities such as condos or town homes.

“Up to this point there hasn’t been a lot of ‘for sale’ housing built in the downtown so we think that’s going to be a good



The armory before stabilization.

addition to the offerings that New Rochelle has,” Wharton said. “We think there will be some empty-nesters from New Rochelle and nearby communities areas that want to stay in the area but may prefer to own rather than rent.”

Wharton said that energy efficiency will be a significant factor in the designs.

“We want to make this a standout in terms of green technologies and we’ll be looking at a LEED certification as well as other things and we think that the waterfront park will be a great opportunity for children and adults to be closer to the environment,” Wharton said. “It will be a place where people can linger outside, open space, which there’s not a lot of in the downtown right now.”

Wharton said that because they don’t have final designs and construction costs have been volatile lately, it’s not possible to know what the project is going to cost other than it being “in the hundreds of millions.”

He emphasized that the armory building is available now.

“We’ve stabilized it and we’re talking to potential tenants now so if we’re able to find someone that’s a good fit we could start building that space out for them right away,” Wharton said. “As far as the rest of the project is concerned, we plan to build it all at once rather than phasing it. The construction process between excavating for an underground garage and building above ground is between two and two-and-a-half years.”



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Rockland nursing home investor sues Texas partners for \$3M

BY BILL HELZEL

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A Rockland County investment firm is suing its partners for \$3 million for allegedly misusing money and ignoring the terms of their arrangement to buy and operate nursing homes in Texas.

Elite HC Group of Spring Valley sued Apollo Healthcare Consulting & Management, of Houston, Dec. 14 in U.S. District Court, White Plains.

Hershel Bodansky formed Elite in 2019. Zachary Lapin of Houston formed Apollo last year, and he and co-owner David Efroymsen, of New York City, are also named as defendants.

The businesses struck a deal earlier this year to own and operate health care facilities in Texas.

Elite would finance and own the real estate, according to the complaint, and Apollo would operate the facilities and own the management company. The licensed facilities would be owned 60% by Elite and 40% by Apollo.

Last spring the partners bought a retirement and nursing center in Austin for \$9 million. In September they agreed to buy three skilled nursing facilities near Houston



Austin RNC.

for \$14 million.

Elite says it has put more than \$1.1 million in the enterprise, including \$760,000 in nonrefundable down payments for four properties and another \$397,000 for various expenses.

The complaint alleges that despite their agreement, Apollo used Elite's

money to make real estate deals in its own name.

"When Elite learned that a certain real estate contract was in Apollo's name," the complaint states, "it repeatedly asked Apollo to transfer the contract into Elite's name. Apollo refused."

Elite accused its partners of unjust

enrichment; conversion; and breaches of contract, implied covenant, and fiduciary duty.

It is demanding \$3 million in damages.

Efforts to contact Apollo and its owners for their side of the story were unsuccessful.

Elite is represented by Nanuet attorney Brian K. Condon.

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ATTORNEY ADVERTISING • PRIOR RESULTS DO NOT GUARANTEE A SIMILAR OUTCOME.

Connecticut debuts marketing campaign to encourage winter tourism

BY PHIL HALL

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The Connecticut Office of Tourism has launched a \$1 million marketing campaign designed to attract visitors to the state's attractions during the winter.

The new "The State I'm In" campaign is the first integrated marketing initiative designed for the winter tourism season. The campaign, which will feature outreach in both English and Spanish, was announced on Dec. 20 in a press statement by Gov. Ned Lamont's office and is scheduled to run through March 31, 2022.

"This new winter tourism campaign showcases just how vibrant, diverse, and inclusive Connecticut is today," said Lamont. "Not only will it help attract new visitors to Connecticut, but it will also drive revenues to our many incredible restaurants, hotels, attractions and all kinds of local business across the state."

Tourism is a major economic driver for the state. In the pre-pandemic period, tourism supported more than 123,000 jobs and generated \$15.5 billion per year in revenue plus approximately \$2.2 billion in annual tax revenues annually.

"The State I'm In" is a multimedia endeavor that will include new commercials that will run on streaming services across the region and will be incorporated into the local broadcast coverage of high-profile live, including New Year's Eve specials, the NFL playoff games, the Academy Awards and the NCAA's Big East Finals.

Other marketing routes for "The State I'm In" will include social media campaigns across Facebook, Instagram, Snapchat and TikTok, new content on the state's CTvisit.com tourism website and paid search marketing and content seeding. Outside of the internet, billboards across the region will feature what the governor's office called "authentic and user-generated photos and captions from residents, visitors and influencers" – this imagery is being culled from submissions to the CTvisit.com social media channels and website, which is trending toward a 2021 sum of 7 million web visitors.

The campaign will also include earned media outreach, including public relations and email marketing.

"Our goal with 'The State I'm In' campaign is to encourage residents and travelers to see Connecticut from a fresh new perspective – one that reflects just how vibrant and welcoming the state is," said Christine Castonguay, director of branding and marketing for the Connecticut Department of Economic



The Maritime Aquarium at Norwalk, one of the tourist sites featured in the new marketing campaign. Contributed photo.

and Community Development, said. "As we begin the important process of refreshing Connecticut's branding with this campaign, we need to update the perceptions people have of Connecticut – and showcase the exceptional quality

of life we offer both visitors and residents."

"Tourism is at its best when we reach a group of diverse audiences and help instill a feeling of curiosity and innovation about a destination," added Noelle

Stevenson, director of the Connecticut Office of Tourism. "The State I'm In' campaign speaks to the vibrancy, energy and edginess of Connecticut's tourism offerings. We're confident this campaign will not only inspire residents and visitors to explore Connecticut this winter season but will exude a sense of newness about all we have to offer."

Stevenson became the Connecticut Office of Tourism's director earlier this month. She was previously a member of the executive leadership team at the Greater Fort Lauderdale Convention & Visitors Bureau, an agency under Florida's Broward County Board of County Commissioners that covers 31 municipalities. Before that, she was vice president of the Greater Miami Convention and Visitors Bureau.

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Lamont, in Norwalk, talks up federal infrastructure funding to combat climate change

BY JUSTIN MCGOWN

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Gov. Ned Lamont spoke about infrastructure projects, climate resiliency, and funding from the heart of Norwalk on Dec. 17. Standing in the parking lot for the Sheffield Island Ferry, the governor was joined by U.S. Rep. Jim Himes and a number of state and municipal officials in a press conference designed to address climate change while expressing hope that the billions of dollars made available by the Infrastructure Investment and Jobs Act will mitigate the ongoing environmental crisis.

“\$5 billion will come into the state of Connecticut,” Himes told those gathered when he stepped up to the podium. “It’s very important that everybody here know that in addition to being the largest investment in American infrastructure in many generations a lot of that money will be competitive. That means that the city of Norwalk and other towns and cities in Connecticut will need to understand what’s out there and available and apply for it.”

“This is a team effort,” Himes continued. “And because Connecticut sends so much money to Washington DC, we are always looking out to make sure that we get it back.



Gov. Ned Lamont (at podium) flanked by Norwalk Mayor Harry Rilling, left, U.S. Rep. Jim Himes and State Sen. Bob Duff. Photo by Justin McGown.

So, from the governor on down, it’s really important that we all come together to look at all of these different elements of the infrastructure bill to make sure that our towns and cities get what they deserve.”

“All of us here got involved in public service because we want to make a difference,” Lamont said when he took the podium. “And a lot of the time you feel like you’re just tread-

ing water and you’re not making a difference. This infrastructure bill gives us an opportunity to make a life-changing difference, to the people of Norwalk, across the state, and across this country.”

Lamont thanked Himes for his part in passing bipartisan bill, which will distribute \$550 billion nationwide, and expressed confidence that Norwalk will continue mak-

ing good use of funding, which has become increasingly necessary in view of past weather events.

“You almost lost everything during Hurricane Sandy,” Lamont stated. “There were some Eversource substations, they got within a foot of rising water. If they had gone out, lights out, game over for a long time. Here we are many years later, here’s an opportunity to look at all those vulnerable spots and make sure that this never happens again.”

Lamont added that there were hundreds of millions of dollars available to aid in the construction of a grid that makes better use of wind and solar and can avoid widespread failure through the use of more localized construction and distribution. He also called on Norwalk Mayor Harry Rilling to remember that many of federal grants were being distributed on a competitive basis.

“Harry,” Lamont said, gesturing to Rilling, “we need you and all the mayors to step up. There’s \$30 million in planning grants. Get to the front of the line and make sure we know that these are resilience projects that make a difference to this community.”

Lamont quipped this was necessary to make sure that the frequently flooded Water Street, located adjacent to the press conference, “is known for overlooking the water, not being beneath it.”

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Covid developments in court and in people

BY PETER KATZ

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Federal Judge Jane B. Stranch of the 6th U.S. Circuit Court of Appeals in Cleveland succinctly summed up the Covid-19 pandemic in the court's Dec. 17 opinion lifting a stay on the Occupational Safety and Health Administration's (OSHA) so-called vaccination mandate that applies to all companies with 100 or more employees.

"The COVID-19 pandemic has wreaked havoc across America, leading to the loss of over 800,000 lives, shutting down workplaces and jobs across the country and threatening our economy," Stranch wrote. "Throughout, American employees have been trying to survive financially and hoping to find a way to return to their jobs. Despite access to vaccines and better testing, however, the virus rages on, mutating into different variants, and posing new risks."

Stranch noted that the Emergency Temporary Standard (ETS) issued by OSHA does not require anyone to be vaccinated and that the ETS allows covered employers to determine for themselves how best to minimize the risk of contracting Covid-19 in their workplaces.

"Employers have the option to require unvaccinated workers to wear a mask on the job and test for Covid-19 weekly. They can

also require those workers to do their jobs exclusively from home, and workers who work exclusively outdoors are exempt. The employer – not OSHA – can require that its workers get vaccinated, something that countless employers across the country have already done," Stranch wrote.

Several petitioners have asked the U.S. Supreme Court to block OSHA's effort to help control Covid with its ETS and while arguments over legalities continue to be heard, the realities of Covid continue to unfold in Westchester, the Hudson Valley, Fairfield and all around the globe.

As Westchester County Executive George Latimer was recovering at home from his case of Covid, Deputy County Executive Ken Jenkins on Dec. 20 revealed that he too had come down with Covid. Jenkins described his symptoms as not being severe and was quarantined at home while performing county business remotely. Both Jenkins and Latimer had been vaccinated, although Latimer had not yet received a booster shot.

On Dec. 19, White Plains Mayor Tom Roach tested positive for Covid-19. Roach was said to be experiencing mild symptoms and was isolated at home while continuing to conduct government business. Roach had received two vaccine doses along with booster shot.

As if to demonstrate that Covid knows

no bounds, on Dec. 20 New York State Acting Commissioner of Health Mary Bassett tested positive for Covid, as did Maryland Gov. Larry Hogan and U.S. Senators Cory Booker of New Jersey and Elizabeth Warren of Massachusetts.

Stamford's Mayor Caroline Simmons on Dec. 21 put the city's indoor mask mandate back into effect. It applies to everyone, regardless of whether they've been vaccinated.

Connecticut Gov. Ned Lamont on Dec. 21 said that the state's positive test rate for Covid has reached 9%, which he said was staggering. On the same day, President Biden announced that the federal government will purchase 500 million at-home Covid testing kits to be distributed free-of-charge to the American people.

As of Dec. 21, there had been approximately 51.2 million cases of Covid in the U.S. resulting in approximately 807,000 deaths.

On Dec. 20, 825 new cases of Covid were detected in Westchester out of 9,125 tests conducted. That brought the total number of cases in Westchester since the start of the pandemic to 159,078 for a positivity rate of 3.8%. A total of 2,373 Westchester residents have died from the virus.

In Fairfield County, as of Dec. 21 there had been 126,561 Covid cases reported with 2,344 deaths either confirmed as having been due to Covid or believed to have been a result of

the virus. Overall in Fairfield, there had been 112,422 confirmed cases of Covid with another 14,139 probable cases.

On Dec. 17, Rockland County Executive Ed Day recommended that individuals, businesses and venues do their best to comply with the state mandate requiring the use of masks.

"I also want to encourage everyone in our community, residents, businesses and visitors to show compassion and kindness while we are subject to this state mandate in public places," Day said. "We have all been through so much these past 20 months and creating additional conflict with business owners, their employees or other residents will not improve the situation."

Day said that he went ahead and got a vaccine booster "because I believe these vaccines, when partnered with common-sense hygiene precautions offer the best protection available from this disease."

New York Attorney General Letitia James on Dec. 21 asked New York consumers to file complaints with her office if they experience price gouging when trying to buy Covid-19 home tests and other products needed to deal with the virus.

James said that one brand of Covid home test normally costs between \$14 and \$25 for a package of two and it's alleged that in some places it's being unlawfully sold for up to \$70 per package.

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BCW Launches Major New Initiative Focused on Innovation

In a bold move to elevate Westchester County's profile as a knowledge center for innovation and economic development, the Business Council of Westchester has launched a major new initiative for 2022 called Westchester Innovation Network (WIN): Shaping the County of the Future. The initiative will focus on convening thought leaders, planning futurists, innovators, government officials and local organizations to strengthen the long-term innovation ecosystem in Westchester County.

"Creating a stronger innovation ecosystem is critical for the future of Westchester County. We are focused on showcasing Westchester County as an attractive location to build, grow, and explore innovation," said BCW President & CEO Dr. Marsha Gordon. "We will also support partnerships between innovative new companies and local businesses to test innovation in real-world settings. Our goals are retaining talented innovators for the long-term and creating more embedded knowledge and expertise here."

The WIN initiative aligns with the BCW's advocacy, including universal access to broadband internet, energy reliability, and the creative overhaul of obsolete land uses. "The overarching goal for all our initiatives and advocacy is to provide leadership in public policy and create sustainable economic growth," said John Ravitz, the BCW's executive vice president. "The WIN initiative will help our county create a roadmap to new business success and prosperity for all our residents."

As a part of the 2022 initiative, the BCW WIN program will:

Strengthen the Innovator's Ecosystem: The first phase of the initiative includes the pairing of Westchester-based and outside innovators with local organizations to create short-term innovation teams. This partnership allows the innovator to test commercially viable innovations in real-world settings and allows Westchester organizations to see first-hand the types of innovation emerging in their industries. WIN will also work with local schools, colleges, universities, incubators, and accelerators to amplify their work and continue to showcase entrepreneurship as an important path supported by Westchester County.

Practical Innovation: This phase identifies a model municipality and pairs it with a group

of innovation experts to outline a 10-part practical innovation implementation plan. The goal is to help the municipality pinpoint day-to-day changes that are needed and provide an easily implemented action plan that will deliver economic activity, cost savings, and improvement to the lives of its residents.

Planning Futurist and Implementation Guide: This phase is focused on developing a plan for what is needed to attract and retain innovators over the next five, 15 and 25 years. This will include practical, hit-the-ground-running actions needed in zoning, financing, planning, and infrastructure.

"We have a highly skilled and educated workforce, a higher than national average household income, and a population of more than one million," said Dr. Heidi Davidson, CEO of Galvanize Worldwide and chairman of the BCW's Board of Directors. "With our proximity to New York City's knowledge centers, Westchester County has the building blocks for establishing a vibrant innovation ecosystem that can seamlessly interconnect with research hubs throughout the metro region. The time to act in Shaping the County of the Future is now, and by creating WIN, the Business Council of Westchester is doing exactly that."



The **Business Council of Westchester** is the county's only business membership organization focusing on economic development and advocacy. It is the county's largest and most prestigious business membership organization representing more than 1,000 members, including multinational corporations, hospitals, universities, biotech pioneers, not-for-profits, entrepreneurs and companies of all sizes. As the most influential economic development and advocacy organization in Westchester, The Business Council of Westchester's members enjoy unparalleled access to today's top thought leaders, diverse business development opportunities and lawmakers at all levels of government. The BCW Data Exchange provides the latest demographic research to help guide smart business decisions. The LEAP program, a one-of-a-kind initiative, gives members direct access to lobbying efforts at the county, state and national levels on issues that directly affect their businesses. Build, Connect and Win with The Business Council of Westchester. [Visit thebcw.org](http://thebcw.org) to connect today.



