

Westchester & Fairfield County Business Journals

INCLUDING THE HUDSON VALLEY



MARCH 28, 2022
VOL. 58, No. 13



westfaironline.com



Rendering of
44 Broad St.,
Port Chester,
at night.

REVISED APARTMENT PLAN EXAMINED IN PORT CHESTER

BY PETER KATZ

pkatz@westfairinc.com

A revised proposal for the redevelopment of eight parcels that currently have 11 mixed-use one- to three-story buildings along Broad Street in downtown Port Chester, directly across from the Metro-

North train station, is being considered by the village.

The developer, Broad Street Owner LLC, is asking that the determination by Port Chester's Board of Trustees of its previous plan for the site would not have significant environmental impacts be applied to the new site plan. It also is seeking site plan

approval from the village's Planning Commission.

Broad Street wants to build a new 15-story, mixed-use building with 336 dwelling units, 10,370 square feet of ground floor retail space and parking for 258 vehicles. There would be 98 studio apartments, 168 one-bedroom units and 70 two-bedroom units.

The building would have a 2,300-square-foot fitness center for residents along with two separate amenity spaces. One amenity space would be 2,400 square feet and the other would be a 2,600-square-foot roof terrace.

Ten percent of the apartments would be **PORT CHESTER 6**

Self-marketing by female entrepreneurs is put into new focus

BY EDWARD ARRIAZA

earriaza@westfairinc.com

The ability to effectively market oneself is a critical life skill one could always sharpen and improve. To this end, business and writing coach Katherine Jamieson hosted an online presentation on March 11 for the Women's Business Development Council in Stamford for female entrepreneurs seeking to write succinct biographies and resumes.

Jamieson's presentation, titled "Marketing Made Simple: Writing a Powerful Narrative Bio," was designed to guide women entrepreneurs through the unique and difficult trials they may expect to tackle. The core of her presentation outlined what she identified as three pitfalls many women entrepreneurs fall into when marketing themselves.

According to Jamieson, the first pitfall was the tendency of female entrepreneurs to undersell the skills, achievements and work history they have accrued over time. Some of the more severe yet com-

mon examples Jamieson cited involved excluding mentions of certifications and higher-level degrees in resumes.

But this issue was manifest in smaller ways as well, Jamieson pointed out. She found that many women entrepreneurs inadvertently utilize weak language, which frames them as being uncertain and having little initiative, with phrases such as "I was just a..." diminishing credibility. Jamieson noted that many women may feel uncomfortable articulating at length what is even in their biographies and resumes.

"But in fact, that's crucial," she added.

Also discussed was how a woman may feel intimidated to even express herself and contribute to work-related conversations in a business or field mostly operated by men, such as in real estate. This can result in one "toning down" questions and responses, to make such inquiries seem unassertive, even when a more forceful attitude is needed to get a point across.

As for the second pit- **SELF-MARKETING 6**

THE FIRST BANK OF
GREENWICHSM

EXPERT LENDERS • COMMERCIAL & RESIDENTIAL • CALL US TODAY!

Frank J. Gaudio
President & CEO
203.302.4375
NMLS# 763755

Evan R. Corsello
Chief Lending Officer
203.302.4003
NMLS# 1253810

Port Chester — 914.908.5444
500 Westchester Ave.