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Covid-19 and the Westchester commercial property market: Part 2, the strength of the sectors

BY HOWARD E. GREENBERG

Leasing velocity in Westchester office market has been significantly reduced during the pandemic and is coming back slowly at best. The cost of constructing space for tenants has increased dramatically, due to supply chain issues and inflation in construction costs. In addition, today's tenants want high-end contemporary offices, with plenty of glass, exposed ceilings and top-of-the line kitchens with stone counters, stainless steel appliances and high-top seating.

Lease renewal transactions have been the lion's share of our market in the last two years. Many tenants have renewed for short terms of anywhere from six months to two years. They are not sure of the number of people that will be in their office going forward and are reluctant to make long-term decisions.

While these short-term leases are shown in the absorption statistics, there is no way to separate them from long-term renewals, which are far more valuable to both tenants and building owners. Some tenants have gladly entered into long-term renewals, extracting higher free rent and construction allowances from building owners who want to lock in long-term leases. Real estate is a supply-and-demand business. Just when we thought the county was finally turning the corner to a landlord's market at the end of 2019, the pandemic turned it back in the tenant's favor.

While it may seem counter-intuitive to the nonprofessional, rental rates are not going down, for a variety of reasons. First, property owners are not likely to reduce asking prices in a time when there are not a lot of prospective tenants in the market. Second, higher quality spaces (i.e., the previously mentioned Gateway and WestPark spaces) are coming to market. Third, the cost of tenant buildouts has grown significantly, making it harder to make the numbers work.

In addition, rent numbers are important to property owners, as they are required to attain certain income goals by their lenders, in



The former Rye Town Hilton, which closed during the pandemic. Photo of Rye Town Hilton courtesy of NYDED.

order to be in compliance with their mortgages.

Privately held building owners seem more interested in making long-term deals today, while some institutionally or publicly held owners prefer to leave spaces vacant until they can lock in higher rents.

I have been in the real estate business in Westchester for over 35 years, and we have not seen any rent growth in Westchester during that entire period. In fact, adjusted for inflation, there has been negative rent growth, even as operating costs, real estate taxes and the cost of tenant buildouts have increased significantly.

How Some Tenants Have Reacted to Covid

There have been some tenants who have "right sized" or reconfigured their offices to be more efficient as they have

renewed their leases. There have been others who have expanded, as their businesses benefited during the pandemic. As I look at the tenants I have represented during the pandemic, there have been none who have closed their offices and gone totally remote. Most of my clients have renewed their leases at the same size or have grown.

One of my largest transactions was a law firm that renewed and expanded its lease to over 44,000 square feet two years before its expiration. My client knew it wanted to stay in place and we initiated the negotiation very early in order to achieve the best terms and conditions in a market where there was very little leasing velocity.

The result was a win-win transaction for the tenant and the building owner. I was able to negotiate significant benefits

for the tenant that we would not have been able to achieve in a more robust market. The building owner gained a long-term lease extension and expansion with a longtime creditworthy tenant. It was able to avoid the risk of the tenant leaving the building, and the downtime and significant costs to acquire a new tenant.

Another client of mine doubled its space during the pandemic. It is a manufacturer of high-tech machinery that assesses the integrity of packaging for Big Food and Big Pharma companies. Needless to say, its business was considered essential, and it thrived during the pandemic as consumers were genuinely concerned about the safety of food and medicine.

I have heard of some other tenants who have closed offices or shrunk their space significantly (or plan to) as a result of fewer

people being in the office and the future of remote/hybrid working. Each business and business owner is different, and there are still no consistent patterns in the market. However, every tenant today is much more conscious of its occupancy costs than they were pre-pandemic, as they survey their primarily vacant offices.

The most notable closure I am aware of was a large health care company that closed its 50,000 square foot headquarters in Tarrytown and went 100% remote. With an unknown number of office tenants doing short-term renewals, there may be more shrinkages and office closings coming up.

A Number of Hotel Closures

Hospitality-related businesses have been big losers in the pandemic. At least three hotels in Westchester have closed per-



Howard E. Greenberg

manently: The Rye Town Hilton (which was Westchester's largest hotel, with 445 rooms and a ballroom that accommodated six hundred people on a 35-acre site), the Renaissance Hotel (347 rooms) and the La Quinta Inn in Armonk. No one seems to know when business travel and large in-person events will resume with any kind of regularity, so the future of the hotel industry is as yet unknown.

The former La Quinta building is in the process of being demolished and a 71,000-square-foot modern warehouse building is being constructed on that site. This is a perfect example of repurposing a site to what is now a higher and better use. The Rye Town Hilton site will take many years to plan, obtain municipal approvals and redevelop.

Retail Is Not Dead

Some restaurants have shut down permanently, but others are doing excellent business now and have significantly increased their capacity and revenue with newly permitted outdoor seating.

Many people are now willing to eat indoors, so the outdoor seating represents bonus capacity and revenue for these establishments. Throughout the pandemic, savvy local restaurant operators have been searching for space and transacting leases at reduced rental rates (often for fully built-out restaurant spaces), which is a key to profitability in this business.

Vacancies in strip shopping centers in Westchester are being refilled rather well. New tenants are personal training fitness centers, urgent care centers, delis, hair salons and similar service establishments.

Malls are looking for more experiential tenants, such as the golf simulator facility that serves beer, wine and food and that opened in The Westchester, to help fill space and draw traffic.

Early in the pandemic national mall owner Simon Properties teamed up with a clothing retail specialist and bought substantial stakes in financially weak tenants that occupied multiple locations in their malls and were on the verge of bankruptcy. The mall owners were very concerned at the probability of losing literally hundreds of their tenants to bankruptcy and used this to prop them up financially. The new investment has helped to increase business in these stores as they now have capital with which to operate, and it prevented an even larger flood of mall vacancies.

The Galleria in downtown White Plains has lost Sears and Macy's, its two anchor stores. There are now preliminary proposals to build multifamily residential on both ends of the mall.

Department stores have fallen out of favor, including Lord & Taylor, which closed all of its stores permanently. Some of the space in their shuttered stores is being redeveloped by the owner of the real estate as SaksWorks, a co-working facility. These will be managed by WeWork, which has gone through its own tumultuous journey. The intent is to reinvent the former retail space for remote workers who want a place other than their dining room table to go to, and provide a full set of amenities, which include the surrounding retail, restaurant, bar, and service establishments.

Many large stores, including Target, Bed Bath & Beyond and others are expanding with smaller format stores of 20-30,000 square feet, which they have found are more profitable than their large stores. As strong stores such as Target shrink their format, it makes the large, empty former department store spaces even more difficult to rent.

Online retailers, including Amazon, Warby Parker and others are opening brick and mortar stores, which they find increas-

es their overall profitability. Retail is now omni-channel, which gets the brick-and-mortar stores involved in many ways, as showrooms, fulfillment centers and places to return or exchange merchandise purchased online.

Warehouse Is On Fire

The small industrial/warehouse market in Westchester is robust. We have extremely limited inventory and extremely high demand. Rental rates are increasing significantly and are approaching or into the low \$20's range. Our stock in this product type is generally less than optimal for today's users, as they are old buildings with low ceiling heights, limited loading docks and limited parking space for trucks and cars.

A new warehouse being developed on the former site of the La Quinta Inn in Armonk will feature the highest ceilings in the market at 32 feet, as well as a large number of loading docks, ample car and truck parking and direct access to Route 684, which accesses major highways in the Northeast. This building will be very expensive to build and will command an extremely high rent.

Amazon signed on as a full building tenant for a build-to-suit 150,000-square-foot warehouse being developed in Hawthorne. That is much smaller than its typical 1 million-square-foot plus distribution center but is a decent size for last-mile deliveries so close to New York City and a blockbuster size for Westchester.

The owner the former Elmsford Distribution Center is strategizing to consolidate as many small to mid-size contiguous spaces as possible to make room for large e-commerce tenants. This will force smaller tenants out of the market and the larger spaces that are created will be occupied by better credit public companies. It is a great strategy for the owner, but only shrinks the market further for smaller, privately held tenants.

All Those New Buildings Are Apartments

Multifamily rental apartments are the primary product type being developed in Westchester. Every high-rise building being constructed in the county is a multifamily rental building. Mount Vernon, New Rochelle, White Plains and Yonkers have approved multiple thousands of apartments, many of which have been completed or are currently under construction, and there are many more projects in the approval pipeline of each of those cities. Leasing for the buildings that have been completed has been robust.

Many of these buildings feature magnificent views (of the Long Island Sound and/or Manhattan in New Rochelle, and the Hudson River and Manhattan in Yonkers, for example) and full amenity packages, including roof decks, pools, barbeque

areas, business centers, lounges and more. These are an important economic engine to the county, and will result in additional new retail, restaurants, and entertainment tenants in and around them.

In the last couple of years developers have also begun to build apartments in former office parks, to offer a suburban alternative for renters.

New rental apartments attract young people to the county and provide new housing opportunities for corporate transferees, empty nesters, and retirees. Westchester's enviable demographics have attracted large national developers, including Toll Brothers, Hines, and Rose Associates.

In Downtown White Plains, a proposed new apartment project will replace a row of stores that have been vacant for decades. Across the street, an 800-unit apartment project will be built. The former YMCA building is being demolished for another multifamily building. These will bring new residents and pedestrian traffic for the retail and restaurant tenants on Post Road and on Mamaroneck Avenue.

The Bottom Line

There are no consistent patterns at the moment for parts of the Westchester County real estate market.

The office, retail and hospitality sectors will continue to be challenged as the pandemic continues. Most businesses will struggle with how they will function in this new world and what amount of space they will need. The year-end 2021 leasing statistics may shed some more light on how the office sector is doing, as will the progression of the omicron variant.

The first half of 2022 will be a bellwether for the office market throughout the United States and will be closely watched to see how the pandemic will affect how our large and small businesses operate for the foreseeable future.

Due primarily to the increase of e-commerce, our warehouse market will thrive with ever-increasing demand for an exceedingly small supply of building product. The multifamily sector will also continue to boom as it provides new housing that is much needed in the county.

Repurposing of obsolete buildings and sites to new uses is healthy for our market. It will and should continue, to replace outdated product with new buildings that are in demand today.

Howard E. Greenberg is President of Howard Properties, Ltd. in Valhalla, New York. 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.

COMPILED BY PHIL HALL

Purdue Pharma bankruptcy settlement is overturned

A federal judge has thrown out the bankruptcy settlement for Stamford-headquartered Purdue Pharma that would have protected its owners, the Sackler family, from future lawsuits relating to their role in creating the opioid crisis through the marketing of their OxyContin product line.

In September, U.S. Bankruptcy Judge Robert Drain approved a settlement plan for the dissolution of Purdue Pharma and the transfer of its assets to a firm run by a trust and meant to combat the opioid crisis. The settlement protected the Sackler family from future opioid-related

lawsuits and would have allowed them to retain much of the money they made from Purdue without requiring them to admit to any wrongdoing.

However, U.S. District Judge Colleen McMahon ruled that the bankruptcy court did not have the authority to release the Sackler family from liability. An attorney representing the Sacklers said they would appeal this ruling.

Connecticut joined seven states and the District of Columbia is seeking the overturn of the September settlement. Connecticut Attorney General William Tong hailed McMahon's ruling as a "seismic victory for justice and accountability that will re-open the deeply flawed Purdue bankruptcy and force the Sackler family to confront the pain and devastation they have caused."

"Connecticut will not allow billionaire wrongdoers to hide behind the bankruptcy code to shield their blood money and escape

justice," Tong added. "The Sacklers must and will be held accountable for the devastation they have caused."

New York Attorney General Letitia James, who joined the majority of state attorneys general in accepting the bankruptcy settlement, was also pleased with the judge's ruling.

"Earlier this year, we negotiated an agreement that would shut down Purdue Pharma and ban the Sacklers from ever making another opioid again, in addition to guaranteeing up to \$4.5 billion in payments," she said. "The appellate court will now make a determination as to whether this plan will be confirmed, but make no mistake, Purdue Pharma and the Sackler family remain named defendants in our ongoing litigation and we will hold them accountable for their unlawful behavior, one way or another. We will get justice for the American people."

Green Bank subsidiary launches investment offering

CGB Green Liberty Notes LLC, a subsidiary of the Connecticut Green Bank, has announced its latest Green Liberty offering: a crowdfunding campaign launched in partnership with Raise Green, a regulation climate tech marketplace for local impact investing.

According to the Green Bank, this new program enables investment its mission to confront climate change. The Green Liberty offering will support Eversource's Small Business Energy Advantage (SBEA) program, which gives small businesses the opportunity to reduce their energy costs by making energy efficiency upgrades using zero interest loans.

"Climate change is an existential threat, and massive amounts of capital investment are needed to help combat its effects," said Bryan Garcia, president and CEO of the Green Bank. "To grow our impact, we need investment support from everyday people – from families in Connecticut to citizens across the country."

Westport tree service owner pleads guilty to tax evasion

Robert Porzio, owner of Bert's Tree Service Inc. in Westport, has pleaded guilty to one count of tax evasion.

According to a press statement from the U.S. Attorney's Office for the District of Connecticut, deposited numerous customers' checks into personal bank accounts, transferred a significant portion of the funds into a personal investment account and hid the receipts of these payments from his company's bookkeeper. The payments were not reported on his individual federal tax returns as additional salary and were also excluded from the company's tax returns as additional receipts.

Porzio maintained this chicanery from the 2012 through 2016 tax years, resulting in a failure to report more than \$900,000 in additional income. The underreporting of Porzio's income tax liability and the company's payroll tax obligations resulted in a loss to the IRS of \$331,388.

Porzio faces a maximum prison sentence of five years. He has been released on a \$50,000 bond and is scheduled for sentencing on March 10, 2022.

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.)

WE CAN HELP

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Westchester, Hudson Valley restaurants take part in \$25M state program

BY PETER KATZ

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Restaurant operators who have a presence in Westchester and the Hudson Valley are among the 215 statewide that have been approved to take part in a \$25 million state program designed to deliver 200,000 meals to New Yorkers in need through the end of the holiday season.

It's known as the Restaurant Resiliency Program and is under the purview of the state's Department of Agriculture and Markets.

While performing a community service, the program also benefits participating restaurants by helping them financially as they continue to face chal-

lenges due to the Covid pandemic. It provides funding to New York's network of food banks and emergency food providers to purchase prepared meals from the restaurants and deliver them to families in need.

"The Restaurant Resiliency Program exemplifies the power in working together to overcome economic challenges with each meal delivered and every new restaurant that participates," according to Melissa Fleischut, president and CEO of the New York State Restaurant Association. "We look forward to continuing to work with state officials to ensure sustained and long-lasting support for both the restaurant industry and all New Yorkers."

Joel Berg, CEO of the organization

Hunger Free America, said, "This is a great way to simultaneously feed Hungry New Yorkers and help struggling restaurants to stay in business."

Typical of the participating restaurants in Westchester and throughout the Hudson Valley are:

Fireside Holdings LLC of Monsey, which serves communities in Rockland, Orange and Westchester;

AJ's Burgers in New Rochelle, serving the Bronx, Dobbs Ferry, New Rochelle, New York, Ossining, Pleasantville, Port Chester, Tarrytown, Valhalla, White Plains, Yonkers and Brewster in Putnam County;

Burger IM in Dobbs Ferry, which is providing meals in Dobbs Ferry, Mount Vernon, New Rochelle, Pleasantville,

Tarrytown, Valhalla, White Plains, Yonkers and the Bronx;

Forage and Gather Market from Mountain Dale, serving communities in Orange, Sullivan and Ulster counties;

Frozen Yogurt Co. of Larchmont, serving Larchmont, Dobbs Ferry, Hartsdale, Mamaroneck, Manhattan, Mount Kisco, Mount Vernon, New Rochelle, Port Chester, Rye, Rye Brook, Scarsdale, Tarrytown, Valhalla, White Plains, Yonkers and the Bronx;

Chick 'N Chuck in Monsey, serving all cities in Rockland County;

Cider Bros Roadhouse in Red Hook, which covers Dutchess, Columbia, Greene and Ulster counties;

Oak and R Tippy Taco Bar in Mount Kisco, providing meals in Westchester.

THREE NEW PARTNERS AT CITRIN COOPERMAN

Victoria Moss, Anthony Mazza and **Sha-keel Hussain** have joined one of the nation's top professional services firm, Citrin Cooperman.

Moss brings more than 30 years of public accounting experience to Citrin's Woodland Hills, California, office, providing income tax compliance and consulting services to both private equity and portfolio companies in various industries.

Mazza joins the Livingston, New Jersey, office bringing a specialization in the financial services industry, focusing on hedge funds, private equity funds, broker-dealers and investment advisors.

Hussain brings more than 15 years of experience in accounting and taxation to

the firm's White Plains office. He is a tax and business advisor to middle-market entrepreneurs, their businesses and their families. Hussain has managed multiple engagements, including corporate, partnership and high-net-worth individuals in both the tax planning and compliance arenas.

Citrin Cooperman & Company LLP, a licensed independent CPA firm that provides attest services and Citrin Cooperman Advisors LLC, which provides business advisory and nonattest services, operate as an alternative practice structure in accordance with the AICPA's Code of Professional Conduct and applicable law, regulations and professional standards.

TIBBETTS BROOK PARK GETS FIT

The new fitness area, which opened at Tibbetts Brook Park in Yonkers includes seven pieces that can serve up to 16 people at one time.

The area was made possible by donations from Kohl's, Blythedale Children's Hospital's Eat Well, Be Well program and Greenfield in partnership with the Westchester County Department of Parks, Recreation and Conservation, Westchester County Department of Health and the Westchester County Department of Public Works and Transportation.

Westchester County Executive **George Latimer** said, "With the help of generous donations and the partnership of several departments coming together, we were able to bring a new element to Tibbetts Brook Park to enhance park-goers' experiences."



Dr. Sherlita Amler

Westchester County Commissioner of Health, Dr. **Sherlita Amler** said, "Collaborating with our community partners to promote good health really gets to the core of what the health department does..."

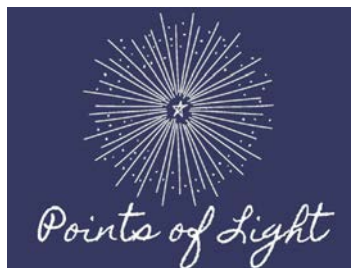
'POINTS OF LIGHT'

The Larchmont Mamaroneck (LM) Lions Club's annual "Points of Light" celebrating community service was held virtually Dec. 5. The evening recognized the many organizations and individuals who dedicate their time, talent and resources to be there for their neighbors especially during this difficult year.

The Lions Jack Coughlin Community Service Award honored Rev. **Tami Burks** for the individual award and the **Community Resource Center** for the group award.

County Legislator **Catherine Parker**, the keynote speaker, extolled the importance of volunteerism and the individuals and groups that work together.

In addition to the two awardees, the event recognized more than 40 community service organizations,



And also served as a fundraiser for the LM Lions Foundation, a nonprofit that provides financial support to community groups.

The evening virtual event was produced by Lion and LMC Media Assistant Director **Dena Schumacher** and hosted by Sandbox Theater leader and Lion **Jason Summers**.

BREAKING THE BARRIER BETWEEN DENTAL AND MEDICAL CARE



From left: Norton L. Travis, CEO, ProHEALTH Dental; Moount Kisco Mayor Gina D. Picinich; and Scott Hayworth, M.D., president, Optum Tri-State and CEO, CareMount Health Solutions LLC.

ProHEALTH Dental recently hosted a ribbon-cutting ceremony celebrating the grand opening of CareMount Dental's second office located at 657 Main St., Mount Kisco. The first office opened in June 2021 and also is located in Mount Kisco, known as CareMount Dental Kids Are Great at 241 Lexington Ave. The new

4,000-square-foot state-of-the-art office will provide a full range of adult general and specialty services.

Part of a clinical affiliation with CareMount Medical, ProHEALTH Dental's expansion affirms the mission and model of breaking down the barrier between medicine and dentistry. It is one of Pro-

HEALTH Dental's five major clinical affiliations, which serve more than 3.5 million patients throughout the New York/New Jersey area. With this clinical affiliation model, ProHEALTH Dental currently operates 14 offices, with more in development, including another CareMount Dental office in Yorktown Heights, New York.

WHITE PLAINS RESIDENT HITS OVER \$585,000 JACKPOT AT EMPIRE CITY CASINO

Empire City Casino by MGM Resorts in Yonkers recently announced its second largest jackpot of the year.

A White Plains resident hit the \$585,532.38 jackpot with a \$20 bet at the IGT Wheel of Fortune® Triple Stars® slot machine, one of nearly 4,700 top-notch slot machines on the gaming floor. A long-time resident of Westchester County, the winner planned to spend some of his winnings on a few extra holiday gifts for his family.

Earlier this summer, Domingo Rodriguez of the Bronx hit a \$1,062,576 jackpot, becoming the newest member of the Empire City Casino millionaire club. Theresa P. of Ossining, New York, holds the record for winning the highest-ever jackpot at Empire City — \$2,919,162.81.

Empire City boasts one of the largest casino floors in the country and is the largest gaming floor in the MGM Resorts portfolio. According to the New York Gaming Commission, there's no shortage of wins at Empire City. Customers took home their share of \$727 million in credits won in June 2021. Empire City also recently marked its milestone



anniversary by surpassing the \$4 billion mark in funds generated for New York state education since opening in October 2006. This includes more than \$1.3 billion

generated over the last five years.

Empire City Casino is one of the largest entertainment and gaming destinations in the Northeast.



Dr. Barbara A. Ward, M.D.

FIRST WOMAN TO CHAIR HOSPITAL SURGERY DEPARTMENT

Greenwich Hospital has appointed Northeast Medical Group physician **Barbara A. Ward, M.D.**, as chair of surgery, becoming the first woman to lead the hospital's team of surgeons.

"Dr. Ward's decades of leadership, advocacy and experience as a renowned breast surgeon will enhance our ability to offer surgical patients the best possible outcomes in a safe and supportive setting," said **Diane Kelly, DNP, RN**, Greenwich Hospital president.

A physician for 38 years, Ward is the medical director of the Breast Center at Smilow Cancer Hospital Care Center in Greenwich and an associate clinical professor at Yale School of Medicine. Her experience spans both research and clinical.

Prior to joining Greenwich Hospital, Ward served as director of Yale Comprehensive Breast Care Center. Following medical school at Temple University School of Medicine, she completed surgical training at Yale New Haven Hospital and a two-year fellowship in surgical oncology at the National Cancer Institute. She is an advisor for the Breast Cancer Alliance, which partners with Greenwich Hospital to provide mammography and other services to women who have no or little health insurance. She also is a member of various professional societies.

Greenwich Hospital, a 206-bed regional medical center founded in 1903, is a member of Yale New Haven Health.

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

HGRF CONTINUES ITS GIVING



Lisa Bonanao-Spence, center, with HGRF members.

The Hudson Gateway Realtor® Foundation, the charitable arm of the Hudson Gateway Association of Realtors®, recently presented a check for \$1,000 to the SPCA of Westchester, based in Briarcliff Manor.

Founded in 1883, the SPCA Westchester is one of the oldest humane

societies in the United States. Earlier this year, it opened the doors of its new 27,000-square-foot animal rescue center, which is at the same location of its original facility. Today, the SPCA can accommodate up to 250 animals and supports more than 4,000 orphaned animals and pets each year with its

many rescue and community outreach programs.

Lisa Bonanno-Spence, SPCA director of development said "This life-saving program, which keeps our community animals safe, is only possible thanks to generous friends like the HG Realtor Foundation."

MOUNT GALA HONORS LOCAL BUSINESS LEADERS



From left: Dr. Jason N. Adsit, president of Mount Saint Mary; and honorees Nick Citera and Nicolas DiBizzi of Cosimo's Restaurant Group; and Michael J. Quinn, president and CEO, Rhinebeck Savings Bank. Photo by Lee Ferris.

Friends of Mount Saint Mary College in Newburgh enjoyed celebrating the 12th annual Gala Reception in person Friday, Dec. 10, which honored three outstanding members of the local community and raised more than \$153,000, which will be used to support the Annual Gala Endowed Scholarship Fund.

"A lot of our students live on the margin," said Dr. **Jason N. Adsit**, president of the Mount. Small amounts of money, "\$100, \$200, even \$50, can

throw off their entire education. To see \$153,000 raised by you amazing people goes a long way to helping first-generation students and students living on the margin to achieve their dreams. This is real, this has an impact and this matters."

Michael J. Quinn, president and CEO of Rhinebeck Bank, and **Nick Citera** and **Nicolas DiBizzi** of Cosimo's Restaurant Group, were honored with the Joseph A. Bonura Award for Lead-

ership Excellence.

Nikki Khurana-Baugh, vice president for advancement at the Mount, noted that the college contributes about \$21 million annually back to students in the form of aid and 88% of Mount students are dependent on financial aid. "The outpouring of support has truly been inspirational," she said. At \$153,000 in donations, "This is by far the most money we have raised at a gala."

NONPROFIT LEADERS MAKING A DIFFERENCE

Nonprofit Westchester (NPW) in White Plains recently announced its new Board of Directors members for 2022. They include **Ron Abad**, CEO, Community Housing Innovations; **Kathleen Macias-Torres**, executive director, SPARC Inc.; **Lucria Ortiz**, CEO, The Yonkers Family YMCA; **Theo J. Oshiro**, co-executive director, Make the Road New York; and **Henry Wilson**, executive director, Youth Community Outreach Program (Y-COP) of Mount Vernon, all of whom will take their place on the board in the new year.

The new board vice president will be **Allison Lake** of Westchester Children's Association (WCA). She will be joining the NPW Executive Committee with Board President **Anahaita Kotval** (Lifting Up Westchester), Co-Vice President **Rich Nightingale** (Westhab), Treasurer **Erica Martinson** (Brown & Brown of New York Inc.), and Secretary **Heather Miller** (Thomas H. Slater Center).

Lake brings more than 25 years of experience in nonprofit and community work both in the U.S. and West Africa, as a Peace Corps Volunteer. She earned her Bachelor of Arts degree from Amherst College and an MBA from the NYU Stern School of Business.

Abad was the senior vice president for Acacia Network Housing, one of New York City's largest homeless providers. He holds a Juris Doctorate from Boston College Law School and a bachelor's degree from Howard University.

Marcias-Torres previously served at the Community Resources Center for the Developmentally Disabled Inc. She holds a Master of Public Administration degree from the University of New Haven and a bachelor's degree from Boston University.

Ortiz joined The Yonkers Family YMCA as CEO in November 2019. She holds a Juris Doctorate from Northeastern University and a bachelor's degree from Wesleyan University.

Oshiro has been recognized for his contributions to immigrant communities and has won the New York Lawyers for the Public Interest's Felix A. Fishman Award. He holds a master's degree from the University of Chicago.

Wilson has more than 35 years of professional experience serving disadvantaged, under-represented and at-risk populations. He holds an organizational management degree from Mercy College.

Nonprofit Westchester is Westchester's only membership organization dedicated solely to advancing and advocating for the needs and interests of the county's nonprofit sector, the people and populations served and the nonprofit workforce.



Jonathan B. Mills



Laura Beck

AFTER DECADES, A WOMAN MANAGING DIRECTOR

Cummings & Lockwood in Stamford has named **Laura Weintraub Beck** as the firm's chairman and managing director, succeeding **Jonathan B. Mills**, who served the firm in that capacity for 19 years. Mills was the youngest and longest-tenured person to hold that position in the firm's 113-year history. He will continue to be a partner with an active practice serving private clients as well as all key players in the commercial real estate industry. Beck will be the first woman ever to assume the role of chairman of the firm.

As chairman, Mills successfully led the firm through several major challenges, including a corporate restructuring in 2003, the great financial crisis of 2007-2008, and the global pandemic in 2020-2021.

A Connecticut native, Beck received her Juris Doctorate from Columbia Law School, her master's degree in public policy (MPP) from the Kennedy School of Government at Harvard University, and her Bachelor of Arts degree from Trinity College. Prior to attending law school, she worked for the United States Sen-

ate Judiciary Committee drafting reports and legislation relating to crime and drug policies.

Based in the firm's Greenwich office, Beck focuses her law practice on estate planning, including business succession planning and planning for real estate holdings, estate administration, probate litigation and trust administration. She is admitted to practice law in Connecticut and New York, and serves with numerous professional organizations and is the recipient of many professional honors and awards.

Founded in 1909, Cummings & Lockwood provides legal counsel to individuals, families, family offices, closely held businesses, private foundations and other commercial enterprises in the areas of trusts and estates, corporate and finance, litigation and arbitration and commercial and residential real estate. The firm has more than 200 attorneys, fiduciary accountants and staff, as well as six offices located in Stamford, Greenwich and West Hartford, Connecticut, and in Naples, Bonita Springs and Palm Beach Gardens, Florida.

ARTS COUNCIL AWARDED FOUR GRANTS

Orange County Arts Council, located in Goshen, recently announced that four grants totaling \$85,500 from the New York State Council on the Arts (NYSCA) were awarded to support its recovery of the nonprofit arts and culture sector. Following New York state's \$105 million investment in the arts for fiscal year 2022, NYSCA has awarded more than \$80 million since June 2021.

"NYSCA applauds Governor Kathy Hochul and the New York State Legislature for their responsive investment of \$105 million for the nonprofit arts

and culture sector. 2022 will continue to bring change and Orange County Arts Council will play a vital role in the renewal of our state's economy and creative ecosystem," said **Mara Manus**, executive director, NYSCA.

"These grants will help us support Orange County's resilient arts communities and enable us to continue our mission," said **Sarah McKay**, Orange County Arts Council executive director. "We are especially grateful for the support we're receiving from NYSCA and the state of New York...."

NEW SURGICAL UNITS OPEN AT HOSPITAL



From left: Dr. Anthony Pucillo, associate chief medical officer and director of cardiac operations; Dr. Laurie Walsh, chief nursing officer and vice president patient care services; Michael Fosina, president; Mary Cassai, senior vice president, perioperative services; and Timothy J. Hughes, CPA, vice president, operations; all from NewYork-Presbyterian Lawrence Hospital.

NewYork-Presbyterian Lawrence Hospital recently unveiled its new state-of-the-art endoscopy services and ambulatory surgical unit suites.

The 15,000-square-foot space is located on the second floor of the hospital in Bronxville, complete with 13

private rooms for patient prep and recovery. Video integrations and inter-op radiological imaging are also available to patients.

A team of board-certified surgeons from NewYork-Presbyterian Lawrence Hospital and specialists from Columbia-

Doctors, the faculty practice Columbia University Irving Medical Center and NewYork-Presbyterian Medical Group Westchester will utilize the new facility for bariatric, breast, colorectal, endocrine, gastrointestinal, vascular and general surgery.

ALUMNUS BENEFITS ALMA MATER



Susan and Daniel Mahoney flanked by Stepinac High School students.

Daniel P. Mahoney, a distinguished alumnus (Class of '67) and long-time supporter of Stepinac High School, recently returned with his wife, Susan, to give back to his alma mater, which he credits for shaping his success.

His commitment of \$1 million is the single-largest donation in its 73-year history as an all-boys Catholic high school in White Plains. In recognition of the signif-

icance that the contribution will make in supporting the school's mission to provide students with the skills they will need to be globally competitive, the Honors Academy will be renamed the Susan and Daniel P. Mahoney Honors Academy. Launched four years ago, it is a small learning program for academically top-performing students that provides college-level studies focused on real-world applications.

After graduating in 1971 from Boston College where he majored in finance, Mahoney pursued a career spanning more than 30 years on Wall Street as a New York Stock Exchange specialist.

Susan had the distinction of being in the first class of women (1973) to graduate from Dartmouth College and to do so with honors — Phi Beta Kappa and magna cum laude.



Rocco Tricarico

GOODWILL WELCOMES PRESIDENT/CEO

Rocco Tricarico has been appointed president and CEO of Goodwill of Western and Northern Connecticut (GWCT), replacing **Jeff Wieser**, who held the positions for the past 22-months.

Prior to joining GWCT, Tricarico served 17 years as executive director of Human Services Agency of New Britain Inc. (HRA). During his tenure, HRA doubled the size of its budget and offered more than 30 programs that served low- and moderate-income residents in New Britain, Meriden, New Haven and Bristol. He has worked as a legal services attorney in both New York and Florida and served on the Board of Finance for the town of East Lyme, as a board member of the United Way of Southeastern Connecticut, and as treasurer for the Connecticut Association for Community Action.

Tricarico is a longtime resident of East Lyme and will be based at GWNC's headquarters in Bridgeport.

To learn more, visit: www.gwct.org.

FREE DENTAL WORK FOR VETERANS AND MILITARY PERSONNEL

Veterans and military personnel were provided free dental care during the Touro College of Dental Medicine (TCDM) fourth annual Smile for Veterans Event on Nov. 10 at its Valhalla location.

Third- and fourth-year dental students and other TCDM faculty were joined by local veterans and their families.

"One of our goals as an institution is to provide accessible and quality care to groups and communities who need it most and with our annual Smiles for Veterans event, we are actively achieving that goal and can witness the impact firsthand," said **Ronnie Meyers**, TCDM dean.

Smiles for Veterans is held in collaboration with the Ninth District Dental Association and support from the New York State Dental Foundation.

MORTY ACHIEVES HIGH CAMP STATUS

The American Camp Association® (ACA) recently announced that Westchester Parks Foundation's Camp Morty has received ACA-Accredited® Camp status for its upcoming 2022 season.

"ACA Accreditation means that Camp Morty submitted to a thorough review of its operation by the American Camp Association — from staff qualifications and training to emergency management — and complied with the highest standards in the industry," said **Judith Bevan**, National Standards Commission.

"For Camp Morty, a partnership with ACA means we can advocate for increased access to the outdoors while having fun and being committed to safety," said **Mary Ehring**, Camp Morty director.

Camp Morty was founded in 2006 and is operated by the Westchester Parks Foundation in partnership with Westchester County's Department of Social Services, Department of Community Mental Health and Department of Parks, Recreation and Conservation. The camp provides a quality outdoor traditional summer camp experience for children ages 8 to 15, many of whom are in foster care, live



Campers enjoying Camp Morty.

in homeless shelters, or are under child protective services. The camp is located at Sal J. Prezioso Mountain Lakes Park in North Salem during the summer months and offers virtual services for campers year-round.

Westchester Parks Foundation is a nonprofit philanthropic organization, which provides private support to preserve the county's park system and improve the quality of life in the communities.

NOTED PSYCHOLOGIST SPEAKS AT SCHOOL

Dr. **Jean M. Twenge**, professor of psychology at San Diego State University, spoke to students and parents at The Ursuline School on her new book "iGen: Why Today's Super-Connected Kids Are Growing Up Less Rebellious, More Tolerant, Less Happy — and Completely Unprepared for Adulthood."

"Your generation is the first to spend their entire adolescence in a time of smartphones and that has had ripple effects," she

told students.

As an expert on generational differences, she described trends in adolescence, mental health and happiness and social/digital media in separate presentations to parents and students.

Twenge is a researcher and author of more than 140 scientific publications and books.

Her talk was part of the school's Rose-

mary Vrablic '78 Distinguished Speaker Series aimed at bringing influential speakers to inspire students, stimulate their imaginations and encourage development of core values.

The Ursuline School is an all-girls, Roman Catholic, independent college preparatory school, grades 6-12, celebrating its 125th year. It is located on a 13-acre modern campus in New Rochelle.

WITHERELL NAMED BEST NURSING HOME FOR LONG-TERM CARE AND SHORT-TERM REHABILITATION

The Nathaniel Witherell in Greenwich is among the top 8% of U.S. skilled nursing home facilities to be recognized by "U.S. News & World Report" as a Best Nursing Home for 2021-2022, earning the highest possible ranking for both its short-term rehabilitation and long-term care services and facilities. Of the 13,175 nursing homes and 13,500 short-term rehabilitation centers evaluated across the nation, just 1,063 and 1,651 respectively, were designated as "High Performing."

John Mastronardi, executive director of The Nathaniel Witherell, points to two innovative programs that were implemented over the last few years that have been instrumental in receiving the Witherell's

high marks. The Falls Reduction Program spearheaded by **Edward Omondi**, director of nursing, pinpoints times during the day when falls are most likely to happen — due to fatigue or confusion — and provides engaging activities. And, the Respiratory Education Program, which significantly reduces admissions to the hospital by helping residents with issues like COPD, asthma or pneumonia and providing them with the knowledge they need about caring for their respiratory issues. "Health care needs of older adults are complex and individualized programs to support the well-being of the whole person is essential to keeping them safe, happy and healthy," he said.

The Nathaniel Witherell, a not-for-prof-



John Mastronardi

it 202-bed health care facility located on 20 scenic acres in Greenwich, Connecticut, and owned and operated by the town of Greenwich, has been serving the community for over 116 years.



Kristine Burton

FROM DREAMS TO WISHES

Kristine Burton, the former vice president of Madison Square Garden's Garden of Dreams Foundation is succeeding **Thomas J. Conklin**, retiring CEO of Make-A-Wish® Hudson Valley, after serving for 17 years

With more than two decades of experience in the nonprofit field Burton has been dedicated to enhancing the lives of young people who need it most. She began her role with Madison Square Garden (MSG) in 2001 as manager of its public relations and then joined the corporate sector in 2003 to help direct programming for the Cheering for Children Foundation, which was transformed into the Garden of Dreams Foundation in 2006. Prior to MSG, she spent more than seven years with Special Olympics New York.

A graduate of State University of New York at Geneseo, Burton obtained her Sport Philanthropy Executive Certificate from George Washington University School of Business. A lifelong resident of Westchester County and a graduate of Ossining High School, Burton currently resides in Peekskill.

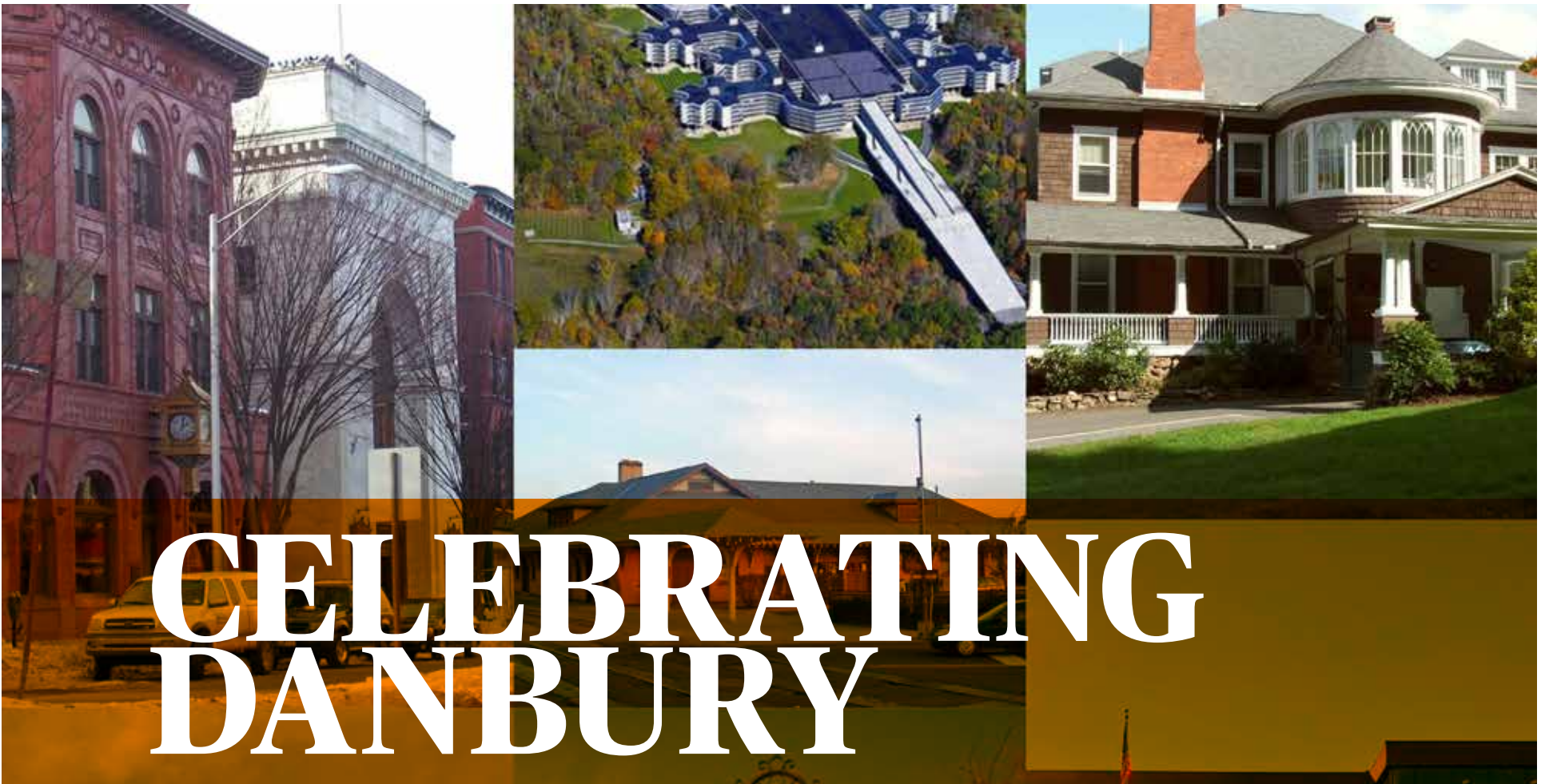
Make-A-Wish® Hudson Valley creates life-changing wishes for children with critical illnesses. Since its inception in 1986, the Hudson Valley Chapter has granted wishes to more than 3,000 children in the community it serves.

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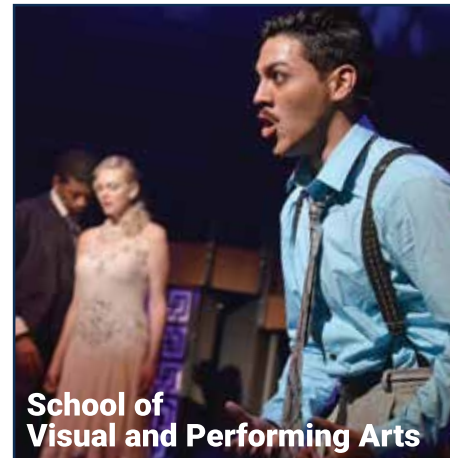
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COURT CASES

U.S. Bankruptcy Court
White Plains & Poughkeepsie
Local business cases, Dec. 15 - 21

IBEC Language Institute Inc., Airmont vs. Citibank, San Antonio, Texas, 21-7097-RDD: Adversary proceeding in IBEC Chapter 11 (21-22455), recovery of preferential transfers.
Attorney: Dawn Kirby.

Highland Operating Ltd., Washingtonville, Anna Jane Biagini, president, vs. Greenburg, Greenburgh, 21-cv-10921-PMH: Environmental cleanup.
Attorney: Robert B. Weissman.

Hello Living Developer Norstrand LLC, Monsey, Eli Karp, manager,

21-22696-SHL: Chapter 11, assets undetermined, liabilities approximately \$60.2 million.

Attorney: Leo Fox.

U.S. DISTRICT COURT,

White Plains

Local business cases, Dec. 15 - 21

Santander Consumer USA Inc., et al. vs. Donglo Towing, Yonkers, et al,

21-cv-10715-PMH: Civil rights, unreasonable seizure.

Attorney: Nicholas A. Duston.

Peapack-Gladstone Bank, Bedminster, New Jersey vs. Anvil Mechanical Inc., Mount Vernon, et al., 21-cv-10834-NSR: Breach of contract.

Attorney: Sheila E. Calello.

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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White Plains, NY 10604-3407
Phone: 694-3600 • Fax: 694-3699

Streamlined Consultants, Suffern, et al vs. Forward Financing, Boston, et al,

21-cv-10838-NSR: Breach of contract.

Attorney: Christopher R. Murray.

City of Oconomowoc, Wisconsin Wastewater Treatment Utility vs. Dynax Corp., Elmsford, et al,

21-cv-10906-PMH: Product liability, removal from Westchester Supreme Court.

Attorney: Pro se.

Greenburgh Shopping Center Associates vs. Debrich Cleaners, Greenburgh, 21-cv-10921-PMH: Environmental cleanup.

Attorney: Robert B. Weissman.

DEEDS

Above \$1 million

154-160 Lockwood LLC, Yonkers. Seller: Mousa Naber, Yonkers. Property: 154 Lockwood Ave., Yonkers. Amount: \$1 million. Filed Dec. 16.

178 Brady LLC, Garden City Park. Seller: Brookline Property Corp., Hawthorne. Property: 178 Brady Ave., Mount Pleasant. Amount: \$1.5 million. Filed Dec. 16.

197 Mamaroneck Road LLC, Yonkers. Seller: Gerald E. Sneider and Claudia H. Sneider, Yonkers. Property: 197 Mamaroneck Road, Scarsdale. Amount: \$2 million. Filed Dec. 13.

555 Pleasantville Road LLC, Armonk. Seller: Briarway Inc., Waco, Texas. Property: 555 Pleasantville Road, Mount Pleasant. Amount: \$5 million. Filed Dec. 13.

536542 NH LLC, New York City. Seller: Hillside View Realty LLC, Pleasantville. Property: 540-542 N. High St., Mount Vernon. Amount: \$2.2 million. Filed Dec. 13.

Burack, Daniel A. and Carole Burack, Harrison. Seller: Opra III LLC, Harrison. Property: 120 Old Post Road, Rye. Amount: \$4.4 million. Filed Dec. 13.

ELK Parkview LLC, Rye. Seller: Parkview Equities LLC, Fort Lee, New Jersey. Property: 1 Garrett Place, Yonkers. Amount: \$5.8 million. Filed Dec. 14.

Mariani, Rosario and Roseann Mariani, Harrison. Seller: Opra III LLC, Harrison. Property: 120 Old Post Road, Rye. Amount: \$1.6 million. Filed Dec. 15.

Oestreich, David A. and Brenda J. Oestreich, Scarsdale. Seller: Opra III LLC, Harrison. Property: 120 Old Post Road, Rye. Amount: \$3.1 million. Filed Dec. 14.

SCF APEG Holdings LLC, Greenwich, Connecticut. Seller: Denardo Capital II LLC, Irvington. Property: 30 S. Broadway, Greenburgh. Amount: \$8 million. Filed Dec. 14.

Seawards LLC, Norwalk, Connecticut. Seller: Opra III LLC, Harrison. Property: 120 Old Post Road, Rye. Amount: \$1 million. Filed Dec. 16.

SM Westchester LLC, Irvington. Seller: Cindy Kief and Steven Kief, Irvington. Property: 3 Riverview Court, Greenburgh. Amount: \$5.8 million. Dec. 16.

Below \$1 million

2 Shoemaker LCC, Port Chester. Seller: Valerie Graff, James Williams, Cheryl Blair and Kathleen Bardua, Cortlandt Manor. Property: 40 School St., Cortlandt. Amount: \$229,000. Filed Dec. 16.

4 Quaker Road LLC, North Salem. Seller: Kate Levy LLC, North Salem. Property: 4 Quaker Road, North Salem. Amount: \$799,000. Filed Dec. 13.

5 AIF Sycamore 2 LLC, Irvine, California. Seller: Christopher B. Meagher, White Plains. Property: 22 Monroe St., Mount Vernon. Amount: \$540,688.45. Filed Dec. 15.

38 ND LLC, Peekskill. Seller: City of Peekskill. Property: Central Avenue, Peekskill. Amount: \$10,000. Filed Dec. 13.

110 North Fifth Avenue LLC, Brooklyn. Seller: Tina Caputo, Danbury, Connecticut. Property: 110 N. Fifth Ave., Mount Vernon. Amount: \$999,999. Filed Dec. 16.

129 Prospect Avenue Owners LLC, Port Chester. Seller: Dawn M. Sileo and Jodi L. D'Agostinis, Mamaroneck. Property: 129 Prospect Ave., Mamaroneck. Amount: \$820.00. Filed Dec. 14.

318 Fifth Avenue Realty LLC, Bronx. Seller: 35 Sunset LLC, Thornwood. Property: 318 Fifth Ave., Pelham. Amount: \$900,000. Filed Dec. 16.

325 North Broadway Associates LLC, Yonkers. Seller: 325 Broadway LLC, New City. Property: 325 N. Broadway, Yonkers. Amount: \$740,000. Filed Dec. 13.

423 Central LLC, Peekskill. Seller: City of Peekskill. Property: South Street, Peekskill. Amount: \$22,000. Filed Dec. 13.

436 East Fifth East Corp., Mount Vernon. Seller: East Fifth Development Group LLC, Mount Vernon. Property: 436 E. Fifth St., Mount Vernon. Amount: \$272,000. Filed Dec. 14.

722 Frost Avenue LLC, Croton-on-Hudson. Seller: Anthony Ciani, Cortlandt Manor. Property: 722 Frost Ave., Peekskill. Amount: \$485,000. Filed Dec. 13.

78 NB LLC, Yonkers. Seller: Jerry Sachar and Pauline M. Sachar, Yonkers. Property: 78 N. Broadway, Yonkers. Amount: \$750,000. Filed Dec. 13.

Bellview Avenue No. 1 Builder LLC, Rye. Seller: Osvaldo Panetta, Thornwood. Property: Bellview Avenue, Mount Pleasant. Amount: \$100,000. Filed Dec. 14.

Bellomo, Liborio S. and Nancy Rossi, Pelham. Seller: Chittenden Construction Corp., New Rochelle. Property: 23 Christine Ave., Yonkers. Amount: \$310,000. Filed Dec. 14.

BQ Home Improvement Inc., Crompond. Seller: Dares Lane Realty Corp., Mohegan Lake. Property: 12 Dares Lane, Cortlandt. Amount: \$400,000. Filed Dec. 15.

Bustamante, Alexis A., Bronx. Seller: 24 Woodrow Avenue Corp., Yonkers. Property: 15 Potomac St., Yonkers. Amount: \$160,000. Filed Dec. 14.

Cogitandum Inc., Briarcliff Manor. Seller: 73 Spring Street LLC, Mount Kisco. Property: 73-2D Spring St., Ossining. Amount: \$310,000. Filed Dec. 13.

Cyroproperties Corp., Yonkers. Seller: Johanna Harris, College Park, Georgia. Property: 4 Oliver Ave., Greenburgh. Amount: \$339,225. Filed Dec. 16.

Dorgan, William J., and Eileen Dorgan, Pound Ridge. Property: 119 Barnegat Road, Pound Ridge. Amount: \$50,000. Filed Dec. 15.

East Fifth Development Group LLC, Hicksville. Seller: Irvin Taylor, Freeport. Property: 436 E. Fifth St., Mount Vernon. Property: \$60,000. Filed Dec. 13.

Ferdinand Properties Management LLC, New Rochelle. Seller: Lynelle Griffin and Christopher Griffin, Scarsdale. Property: 759 Wilmot Road, New Rochelle. Amount: \$535,000. Filed Dec. 14.

George, Sajan, Congers. Seller: 73 Spring Street LLC, Mount Kisco. Property: 73 Spring St., Unit 2E, Ossining. Amount: \$310,000. Filed Dec. 16.

Gilda Development Realty Corp., Pelham Manor. Seller: Peter Zambarnardi, Pelham. Property: 442 Sixth Ave., Pelham. Amount: \$725,000. Filed Dec. 14.

HCM Dolma LLC, Scarsdale. Seller: William C. Bohn and Jaclyn Bohn, White Plains. Property: 21 Hazelton Road, White Plains. Amount: \$799,000. Filed Dec. 16.

IREP-CG 16 Hollow LLC, New York City. Seller: 16HRR LLC, Mount Kisco. Property: 16 Hollow Ridge Road, New Castle. Amount: \$650,000. Filed Dec. 14.

Lockwood, Justin and Erica Lockwood, Yonkers. Seller: 4 West Street LLC, Valhalla. Property: 192 Albany Ave., Mount Pleasant. Amount: \$890,000. Filed Dec. 13.

Melo, Lisbeth and Ignacio Javier Gomez Santiago, Bronx. Seller: 451 North Terrace Avenue LLC, Mount Vernon. Property: 451 N. Terrace Ave., Mount Vernon. Amount: \$885,000. Dec. 14.

Meriweather, Tiara, New York City. Seller: 1 Ridge Hill LLC, Plainview. Property: 701 Ridge Hill Blvd., Yonkers. Amount: \$597,750. Filed Dec. 15.

Moore Vernon LLC, Bronx. Seller: Charmaine Miles, Bronx. Property: 136 N. High St., Mount Vernon. Amount: \$425,000. Filed Dec. 17.

P and B Yonkers LLC, Yonkers. Seller: Anthony Milicia and Antonina Coraci, Franklin Square. Property: 43 Post St., Yonkers. Amount: \$125,000. Filed Dec. 13.

Polls Property Inc., Bronxville. Seller: Craig Stevens, Mount Vernon. Property: 23 Orchard St., Mount Vernon. Amount: \$765,000. Filed Dec. 13.

Facts & Figures

RLIF East 5 LLC, Annapolis, Maryland. Seller: Ijan-B Realty LLC, Armonk. Property: 215 Business Park Drive, North Castle. Amount: 36 million. Filed Dec. 16.

Roa Hook Group LLC, New York City. Seller: Route 9 Cortlandt LLC, Armonk. Property: 87 Hook Road, Cortlandt. Amount: \$185,000. Filed Dec. 13.

Silva, Raul J. and Matilde C. Silva, Greenwich, Connecticut. Seller: 83 Webster Road LLC, Harrison. Property: 83-85 Webster Ave., Harrison. Amount: \$1.6 million. Filed Dec. 14.

Victoria and Bonsu LLC, Bronx. Seller: RMJ Developers LLC, Yorktown Heights. Property: 2 Bretton Road, Yonkers. Amount: \$880,000. Filed Dec. 14.

WL Homes LLC, Scarsdale. Seller: Antoinette DeSantis, Scarsdale. Property: 31 Weaver St., Scarsdale. Amount: \$705,000. Filed Dec. 16.

JUDGMENTS

Abdelqader, Amir, New Rochelle. \$9,007.84 in favor of Citibank National Association, Sioux Falls, South Dakota. Filed Dec. 13.

Agid, Samantha, Yonkers. \$3,005.33 in favor of Department Stores National Bank, Sioux Falls, South Dakota. Filed Dec. 14.

Alacron, Riveros, Mount Vernon. \$3,091.08 in favor of Bank of America National Association, Charlotte, North Carolina. Filed Dec. 14.

Albert, Mauricia, Pelham. \$3,031.70 in favor of Midland Credit Management Inc., San Diego, California. Filed Dec. 14.

Alejos, Jennifer, Mount Kisco. \$9,472.11 in favor of Capital One Bank U.S.A. National Association, Richmond, Virginia. Filed Dec. 17.

Alexander, Howard C., Thornwood. \$9,456.72 in favor of San Diego, California. Filed Dec. 14.

Alexis, Roosevelt, White Plains. \$1,580.94 in favor of Unifund CCR LLC, Cincinnati, Ohio. Filed Dec. 17.

Alfano, Yamira M., Pleasantville. \$4,147.13 in favor of Citibank National Association, Sioux Falls, South Dakota. Filed Dec. 17.

Allen, Kristen L., Hartsdale. \$18,748.56 in favor of Capital One Bank U.S.A. National Association, Richmond, Virginia. Filed Dec. 17.

Allen, Pauline, Mount Vernon. \$4,523 in favor of Midland Credit Management Inc., San Diego, California. Filed Dec. 13.

Allrozamo, Wazim S., Yonkers. \$7,512.13 in favor of Bank of America National Association, Charlotte, North Carolina. Filed Dec. 14.

Alper, David, White Plains. \$14,483.35 in favor of Capital One Bank U.S.A. National Association, Richmond, Virginia. Filed Dec. 13.

Cola, Thomas E., Armonk. \$4,138.84 in favor of Citibank National Association, Sioux Falls, South Dakota. Filed Dec. 16.

Cooper, Violet, Mount Vernon. \$6,644.65b in favor of Capital One Bank U.S.A. National Association, Richmond, Virginia. Filed Dec. 14.

Cordero, Javi, Sleepy Hollow. \$7,417.87 in favor of Citibank National Association, Sioux Falls, South Dakota. Filed Dec. 17.

Cordejo, Gladys, Cortlandt Manor. \$7,885.49 in favor of Cavalry SPV I LLC, Valhalla. Filed Dec. 16.

Corsino, Maria D., Yonkers. \$10,726.42 in favor of JPMorgan Chase Bank National Association, Wilmington. Filed Dec. 16.

Cote, Sylvian M., South Salem. \$42,336.41 in favor of Capital One Bank U.S.A. National Association, Richmond, Virginia. Filed Dec. 14.

Czarniecki, Stephen J., Cortlandt Manor. \$20,512.39 in favor of Citibank National Association, Sioux Falls, South Dakota. Filed Dec. 16.

Davis, Damian E., Yonkers. \$6,319.39 in favor of Capital One Bank U.S.A. National Association, Richmond, Virginia. Filed Dec. 13.

Wright, Corey A., Pelham. \$6,825.54 in favor of Capital One Bank U.S.A. National Association, Richmond, Virginia. Filed Dec. 14.

Xolocotzi, Maricela, Yonkers. \$7,437.34 in favor of Discover Bank, New Albany, Ohio. Filed Dec. 14.

Yi, Thomas, Katonah. \$6,646.26 in favor of Capital One Bank U.S.A. National Association, Richmond, Virginia. Filed Dec. 17.

WORKERS' COMPENSATION BOARD

Failure to carry insurance or for work-related injuries and illnesses, Dec. 16 to Dec. 22, 2021.

18 Chatsworth Ltd. d.b.a Anna Maria's Social, Larchmont. Amount: \$4,500.

295 Yonkers Associates LLC, Yonkers. Amount: \$29,500.

Cayley Barrett Associates Ltd., White Plains. Amount: \$20,000.

Hosh Yoga Inc., Mamaroneck. Amount: \$3,500.

JJGC LLC, Goldens Bridge. Amount: \$1,500.

Navina Charles Certified Registered Nurse Anesthetist PC, Mohegan Lake. Amount: \$20,500.

Rothman's of Westchester d.b.a Rothmans, Scarsdale. Amount: \$4,950.

Stake LLC, Pound Ridge. Amount: \$25,000.

The Grayson Company LLC, Mamaroneck. Amount: \$2,000.

Westchester Seal & Repair LLC, White Plains. Amount: \$2,500.

LIS PENDENS

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

Ahmad, Alta and Kaiser Ahmad, as owners. Filed by The Bank of New York Mellon. Action: Foreclosure of a mortgage in the principal amount of \$500,000 affecting property located at 91 Paulding Drive, Chappaqua. Filed Dec. 16.

Casper, Deirdre M., as owner. Filed by New Residential Mortgage Loan Trust. Action: Foreclosure of a mortgage in the principal amount of \$300,000 affecting property located at 9 Main St., South Salem. Filed Dec. 13.

Fay, Carolyn S., as owner. Filed by Bank of America Funding Corp. Action: Foreclosure of a mortgage in the principal amount of \$350,000 affecting property located at 41 Linwood Road, New Rochelle. Filed Dec. 16.

Jalca, Felix and Johanna Jalca, as owners. Filed by Wells Fargo Bank National Association. Action: Foreclosure of a mortgage in the principal amount of \$300,000 affecting property located at 285 Ravencrest Road, Yorktown. Filed Dec. 14.

Manuel, Seijas, as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$290,000 affecting property located at 139 Park Ave., Yonkers. Filed Dec. 14.

MECHANIC'S LIENS

1 Ridge Hill LLC, Yonkers. \$106,088 in favor of NYS Construction Corp., Matawan, New Jersey. Property: 701 Ridge Hill Blvd., Yonkers. Filed Dec. 14.

235-245 Delaware Realty Association LLC, White Plains. \$25,000 in favor of Herman Stewart Construction and Development Inc., Lanham, Maryland. Property: 235 Main St., White Plains. Filed Dec. 15.

629 Fifth Avenue Realty LLC, Pelham. \$12,816.45 in favor of Luxor Kitchens, Brooklyn. Property: 629 Fifth Ave., Pelham. Filed Dec. 13.

LMV II MMP Holdings LP, White Plains. \$63,331.79 in favor of AV Design and Integration Inc., Valhalla. Filed Dec. 16.

Rayford Deverne and Sons Inc., Peekskill. \$45,432 in favor of Corrado Contracting and Maintenance, Katonah. Property: 1564 E. Boulevard, Peekskill. Filed Dec. 15.

Santiago, Steven, Ossining. \$78,350 in favor of New Wave Construction Corp., Danbury, Connecticut. Property: 57 N. Malcolm St., Ossining. Filed Dec. 15.

Tuckahoe Kids Ventures LLC, Eastchester. \$13,000 in favor of Danny's General Contracting Inc., Cortlandt Manor. Filed Dec. 16.

White Plains Hospital Center Foundation, White Plains. \$368,834.91 in favor of U.S.A Hoist Company Inc., Chicago, Illinois. Filed Dec. 16.

NEW BUSINESSES

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

PARTNERSHIPS

Ad 55 N Malcolm, 55 N. Malcolm St., Ossining 10562, c/o Dwight S. Walker and Alton W. Walker. Filed Dec. 18.

Pink & Pretty Relevant, 155 W. Second St., Mount Vernon 10550, c/o Simone Berdoe and Bennae Rodgers. Filed Dec. 16.

SOLE PROPRIETORSHIPS

Alizetis Best Personal Products, 22 Donald Lane, Ossining 10562, c/o Judith Phyllis Abe. Filed Dec. 16.

Christopher Ciara, 18 Gramercy Ave., Yonkers 10701, c/o Radcliffe Lawrence. Filed Dec. 15.

Cupcake Cutie Creations, 455 Tarrytown, No.1318, White Plains 10607, c/o Montika Day-Jones. Filed Dec. 13.

Eve Artisanal Jewelry & More, 113 N. Seventh Ave., No. 2, Mount Vernon 10550, c/o Elvia A. Nunez Ramirez. Filed Dec. 16.

Jetpack Design Co., 921 Diven St. No. 209, Peekskill 10566, c/o Daniel P. Cerrato. Filed Dec. 16.

Juice Time, 17 Adams St., Bedford Hills 10507, c/o Nuo Camaj. Filed Dec. 13.

Just Sew Suzie, 523 Larchmont Acres, Apt. C, Larchmont 10538, c/o Susan Granata. Filed Dec. 13.

Maven Media Management, 19 High St., Croton-on-Hudson 10520, c/o Camila P. Maturana. Filed Dec. 16.

Pizzuti Realty, 46 Glen Road, Eastchester 10709, c/o Michele Pizzuti. Filed Dec. 14.

Facts & Figures

Simply Sterling, 351 Old Kensico Road, White Plains 10603, c/o Frances Correa. Filed Dec. 16.

That Saturday, 51 Dell St., Sleepy Hollow 10591, c/o Lili Zegri. Filed Dec. 16.

World Scents, 60 Snowden Ave., Ossining 10562, c/o Barbara E. Robinson. Filed Dec. 14.

PATENTS

Apparatus and method for policy-driven business process exception handling. Patent no. 11,205,150 issued to Jun-Jang Jeng, et al. Assigned to **IBM**, Armonk.

Bump connection placement in quantum devices in a flip-chip configuration. Patent no. 11,205,035 issued to Dongbing Shao, et al. Assigned to **IBM**, Armonk.

Coalescing global completion table entries in an out-of-order processor. Patent no. 11,204,772 issued to Joe Silberman, et al. Assigned to **IBM**, Armonk.

Edge-based adaptive machine learning for object recognition. Patent no. 11,205,100 issued to Nirmal Desai, et al. Assigned to **IBM**, Armonk.

Facilitating mitigation of dangerous activities. Patent no. 11,205,208 issued to Michael Gordon, et al. Assigned to **IBM**, Armonk.

Formation of carbon nanotube-containing devices. Patent no. 11,205,754 issued to Ali Afzali-Ardakani, et al. Assigned to **IBM**, Armonk.

Handshake to establish agreement between two parties in virtual reality. Patent no. 11,204,648 issued to Michael Friedman, et al. Assigned to **Mastercard**, Purchase.

IoT-driven proprioceptive analytics with automated performer feedback. Patent no. 11,205,350 issued to Craig Trim, et al. Assigned to **IBM**, Armonk.

Method for fabricating a magnetic material stack. Patent no. 11,205,541 issued to Hariklia Deligianni, et al. Assigned to **IBM**, Armonk.

Polymer and molten-ion conductive salt and silicon interface for decreased interfacial resistance. Patent no. 11,205,800 issued to John Collins, et al. Assigned to **IBM**, Armonk.

Real-time data-quality analysis. Patent no. 11,204,851 issued to Arun Iyengar, et al. Assigned to **IBM**, Armonk.

Scalable space-time density data fusion. Patent no. 11,204,896 issued to Conrad Albrecht, et al. Assigned to **IBM**, Armonk.

Switched fabric network routing-mode selection. Patent no. 11,206,226 issued to Pasquale Catalano, et al. Assigned to **IBM**, Armonk.

Thin cathode for micro-battery. Patent no. 11,205,777 issued to Esin Akca, et al. Assigned to **IBM**, Armonk.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

11 Manor LLC, as owner. Lender: Northeast Community Bank. Property: 11 Manor Drive, Monsey. Amount: \$1.7 million. Filed Dec. 13.

127 Maple Avenue LLC, as owner. Lender: Orange Bank and Trust Co. Property: 127 Maple Ave., Spring Valley. Amount: \$1.2 million. Filed Dec. 16.

Ahava Planning and Builders Inc., as owner. Lender: Northeast Community Bank. Property: 40, 42, 44, 46 and 48 Greycourt Road, Blooming Grove. Amount: \$1.4 million. Filed Dec. 16.

Pawling Self Storage LLC, as owner. Lender: Rhinebeck Bank. Property: in Pawling. Amount: \$5.1 million. Filed Dec. 17.

Below \$1 million

3 Glendale Road LLC, as owner. Lender: Icecap Real Estate Loan Fund LLC. Property: 13 Dallas Drive, Monroe. Amount: \$67,300. Filed Dec. 13.

3-7 Francis LCC, as owner. Lender: Broadview Capital LLC. Property: 13 Buttermilk Falls, Nyack. Amount: \$132,000. Filed Dec. 16.

Blackburne Homes LLC, as owner. Lender: Jeff Bank. Property: in Hamptonburgh. Amount: \$777,500. Filed Dec. 16.

Patmar United LLC, as owner. Lender: Lendinghome Funding Corp. Property: in East Fishkill. Amount: \$392,000. Filed Dec. 16.

DEEDS

Above \$1 million

11 Manor LLC, Chester. Seller: Gitty Soloff, Suffern. Property: 11 Manor Drive, Ramapo. Amount: \$1.2 million. Filed Dec. 13.

Blauvelt Development LLC, New York City. Seller: Congregation B'Nai Arugath Habosom, Monsey. Property: 332 Blauvelt Road, Ramapo. Amount: \$1.3 million. Filed Dec. 15.

Blossom, Lana S., West Nyack. Seller: Comito Homes LLC, Nyack. Property: 261 Sickletown Road, Orangetown. Amount: \$1.8 million. Filed Dec. 15.

Little Pond Lane Holdco LLC, Santa Monica, California. Seller: Bens Dev Corp, Fort Lee, New Jersey. Property: in Deerpark. Amount: \$4.2 million. Filed Dec. 13.

Pawling Self Storage LLC, Hyde Park. Seller: Armagh Storage Group LLC, Patterson. Property: in Pawling. Amount: \$3.1 million. Filed Dec. 17.

Strides Pharma Inc., East Brunswick, New Jersey. Seller: PAR Pharmaceutical Inc, Malven, Pennsylvania. Property: 1 Ram Ridge Road, Ramapo. Amount: \$6.1 million. Filed Dec. 16.

Strides Pharma Inc., East Brunswick, New Jersey. Seller: PAR Pharmaceutical Inc, Malven, Pennsylvania. Property: 1 Ram Ridge Road, Ramapo. Amount: \$4.3 million. Filed Dec. 16.

Below \$1 million

3-7 Francis LLC, Monsey. Seller: S&B Land Corp., Nyack. Property: 18 Buttermilk Falls Lane, Clarkstown. Amount: \$990,000. Filed Dec. 14.

13 Forester LLC, Warwick. Seller: Warwick Valley 13 Forester LLC, Warwick. Property: 13 Forester Ave., Warwick. Amount: \$325,000. Filed Dec. 13.

35 Twin Avenue SV LLC, Monsey. Seller: Samuel Wittenstein, Monsey. Property: 35 Twin Ave., Unit 312, Ramapo. Amount: \$975,825. Filed Dec. 16.

109 South Naurashaun Road LLC, Pearl River. Seller: Diane M. Vetter, Amanda Alleyne and Christopher J. Costanza, Pearl River. Property: 109 S. Naurashaun Road, Orangetown. Amount: \$425,000. Filed Dec. 13.

1106 Parkview LLC, Brooklyn. Seller: Lazar Goldenberg, Airmont. Property: 220 Saddle River Road, Airmont. Amount: \$650,000. Filed Dec. 13.

AEK Affordable Home LLC, Poughkeepsie. Seller: Judith Nadine Patterson, Athena and Carol Kassay, Wheatland, California. Property: in Poughkeepsie. Amount: \$80,000. Filed Dec. 16.

All Mine of Orange Inc., Salisbury Mills. Seller: Hyvue of Orange Inc., Salisbury Mills. Property: in New Windsor. Amount: \$500,000. Filed Dec. 13.

Aguire, Cindy Umana, Nanuet. Seller: West Prospect Holding Corp., Nanuet. Property: 90 Prospect St., Nanuet. Amount: \$450,000. Filed Dec. 15.

Arlington Capital Investors LLC, Poughkeepsie. Seller: Dao LLC, New Paltz. Property: in Poughkeepsie. Amount: \$275,000. Filed Dec. 16.

Bard College,

Annandale-on-Hudson. Seller: Agnes Haddad and Nicholas Haddad, Hudson. Property: in Red Hook. Amount: \$217,500. Filed Dec. 15.

Bell Air Lakes LLC, Rhinebeck. Seller: Eileen S. Doyle, Rhinebeck. Property: in Rhinebeck. Amount: \$330,000. Filed Dec. 16.

Brink, Christopher and Aimee Macchi, East Chester. Seller: Champion Properties Inc., Staatsburg. Property: in Poughkeepsie. Amount: \$269,000. Filed Dec. 13.

Coffey, Margaret A., Yonkers. Seller: Hardy Homes LLC, Beacon. Property: in Fishkill. Amount: \$230,000. Filed Dec. 13.

Doehl, Daniel G. and Cornelia Doehl, Putnam Valley. Seller: Pinnacle of Hudson Inc., Newburgh. Property: in Newburgh. Filed Dec. 13.

Elena and Bryan Holdings LLC, New City. Seller: Patmar Associates LTD, New City. Property: 299-307 North Route 9W, Clarkstown. Amount: \$750,000. Filed Dec. 15.

Hammond Villas LLC, Brooklyn. Seller: David Kirby, Arverne. Property: 125 Benkard Ave., Newburgh. Amount: \$240,000. Filed Dec. 13.

KF Resources LLC, New City. Seller: Leah Medlowitz, New City. Property: 2 Mahoney Court, Clarkstown. Amount: \$550,000. Filed Dec. 13.

Magid, Rhonda, New York City. Seller: 25 Old Farm Road Development KLLC, Pleasant Valley. Property: in Red Hook. Amount: \$85,000. Filed Dec. 15.

Mishmanie Haaretz LLC, Brooklyn. Seller: Stephanie Drafts Pellegrino, Cape Coral, Florida. Property: 12 Division Ave., Spring Valley. Amount: \$444,000. Filed Dec. 14.

Facts & Figures

Neuah, Marcos, Monroe. Seller: 860 Hancock Street LLC, Brooklyn. Property: 376 Pine Hill Road, Chester. Amount: \$284,000. Filed Dec. 13.

PDS Newburgh Fund LLC, Brooklyn. Seller: Newburgh SHG 42 LLC, Great Neck. Property: 90 Lander St., Newburgh. Amount: \$225,000. Filed Dec. 13.

Reynold, Taylor, Albany. Seller: Beacon 226 Main Street LLC, Fishkill. Property: in Beacon. Amount: \$740,000. Filed Dec. 15.

Rivera, German Lopez and **Rebecca M. Hernandez**, Bronx. Seller: Millpond Management Inc., Cornwall-on-Hudson. Property: 318 Van Burenville Road, Wallkill. Amount: \$235,000. Filed Dec. 13.

Wilms, Roy and **Jeremt Caine**, Erial, New Jersey. Seller: Starlight Holdings LLC, Suffern. Property: in Newburgh. Amount: \$552,000. Filed Dec. 13.

Judgments

Aguilar, Evelyn, Middletown. \$7,364.32 in favor of Razor Capital LLC, Bloomington, Minnesota. Filed Dec. 14.

Carnation Home Fashions Inc., Newburgh. \$150,141.91 in favor of C&L Industrial Ltd., Hong Kong. Filed Dec. 14.

Castro, Melissa K., New Windsor. \$4,445.33 in favor of Midland Credit Management Inc., San Diego, California. Filed Dec. 13.

CB Audio Inc., Monroe. \$5,566.72 in favor of Ford Motor Credit Company LLC, Dearborn, Minnesota. Filed Dec. 13.

Dewitt, Danielle, Goshen. \$1,872.87 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Dec. 13.

Epstein, Reizel, Monroe. \$19,117.32 in favor of American Express National Bank, Sandy, Utah. Filed Dec. 14.

Erickson, Walter, Highland Mills. \$12,185.95 in favor of Clover Commercial Corp., Bellmore. Filed Dec. 13.

Finan, Jacklyn and **Jeremy Gunderman**, Port Jervis. \$11,658.44 in favor of Credit Acceptance Corp., Southfield, Minnesota. Filed Dec. 14.

Gladden, Sheree, Monroe. \$1,190.15 in favor of Midland Credit Management Inc., San Diego, California. Filed Dec. 13.

Grabowski, Bill S. and **William S. Grabowski**, Middletown. \$11,686.43 in favor of Mid-Hudson Calley Federal Credit Union, Kingston. Filed Dec. 14.

Perez, Elizabeth, New Windsor. \$2,572.16 in favor of Cavalry SPV I LLC, Valhalla. Filed Dec. 13.

Quinn, Dortha, Newburgh. \$28,061.78 in favor of Affinity Federal Credit Union, Basking Ridge, New Jersey. Filed Dec. 14.

R&AZ Food Inc., Monroe. \$4,167.06 in favor of Burlington Insurance Co., Chapel Hill, North Carolina. Filed Dec. 13.

Rodriguez, Victor, New Windsor. \$5,223.19 in favor of Midland Credit Management Inc., San Diego, California. Filed Dec. 13.

Romero, Anthony, Walden. \$2,257.66 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Dec. 13.

Schepps, Nicole T., Goshen. \$8,885.50 in favor of Wells Fargo Bank, Iowa. Filed Dec. 13.

Solata Foods LLC, Newburgh. \$65,199.30 in favor of Penske Truck Leasing Company LP, Montgomery. Filed Dec. 13.

Terrasi, Lori, New Windsor. \$4,777.20 in favor of Capital One, New Windsor. Filed Dec. 13.

MECHANIC'S LIENS

BA Mar Group LLC, as owner. \$42,300 in favor of Hiller Trucking LLC, Rockaway, New Jersey. Property: 400 BaMar Drive, Stony Point. Filed Dec. 15.

Laffon, Catherine, as owner. \$45,954.79 in favor of Peak Construction, Fishkill. Property: 595 Salt Point Turnpike, Poughkeepsie. Filed Dec. 13.

RYMSG Holding LLC, as owner. \$45,692.50 in favor of Marjam Supply Co. Property: 8 Ash St., Ramapo. Filed Dec. 15.

NEW BUSINESSES

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

PARTNERSHIPS

Red Goose Studio, 11 Spring St., Newburgh 12550, c/o James Joseph Reddington and Daniel Curtis Gustina. Filed Dec. 16.

Rockland Premier Limousine, 12 Parkwood Drive, Garnerville 10923, c/o Jose Alberto Olivo and Victor Manuel Garcia. Filed Dec. 15.

SOLE PROPRIETORSHIPS

Balboa Made, 12 Prospect St., Apt. 2, Spring Valley 10977, c/o Luis Armando Saeteros Balboa. Filed Dec. 17.

Callie's Cocktails, 218 Guynard Turnpike, Middletown 10940, c/o Cassandra Leigh Wilson. Filed Dec. 15.

Cassie Gleeson Wells Insurance Agency, 682 E. Main St., Suite 2A, Middletown 10940, c/o Cassandra L. Wells. Filed Dec. 16.

Court's Cakes, 4 Wesley Court, Congers 10920, c/o Courtney Destaso. Filed Dec. 16.

Crawford Creative, 406 Burlingham Road, Pine Bush 12566, c/o Monica J. Perkins. Filed Dec. 17.

Decor By Dev, 20 Mill Creek Road, New City 10956, c/o Viresh-Ramnarayan. Filed Dec. 14.

Dynamic Tile & Stone, 1202 Hillside Terrace, Pomona 10970, c/o Pedro A. Felgueiras. Filed Dec. 13.

Eden Lawn & Patio Designs, 513 E. Main St., Middletown 10940, c/o Joseph Richard Baker. Filed Dec. 16.

Empire Beauty Bar Incorporated, 14 Kane Lane, Ulster Park 12487, c/o Erika Schrowang. Filed Dec. 14.

Faith Cuisine, 12A Fletcher Road, Monsey 10952, c/o Jacques Louis-jean. Filed Dec. 17.

Francesco Laudadio CPA, 46 William St., Suite 204, Newburgh 12550, c/o Francesco Laudadio. Filed Dec. 15.

Freedom Shave Co., 20 Fitzgerald Drive, Apt. 6A, Middletown 10940, c/o Steven Lindner. Filed Dec. 13.

Freshair Co., 20 Fitzgerald Drive, Apt. 6A, Middletown 10940, c/o Steven Lindner. Filed Dec. 13.

Guayllos Carpeting, 111 Linden Ave., Middletown 10940, c/o Efrain Patricio Guayllas Sarango. Filed Dec. 14.

Heart Connection 516, 9 E. Barnett Road, Monroe 10950, c/o Minako Reese. Filed Dec. 14.

Holly Do Rightly, 201 Caesars Lane, No. 38, New Windsor 12553, c/o Holly Kirstin Reta Moysenko Perch. Filed Dec. 14.

JDM Design Studio, 12 Moore Ave., Pearl River 10965, c/o Joanne Morisi Dilorenzo. Filed Dec. 17.

Just Peachy Cleaning, 191 McManus Road, New Hampton 10958, c/o Christina Marie Kis. Filed Dec. 14.

Labarbera Real Estate Inc., 20 Elizabeth Drive, Hopewell Junction 12533, c/o Tamara Labarbera. Filed Dec. 14.

Lovely Invite, 9 Kings Highway, New City 10956, c/o Jami Goldenstein. Filed Dec. 17.

Mamina Consultant, 12 Memorial Park Drive, Spring Valley 10977, c/o Marie Minna Lifleur. Filed Dec. 17.

Mareks Maintenance, 26 Lonergan Drive, Suffern 10901, c/o Marek J. Wozniak. Filed Dec. 15.

MR Manny Construction, 49 Second Ave., Nanuet 10954, c/o Manuel Jesus Loja Huerta. Filed Dec. 15.

NCE Painting & Construction, 264 N. Pascack Road, Spring Valley 10977, c/o Noe A. Castaneda Estrada. Filed Dec. 13.

Paolorossiny Inc., P.O. Box 369, Dover Plains 12522, c/o Scott J. Schuster. Filed Dec. 14.

Pinpoint Associates Inc., 90 Blueberry Lane, Stormville 12582, c/o Christopher Palermo. Filed Dec. 14.

Precision Painting & Handyman Services, 1085 Maggie Road, Newburgh 12550, c/o Joseph P. Horvat. Filed Dec. 15.

Psychic of the Hudson Valley, 56 Main St., Suite 12, Warwick 10990, c/o Priscilla Ann Johnson. Filed Dec. 15.

Santander Taxi, 357 Roosevelt Ave., Spring Valley 10977, c/o Renzo German Molina Santander. Filed Dec. 15.

Service 1st Contractors, 43 Blauvelt Ave., West Haverstraw 10993, c/o Paul Grundrich. Filed Dec. 13.

Smart Mart, 64 N. Route 9W, Haverstraw 10927, c/o Edwin Deleon. Filed Dec. 15.

Spackenkill Realty Ltd., 35 Overlook Road, Poughkeepsie 12603, c/o Kristie L. Delong. Filed Dec. 14.

Stephanie Monaco M.D., 400 Rella Blvd., Suite 165, Suffern 10901, c/o Stephanie Monaco. Filed Dec. 17.

Vickie's Famous Oatmeal Cookie Co., 26 Farrell Court, Fishkill 12524, c/o Victoria L. Loverchio. Filed Dec. 17.

VIP Exclusive SMP, 200 Main St., Nanuet 10954, c/o Edward Etienne. Filed Dec. 14.

VJD Construction, 63 Greycourt Ave., Chester 10918, c/o Vincenzo Joseph DiQuattro. Filed Dec. 16.

BUILDING PERMITS

Commercial

Pavarini NorthEast Construction Company LLC, Stamford, contractor for Stamford Media Village LLC. Perform replacement alterations at 4 Star Point, Stamford. Estimated cost: \$600,000. Filed Nov. 2.

Pavarini NorthEast Construction Company LLC, Stamford, contractor for BLT. Perform replacement alterations at 2200 Atlantic St., Stamford. Estimated cost: \$26,000. Filed Nov. 15.

Phil's Main Roofing LLC, Norwalk, contractor for 868 High Ridge Road LLC. Remove existing roof and re-roof 868 High Ridge Road, Stamford. Estimated cost: \$28,000. Filed Nov. 9.

Power Home Remodeling Group LLC, Chester, Pennsylvania, contractor for River Garden Terrace Condominium. Perform deck repairs at 37 Columbus Place, Stamford. Estimated cost: \$100,000. Filed Nov. 2.

Reyes, Ramiro, Norwalk, contractor for Candlelight Terrace Association. Replace roof shingles at 154 Cold Spring Road, Stamford. Estimated cost: \$200,000. Filed Nov. 2.

Schlesinger, Jason, Stamford, contractor for CSC-65 Prospect LLC. Remove two sections of existing parapet wall and rebuild at 75 Prospect St., Stamford. Estimated cost: \$100,000. Filed Nov. 4.

Signature Construction Group of Connecticut Inc., Norwalk, contractor for Two Harbor Point Square LLC. Perform office modifications at 100 Washington Blvd., Stamford. Estimated cost: \$25,000. 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

Signature Construction Group of Connecticut Inc., Norwalk, contractor for Two Stamford Plaza Owner LLC. Perform replacement alterations at 263 Tresser Blvd., Stamford. Estimated cost: \$56,000. Filed Nov. 1.

Signature Construction Group of Connecticut Inc., Norwalk, contractor for Two Stamford Plaza Owner LLC. Perform tenant alteration work, remove workstations and install four new private offices at 263 Tresser Blvd., Stamford. Estimated cost: \$65,000. Filed Nov. 1.

Templar Construction LLC, Mount Kisco, New York, contractor for BLT. Add new office to existing commercial office space at 1 Star Point, Stamford. Estimated cost: \$17,000. Filed Nov. 17.

Residential

Power Home Remodeling Group LLC, Chester, Pennsylvania, contractor for Jerry and Nancy Kapchan. Remove and replace eight windows at 26 Campbell Drive, Stamford. Estimated cost: \$9,772. Filed Nov. 16.

Power Home Remodeling Group LLC, Chester, Pennsylvania, contractor for Zoe Loter and Carol Anne Hoegemann. Remove existing siding and replace with green-guard underlayment and form-fitted insulated vinyl at 220 High Clear Drive, Stamford. Estimated cost: \$42,995. Filed Nov. 16.

Power Home Remodeling Group LLC, Chester, Pennsylvania, contractor for Robert D. and Leonore W. Nelson. Remove roof shingles and replace without structural changes at 217 Bouton Street West, Stamford. Estimated cost: \$25,615. Filed Nov. 16.

Prime Energy LLC, Milford, contractor for Nicola J. Barratt. Install a solar array on top of roof at 19 Long Hill Drive, Stamford. Estimated cost: \$26,328. Filed Nov. 2.

Pro Custom Solar LLC, South Plainfield, New Jersey, contractor for Carlo M. Guico and Lydia Minerva. Install rooftop rail-less solar modules at 52 Palmer Ave., Stamford. Estimated cost: \$28,422. Filed Nov. 2.

Pro Custom Solar LLC, South Plainfield, New Jersey, contractor for Francis Ceon and Kelly Johnson. Install rooftop rail-less solar modules at 28 Skymeadow Drive, Stamford. Estimated cost: \$23,827. Filed Nov. 1.

Puk, Tomasz and Marta Puk, Stamford, contractor for Tomasz Puk. Replace three front windows and front siding at 25 Edice Road, Stamford. Estimated cost: \$2,500. Filed Nov. 4.

Purepoint Energy LLC, Norwalk, contractor for Brian Kealy. Install roof-mounted residential sunpower solar roof panels and sunpower microinverters at 741 Rock Rimmon Road, Stamford. Estimated cost: \$17,741. Filed Nov. 2.

Quality Home Solutions LLC, Wilton, contractor for Jean Christian Philippi. Remove and dispose of existing layers of asphalt shingles down to wood decking and replace with Owens' Corning shingles at Doris Lane, Stamford. Estimated cost: \$18,841. Filed Nov. 17.

Quality Home Solutions LLC, Wilton, contractor for Amy Thomas. Install new vinyl siding at 135 Gary Road, Stamford. Estimated cost: \$33,152. Filed Nov. 15.

Remodeling Consultants of Fairfield Inc., Mamaroneck, New York, contractor for Suzanne B. Harley. Alter existing kitchen space, including new cabinetry, flooring and interior finishes. Remove existing tile flooring and baseboard heating at breakfast room and install new flooring and baseboard heat at 51 Malvern Road, Stamford. Estimated cost: \$85,000. Filed Nov. 10.

Restoration Real Estate LLC, Stamford, contractor for Karen S. Feinberg Revocable Trust. Construct a screened-in porch on deck at 17 Brinckerhoff Ave., Stamford. Estimated cost: \$30,000. Filed Nov. 22.

Rick's Main Roofing Ltd., Norwalk, contractor for Clemon W. Williams. Remove one layer of asphalt shingles and install weather-stopper shingle roofing system at 55 Ethan Allen Lane, Stamford. Estimated cost: \$16,710. Filed Nov. 8.

Rjm Bros LLC, Stamford, contractor for Grace L. Altamura. Build a new 2.5-story home with three bedrooms and three and one-half bathrooms at 165 Highview Ave., Stamford. Estimated cost: \$331,999. Filed Nov. 10.

Rooney, Joseph, Stamford, contractor for Joseph Rooney. Add second story to existing first-floor front wood porch and single-story addition at left side and two new air conditioner condenser units at 105 Houston Terrace, Stamford. Estimated cost: \$185,000. Filed Nov. 9.

Sagastegui, Manuel, Stamford, contractor for Yulka Markevich. Pre-built a garage at 29 Summit Place, Stamford. Estimated cost: \$25,000. Filed Nov. 22.

Sakorafos, Alexandra and Jessie Maynard, Stamford, contractor for Alexandra Sakorafos. Install kitchen cabinets and new appliances at 28 Ralph St., Stamford. Estimated cost: \$25,000. Filed Nov. 19.

Salvatore, Ryan, Stamford, contractor for Ryan Salvatore. Retain walls and a rear terrace at 207 Stamford Ave., Stamford. Estimated cost: \$20,000. Filed Nov. 4.

Skyline Solar LLC, Hamilton, New Jersey, contractor for Suketu R. and Sheetal S. Shah. Perform installation of a safe and code-compliant solar system on an existing residential roof at 344 Pepper Ridge Road, Stamford. Estimated cost: \$42,000. Filed Nov. 19.

Socci, James J. Sr., Stamford, contractor for James Socci. Install a propane-fueled generator installed at 40 Ken Court, Stamford. Estimated cost: \$5,000. Filed Nov. 17.

Stevens, Thomas De Las Mercedes and Maria Cecchin, Stamford, contractor for Thomas Stevens. Add a shower to guest bathroom at 171 Woodchuck Road, Stamford. Estimated cost: \$2,500. Filed Nov. 10.

Sunrun Installation Services Inc., San Francisco, California, contractor for Cesar A. Ruiz and Louann Torres. Install roof-mounted solar panels at 39 Sylvan Knoll Road, Stamford. Estimated cost: \$3,322. Filed Nov. 19.

Superior Remodelers LLC, Newtown, contractor for Madeline B. Shapiro Revocable Trust. Replace leaking roof at 77 Brook Run Lane, Stamford. Estimated cost: \$12,850. Filed Nov. 2.

Tamburro, Anthony L., Stamford, contractor for Anthony L. Tamburro. Build a deck at 122 Mountain Wood Road, Stamford. Estimated cost: \$3,500. Filed Nov. 2.

Tesla Energy Operations Inc., Fremont, California, contractor for Jacob and Lindsay Welch. Install roof-mounted solar panels and energy-storage systems at 162 Thunder Hill Drive, Stamford. Estimated cost: \$11,505. Filed Nov. 2.

Tesla Energy Operations Inc., Fremont, California, contractor for Mahesh Babu Vennam and Aparna Kommineni. Install roof-mounted solar panels and energy-storage systems at 33 Woodbine Way, Stamford. Estimated cost: \$8,629. Filed Nov. 10.

Tesla Energy Operations Inc., Fremont, California, contractor for Brian Fields. Install roof-mounted solar panels and energy-storage systems at 98 Emery Drive East, Stamford. Estimated cost: \$36,962. Filed Nov. 10.

Tesla Energy Operations Inc., Fremont, California, contractor for Maxine and Devon Jeffers. Install roof-mounted solar panels and energy-storage systems at 308 Rock Rimmon Road, Stamford. Estimated cost: \$37,987. Filed Nov. 17.

THG LLC, Stamford, contractor for Matthew S. and Maren F. Tripolitsiotis. Update interior of existing home, install new systems and install foundation under porches at 80 Van Rensselaer Ave., Stamford. Estimated cost: \$350,000. Filed Nov. 18.

Transform Senior Home Improvement Products LLC, Hoffman Estates, Illinois, contractor for Hart Mabel. Strip and re-shingle roof at 9 Dryden St., Stamford. Estimated cost: \$13,570. Filed Nov. 2.

COURT CASES

Bridgeport Superior Court

Jar Associates LLC, et al, Danbury. Filed by Sherri Neptune, Danbury. Plaintiff's attorney: Paul Stewart Levin, Hartford. Action: The plaintiff was lawfully on the premises controlled and maintained by the defendants when the plaintiff slipped and fell due to water at the entrance. As a result, the plaintiff sustained injuries and now 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-21-6110834-S. Filed Oct. 27.

Robinson, Gerald, et al, Bridgeport. Filed by Victor da Cruz, Bridgeport. Plaintiff's attorney: Bradley Denkovich & Karayiannis PC, Bridgeport. 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-21-6110601-S. Filed Oct. 18.

Trumbull Insurance Co., Hartford. Filed by Angelo D'Onofrio, Stratford. Plaintiff's attorney: Miller Rosnick D'Amico August & Butler PC, Bridgeport. Action: The plaintiff was struck by the defendant and sustained severe and painful personal injuries. The driver did not have sufficient automobile insurance to fairly compensate the plaintiff, so an instant claim for underinsured motorist-coverage benefits against the defendant was filed. The defendant was notified and has failed to compensate the plaintiff fairly. 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-21-6111002-S. Filed Nov. 4.

Facts & Figures

Villa, Kelvin, et al, Bridgeport. Filed by Derrick Paulk, Norwalk. Plaintiff's attorney: Skiber Michael E. Law Office, Norwalk. 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-21-6111068-S. Filed Nov. 8.

Walmart Stores East LP, et al, East Hartford. Filed by Carmen Asencio, Stratford. Plaintiff's attorney: Miller Rosnick D'Amico August & Butler PC, Bridgeport. Action: The plaintiff was lawfully on the premises controlled and maintained by the defendants when the plaintiff slipped and fell due to water on the floor. As a result, the plaintiff sustained 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-21-6110121-S. Filed Sept. 29.

Danbury Superior Court

Crawford, Douglas, et al, Sanford, North Carolina. Filed by Sara Goncalves, Danbury. Plaintiff's attorney: Moore O'Brien & Foti, Middlebury. 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-21-6041012-S. Filed Oct. 19.

Fairview Terrace Association Inc., Danbury. Filed by Liliana Alves Dos Santos, Danbury. Plaintiff's attorney: Moore O'Brien & Foti, Middlebury. Action: The plaintiff was on the premises controlled by the defendant when the plaintiff fell as the result of the icy conditions on the sidewalk and sustained injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs. Case no. DBD-CV-21-6041010-S. Filed Oct. 19.

Iorio, Deanna J., Danbury. Filed by Ivonne Santana-Haertner, Ridgefield. Plaintiff's attorney: Ventura Law, Danbury. 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. DBD-CV-21-6040996-S. Filed Oct. 19.

Raguzin, Danielle, Newtown. Filed by Western Connecticut Health Network, Bethel. Plaintiff's attorney: Michael V. Simko Jr. Law Office, Seymour. Action: The plaintiff provided hospital services and supplies to the defendant. However, the defendant has neglected or refused to pay the plaintiff, which suffered monetary damages. 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-21-6040717-S. Filed Sept. 22.

Trau, David, Monroe. Filed by Tatiana Torres, Tucson, Arizona. Plaintiff's attorney: David A Zipfel, East Hartford. 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. DBD-CV-21-6040776-S. Filed Sept. 28.

Stamford Superior Court

Jiang, Tianhao, Nanuet, New York. Filed by Carolina Suarez, Norwalk. 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-21-6054015-S. Filed Oct. 21.

Stamford Hospitality LP, et al, Stamford. Filed by Mary Ellen Williams, Stamford. Plaintiff's attorney: Wesley Mark Malowitz, Stamford. Action: The plaintiff was lawfully on the defendants' premises as a business invitee and was exiting the parking garage on the premises when the arm of the electronic gate controlling the entrance to the parking garage suddenly and without warning closed striking the plaintiff on her head and causing the plaintiff to sustain the 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-21-6054069-S. Filed Oct. 25.

Suder, Thorsten, Norwalk. Filed by Michael Sarti, Norwalk. Plaintiff's attorney: Moore O'Brien & Foti, Middlebury. 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-21-6054408-S. Filed Nov. 19.

Third Fairlawn Corp., et al, Stamford. Filed by Louis Lanza, Stamford. Plaintiff's attorney: Ingemar Heredia, Stamford. Action: The plaintiff suffered a steam leak at his residency caused by the boiler that was restarted by the defendants. As a result, the plaintiff suffered damages and now 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-21-6054152-S. Filed Nov. 1.

Vesper, Christopher J., East Aurora, New York. Filed by Jorge Vallejo, Norwalk. Plaintiff's attorney: Ventura Law, Danbury. 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-21-6054179-S. Filed Nov. 3.

DEEDS

Commercial

66 Liberty Street LLC, Stamford. Seller: Mariano Lombardi and Clara Lombardi, Norwalk. Property: 66 Liberty St., Stamford. Amount: \$700,000. Filed Nov. 2.

Arias, Natalia, Stamford. Seller: AYR Properties Sep LLC, Stamford. Property: 239 Glenbrook Road, Stamford. Amount: \$480,000. Filed Nov. 4.

BalShuiLin LLC, Hong Dou LLC, Stamford. Seller: Sunshine Management LLC, Stamford. Property: 60 Strawberry Hill Ave., Unit 1111, Stamford. Amount: \$125,000. Filed Nov. 1.

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

Loomis, Susan P. and Stephen A. Ronaghan, Stamford. Seller: Paolo MM LLC, Stamford. Property: Unit B4, Newfield Estates Condominium, Stamford. Amount: \$450,000. Filed Nov. 1.

Webb, Owen and Arnette Web, Bronx, New York. Seller: 202 Westwood Road Connecticut LLC, Stamford. Property: 202 Westwood Road, Stamford. Amount: \$650,000. Filed Nov. 3.

Residential

Andrews, Wesmond C., Seaside, California. Seller: Bozena Kierski and Patrick Kierski, Stamford. Property: 114 Four Brooks Road, Stamford. Amount: \$989,000. Filed Nov. 3.

Atiencia, Jose R. and Gladys E. Arizaga, Fairfield. Seller: Jose R. Atiencia, Fairfield. Property: 645 Black Rock Turnpike, Fairfield. Amount: \$N/A. Filed Nov. 19.

Beaven, Matthew C. and Natasha C. Beaven, Stamford. Seller: Eduardo K. Campos and Natalia T. Campos, Stamford. Property: 45 Coolidge Ave., Stamford. Amount: \$579,000. Filed Nov. 4.

Becker, Mitchell, Bloomfield. Seller: Donald A. Cafero, Fairfield. Property: 191 Southport Woods Drive, Southport. Amount: \$471,000. Filed Nov. 18.

Connaughton, John F. and Anne P. Connaughton, Trumbull. Seller: Ronald O. Correnti and Margaret M. Correnti, Fairfield. Property: 52 River View Circle, Fairfield. Amount: \$720,000. Filed Nov. 19.

Cooney, Jennifer, Stamford. Seller: Michael Miele and Melissa Miele, Stamford. Property: 65 MacArthur Lane, Unit 8, Stamford. Amount: \$855,000. Filed Nov. 5.

Culver, Marc and Kimberly Culver, Norwalk. Seller: Matthew S. Tripolitsiotis and Maren F. Tripolitsiotis, Stamford. Property: 178 Dundee Road, Stamford. Amount: \$1,025,000. Filed Nov. 5.

Epifano, Philip Rousseau, Fairfield. Seller: Nancy Elaine Phillips, Stratford. Property: 191 S. Gate Lane, Southport. Amount: \$860,000. Filed Nov. 19.

Foord, Alexander W., Washington Township, New Jersey. Seller: Jill Bennett, Stamford. Property: 127 Greyrock Place, Unit 1201, Stamford. Amount: \$304,000. Filed Nov. 2.

Ford, Jarat, Cos Cob. Seller: Cassandra Klump, Southport. Property: 46 Station St., Southport. Amount: \$1,074,600. Filed Nov. 19.

Gerdauskas, Brandon and Mary Chu, Ridgewood, New York. Seller: Charles J. Barrett, Fairfield. Property: 157 Sterling St., Fairfield. Amount: \$400,000. Filed Nov. 18.

Graziadei, Daniel and Maria Graziadei, Fairfield. Seller: Steven D. Purcell and Maud H. Purcell, Fairfield. Property: 439 Fairfield Woods Road, Fairfield. Amount: \$565,000. Filed Nov. 16.

Hassija, Rahul and Poonan Hassija, Stamford. Seller: Neil E. Frieser and Linda B. Frieser, Stamford. Property: 65 McArthur Lane, Unit 3, Stamford. Amount: \$950,000. Filed Nov. 3.

Hoder, Laura and Charles Beever, Fairfield. Seller: Ernest S. Kerkenides and Tsambika M. Kerkenides, Fairfield. Property: 3915 Park Ave., Fairfield. Amount: \$425,000. Filed Nov. 17.

Holliday, Patricia and Corey Thomas Boudreau, Stamford. Seller: Dragan Avirovikj and Pamela Flausino Melo Da Silva, Stamford. Property: 28 Third St, Unit 56, Stamford. Amount: \$375,000. Filed Nov. 4.

Jinka, Ajay Kumar, Stamford. Seller: Chris Franco and Emily Findlay, Stamford. Property: 112 Wood Ridge Drive, Stamford. Amount: \$540,000. Filed Nov. 3.

Kellogg, Elizabeth and Jennifer Failla, Newington. Seller: Kristin Squier, Fairfield. Property: 56 Farist Road, Fairfield. Amount: \$774,000. Filed Nov. 16.

Levy, Reuven and H. Suzanne Levy, Amherst, New York. Seller: Melissa Straub, New Canaan. Property: 14 Emery Drive, Stamford. Amount: \$2,295,000. Filed Nov. 2.

Lopez, Henry L. and Reyna A. Alveno-Carranza, Stamford. Seller: Rocco Docimo and Michelina Docimo, Stamford. Property: 44 Liberty Place, Stamford. Amount: \$650,000. Filed Nov. 1.

Lucin, Stephen Joseph, Stamford. Seller: Frances Leahey Johnson, Stamford. Property: 70 Strawberry Hill Ave., Unit 3-1C, Stamford. Amount: \$255,000. Filed Nov. 2.

Mendes, Paul and Karen Mendes, Fairfield. Seller: Lori Renee Clemens, Woodbridge. Property: 143 Rockland Road, Fairfield. Amount: \$520,000. Filed Nov. 19.

Mosca, Melissa, Stamford. Seller: Deanna Vallejo and Edward Vallejo, Stamford. Property: 91 Strawberry Hill Ave., Unit 1032, Stamford. Amount: \$200,000. Filed Nov. 2.

Facts & Figures

Musser, Michael and Alyssa Izzo, Stamford. Seller: Debra J. Seeley, Stamford. Property: 23 Dunn Ave., Stamford. Amount: \$700,000. Filed Nov. 3.

O'Brien, Michael and Margaret Codan, Fairfield. Seller: Peter T. Farkas and Anne J. Farkas, Fairfield. Property: 10 Sherwood Farm Road, Fairfield. Amount: \$1,500,000. Filed Nov. 18.

Pedersen, Samantha and William Biondi, 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.

Pomer, Frank A. and Rosemary Pomer, Fairfield. Seller: Peter Everett and Sara H. Everett, Fairfield. Property: 47 Colonial Drive, Fairfield. Amount: \$2,025,000. Filed Nov. 19.

Risicato, Joseph, Fairfield. Seller: Joseph Risicato, Fairfield. Property: 103 Katona Drive, Fairfield. Amount: \$0. Filed Nov. 18.

Salvioli, Joseph, Fairfield. Seller: Robert M. Porcellina and Karen L. Forcellina, Fairfield. Property: 51 Taquoshe Place, Fairfield. Amount: \$1,250,000. Filed Nov. 17.

Tyminski, Cindy A., Greenwich. Seller: Frederick B. Henning and Theresa M. Henning, Keene, New Hampshire. Property: 2493 N. Benson Road, Fairfield. Amount: \$427,027. Filed Nov. 15.

Vitikova, Anna K., Stamford. Seller: Brahim Krairi and Nawal Elkokhtar, Stamford. Property: 193 Strawberry Hill Ave., Stamford. Amount: \$570,000. Filed Nov. 4.

Zatochna, Kateryna, Stamford. Seller: Julianne H. Dow, Stamford. Property: 24 Center Terrace, Stamford. Amount: \$570,000. Filed Nov. 2.

Hedgeye Risk Management LLC (Stamford, CT) seeks Director of Research to manage & oversee a 40+ person rsrch & sales team; drive quarterly, yearly & long-term planning for rsrch prod; manage rev projections. BA's & MA's degrees in Biz, Econ, Politics, or rlt'd field req. 10 yrs of exp mngng equity & economic rsrch team req. Knowl of equity rsrch anlss, Bloomberg, Excel, PowerPoint req. Series 65 license req. Employer will accept any suitable combo of edu, trng, or exp. Send resume to Hedgeye Risk Management, Attn: Keith McCullough, 1 High Ridge Park, 3rd Floor, Stamford, CT 06905

LIENS

Federal Tax Liens Filed

Amster, Judith B. and Robert M. Amster, 761 Rock Rimmon Road, Stamford. \$41,287, civil proceeding tax. Filed Nov. 2.

Benedict, Neil and Margaret Benedict, 2704 Long Ridge Road, Stamford. \$10,573, civil proceeding tax. Filed Nov. 8.

Berlingo, Mark A., 121 Towne St., Apt 640, Stamford. \$12,235, civil proceeding tax. Filed Nov. 12.

Buzzeo, Anthony, 108 Saint Charles Ave., Stamford. \$1,712, civil proceeding tax. Filed Nov. 10.

Henkin, Julian D. and Mariola B. Henkin, 74 Cranbury Road, Norwalk. \$88,545, civil proceeding tax. Filed Nov. 10.

Mulvihill, Elizabeth Ann, 12 Fleetwood Park, Bethel. \$33,675, civil proceeding tax. Filed Nov. 2.

Rentas, Radames, 82 Toilsome Ave., Norwalk. \$41,056, civil proceeding tax. Filed Nov. 2.

Robustelli, Robert D. and Patricia Robustelli, 264 Thornridge Drive, Stamford. \$10,239, civil proceeding tax. Filed Nov. 8.

Stamford Caltort Inc., 300 Atlantic St., Suite 110, Stamford. \$13,246, civil proceeding tax. Filed Nov. 2.

Toth, Bernadette, 39 Sunset Road, Easton. \$103,353, civil proceeding tax. Filed Nov. 2.

Zamani, Mehran, 146 Mill Road, Stamford. \$13,183, civil proceeding tax. Filed Nov. 2.

MORTGAGES

Baldwin III, W. Preston and Donna C. Baldwin, Greenwich, by Howard R. Wolfe. Lender: US Bank National Association, 4801 Frederica St., Owensboro, Kentucky. Property: 6 Winding Lane, Greenwich. Amount: \$2,450,000. Filed Nov. 1.

Beeton, Diana, Fairfield, by Peter Ambrose. Lender: William Raveis Mortgage LLC, 7 Trap Falls Road, Shelton. Property: 193 Knapps Highway Unit A7, Fairfield. Amount: \$155,500. Filed Nov. 10.

Bok, Carol S. and Dennis P. Bok, Fairfield, by Melissa A. Thorp. Lender: Newrez LLC, 1100 Virginia Drive, Suite 125, Fort Washington, Pennsylvania. Property: 240 Sunnyridge Ave., Unit 82, Fairfield. Amount: \$201,600. Filed Nov. 10.

Bristol Meadow LLC, Greenwich, by Richard A. Stannor. Lender: JPMorgan Chase Bank NA, 3050 Highland Pkwy., Fourth floor, Downers Grove, Illinois. Property: 19 Meadow Drive, Greenwich. Amount: \$5,810,000. Filed Nov. 3.

Cofini, Carl M., Greenwich, by Donald E. Wetmore. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 58 Cambridge Drive, Greenwich. Amount: \$530,400. Filed Nov. 1.

Coughlin, Sean and Karen Coughlin, Riverside, by Robert V. Sisca. Lender: Bank of America NA, 20 Greenway Plaza, Suite 900, Houston, Texas. Property: 68 Meadow Road, Riverside. Amount: \$4,000,000. Filed Nov. 3.

Dubner, Russell, Greenwich, by Coleen Marshall. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 39 Doubling Road, Greenwich. Amount: \$2,300,000. Filed Nov. 2.

Fox, David D. and Patricia M. Fox, Old Greenwich, by Jonathan Martin. Lender: CrossCountry Mortgage LLC, 6850 Miller Road, Brecksville, Ohio. Property: 20 Sunset Road, Old Greenwich. Amount: \$1,292,000. Filed Nov. 2.

Frederick, Pamela M., Greenwich, by Michelle Hanover. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 44 Woodland Drive, Greenwich. Amount: \$345,000. Filed Nov. 5.

Gilligan, Ji Eun, Greenwich, by Michael A. Battema. Lender: Total Mortgage Services LLC, 185 Main St., Bridgeport. Property: 9 Ronald Lane, Greenwich. Amount: \$400,000. Filed Nov. 4.

Hochstrasser, Alfred, Greenwich, by Timothy L. Geraghty. Lender: People's United Bank, 850 Main St., Bridgeport. Property: 9 Ronald Lane, Greenwich. Amount: \$785,000. Filed Nov. 3.

Hope Home LLC, Greenwich, by Kimberly Anne Cavallaro. Lender: JPMorgan Chase Bank NA, 3050 Highland Pkwy., Fourth floor, Downers Grove, Illinois. Property: 21 Hope Farm Road, Greenwich. Amount: \$1,000,000. Filed Nov. 2.

Lee, Jianming and Yan Wei, Fairfield, by Amanda W. Tiernan. Lender: MLD Mortgage Inc., 30B Vreeland Road, Suite 200 and 220, Florham Park, New Jersey. Property: 85 Churchill St., Fairfield. Amount: \$262,500. Filed Nov. 9.

Murphy, Todd W. and Dina Murphy, Greenwich, by Besnike Krasniqi. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 15 Dorchester Lane, Greenwich. Amount: \$250,000. Filed Nov. 5.

Pedersen, Samantha and William Biondi, Greenwich, by Joseph Cessarto. Lender: First Republic Bank, 111 Pine St., San Francisco, California. Property: 74 North St., Greenwich. Amount: \$750,000. Filed Nov. 1.

Pitt, William S. and Corinne Ferrara, Fairfield, by Emmet P. Hibson Jr. Lender: KeyBank National Association, 127 Public Square, Cleveland, Ohio. Property: 366 Meadowbrook Road, Fairfield. Amount: \$548,250. Filed Nov. 8.

Reiner, Robert L. and Jeanne L. Reiner, Greenwich, by Benjamin McEachin. Lender: Ally Bank, 440 S. Church St., Charlotte, North Carolina. Property: 187 Old Mill Road, Greenwich. Amount: \$746,371. Filed Nov. 4.

Roper Jr., Peter F. and Shanno B. Roper, Fairfield, by Kenneth M. Gammitt. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 51 Margemere Drive, Fairfield. Amount: \$720,000. Filed Nov. 8.

Ryan Jr., Stephen M. and Marie P. Ryan, Fairfield, by Donald E. Wetmore. Lender: UBS Bank USA, 299 S. Main St., Suite 2275, Salt Lake City, Utah. Property: 21 Trillium Circle, Fairfield. Amount: \$555,000. Filed Nov. 9.

Tarui, Christopher and Laura Tarui, Greenwich, by Stuart Brown. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 77 Mallard Drive, Greenwich. Amount: \$1,020,000. Filed Nov. 4.

Tunick, Roberta G., Greenwich, by Scott Rogalski. Lender: US Bank National Association, 425 Walnut St., Cincinnati, Ohio. Property: 12 Lakewood Circle North, Greenwich. Amount: \$300,000. Filed Nov. 5.

NEW BUSINESSES

At The Corner, 718 West Ave., Norwalk 06850, c/o Elizabeth C. Abel. Filed Nov. 9.

Cos Cob Kelp Company, 16 Win-nipauk Drive, Norwalk 06851, c/o Steve Timchak. Filed Nov. 17.

Dogtopia of Norwalk, 30 Belden Ave., Norwalk 06850, c/o Thomas Maddaloni. Filed Nov. 16.

MC General Contractor, 55 Winfield St., Norwalk 06855, c/o Marco D'Canelo. Filed Nov. 12.

Oasis by Sara LLC, 70 S. Main St., Suite 70F, Norwalk 06854, c/o Sara Gomez. Filed Nov. 16.

Orange Restoration Lab, 5 Holmes St., Norwalk 06851, c/o Michael Astorino. Filed Nov. 17.

Phoenix Construction and Management Services Inc., 3553 West Chester Pike, No. 335, Newtown Square, Pennsylvania, 19073, c/o Christopher Rohner. Filed Nov. 10.

South Norwalk Ice Cream Co., 115 Main St., Norwalk 06851, c/o Katrina Pilver. Filed Nov. 12.

PATENTS

Controlling an aircraft based on detecting and mitigating faulting conditions and aircraft damage conditions. Patent no. 11,203,414 issued to Ole Wulff, et al. Assigned to **Sikorsky**, Stratford.

LEGAL NOTICES

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 design. 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

Notice of Formation of PROCUREMENT TEAMS FOR NEW YORK, LIMITED. Articles of Organization filed with the Secretary of State of New York (SSNY) on 12/07/2021. Office in Westchester County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 2048 Quaker Ridge Road, Croton on Hudson, NY 10520. Purpose: any medical service. #63047

Sealed bids will be received as set forth in Instructions to Bidders (<https://www.dot.ny.gov/bids-and-lettings/construction-contractors/important-info>) until 10:30 A.M. on Thursday, January 20, 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. Maps, Plans and Specifications may be seen at Electronic documents and Amendments which are posted to www.dot.ny.gov/doing-business/opportunities/const-notices.

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 of 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

D264705, PIN 881444, Orange, Rockland Cos., BIENNIAL MOWING, Palisades Interstate Parkway in Clarkstown, Haverstraw, Highlands, Orangetown, Ramapo, Stony Point, Woodbury, Bid Deposit: 5% of Bid (- \$20,000.00), Goals: MBE: 5.00%, WBE: 10.00%, SDVOB: 6.00%

D264707, PIN 881347, FA Proj Z24E-8813-473, Columbia, Dutchess, Orange, Putnam, Rockland, Ulster, Westchester Cos., BIENNIAL GEOTECH SUBSURFACE EXPLO-RATIONS - REGIONWIDE, Bid Deposit: 5% of Bid (- \$75,000.00), Goals: DBE: 0.00%

A man wearing a green uniform and a tan hat is feeding a young elephant with a large white bottle. The elephant is holding the bottle with its trunk and drinking. The scene is set in a savanna with trees and a dirt path. Another elephant is visible in the background.

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how to capture some amazing moments.

10-DAY KENYA SAFARI, NOVEMBER 2021

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