Greenwich — 203.629.8400
444 East Putnam Avenue

Stamford — 203.413.6101
900 Summer Street

Member
FDIC

www.greenwichfirst.com | NMLS#510513



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

MAIN OFFICE TELEPHONE

914-694-3600

OFFICE FAX

914-694-3699

EDITORIAL EMAIL

Phall@westfairinc.com

WRITE TO

4 Smith Avenue, Suite #2
Mount Kisco, NY 10549

Publisher

Dee DelBello

Co-Publisher/Creative

Dan Viteri

Associate Publisher

Anne Jordan

NEWS

Fairfield Bureau Chief

& Senior Enterprise Editor • Phil Hall

Copy and Video Editor • Peter Katz

Senior Reporter • Bill Heltzel

Reporters

Edward Arriaza, Georgette Gouveia,

Peter Katz, Justin McGown

Research Coordinator • Luis Flores

ART & PRODUCTION

Art Director

Sarafina Pavlak

Digital Media Designer

Alexandra Cali

ADVERTISING SALES

Manager • Anne Jordan

Metro Sales & Custom Publishing Director

Barbara Hanlon

Marketing & Events Director • Fatime Muriqi

Marketing Partner • Larissa Lobo

Events Sales & Development • Marcia Pflug

AUDIENCE DEVELOPMENT

Manager • Daniella Volpacchio

Research Assistant • Sarah Kimmer

ADMINISTRATION

Contracted CFO Services

Adornetto & Company L.L.C.

Westchester County Business Journal (USPS# 7100)
Fairfield County Business Journal (USPS# 5830) is
published Weekly, 52 times a year by Westfair
Communications, Inc., 701 Westchester Ave.,
White Plains, NY 10604. Periodicals Postage
rates paid at White Plains, NY, USA 10610.



POSTMASTER: Send address changes to:
Westchester County Business Journal and Fairfield County
Business Journal
by Westfair Communications, Inc.,
701 Westchester Ave., White Plains, NY 10604.

© 2022 Westfair Communications Inc. All rights reserved.
Reproduction in whole or in part without written permis-
sion is prohibited.

A MEMBER OF **NYPA**
NEW YORK PRESS ASSOCIATION



A view of the protest by 1199SEIU members against Vassar Brothers Medical Center. Photo courtesy of 1199SEIU.

Vassar health care workers organize in protest against Nuvance Health

BY EDWARD ARRIAZA

earriaza@westfairinc.com

Vassar Brothers Medical Center in Poughkeepsie was the site of a March 11 protest organized by disgruntled hospital staff who are members of health care union 1199SEIU United Healthcare Workers. The stated purpose of the protest – or “vigil,” as they promoted the event – was to “bring back Vassar.”

The union accused Nuvance Health, the parent organization of Vassar Brothers Medical Center, of being uncaring and creating an environment hostile to workers and unions. The protest included a mobile billboard truck carrying the pointed message “Is Nuvance Health bad for the health of our community?” emblazoned on it.

A total of 348 people attended the four-hour afternoon event, according to its organizers. Elected officials such as New York Assembly members Didi Barrett and Jonathan Jacobson and Poughkeepsie Mayor Robert

Rolison were in attendance and had a chance to speak.

But it was Vassar’s workers who were the main draw, airing out their grievances and detailing what they viewed as the precipitous decline of the hospital since the formation of Nuvance Health from the merger of Health Quest, Vassar’s previous health system, and Western Connecticut Health Network in 2019.

Staff shortages, overwork and the removal of departments have led to a flight of Vassar staff, the protest organizers said, with many looking to neighboring MidHudson Regional Hospital for employment and opportunities. The longevity of their health benefit contract has also been impacted, with 1199SEIU only negotiating a one-year contract – a disappointing compromise for the union’s negotiating team, who had aimed for a three-year contract.

The Covid-19 pandemic exacerbated these issues for the staff. The protesters also pointed to department shutdowns and diminished negotiation effec-

tiveness due to the cancelation of in-person meetings. However, Vassar workers at the protest stated Nuvance purposefully took advantage of the ensuing chaos caused by the pandemic in order to use the situation as pretext for unnecessary budget cuts.

With regard to negotiations, according to 1199SEIU, Nuvance’s approach to them revealed their position to be markedly anti-union, especially when the organization utilized the services of law firm Littler Mendelson, which the protesters said has contempt for organized labor.

“They advertise themselves as experts in union decertification and anti-union communications,” said Mindy Berman, spokesperson for 1199SEIU. “That says a lot, that they’ve hired this firm who are known for union busting.”

One Vassar worker, who wished to stay anonymous for fear of retribution from the health system, has worked for more than 20 years at Vassar and is part of the negotiating team. She told the Business Journal that she believed

Nuvance’s hardline stance may well culminate with the loss of benefits for all workers at Vassar, given how much the negotiating team had struggled to get a compromised deal of one year of benefits.

“We are really worried that (Nuvance is) going to go after our benefits,” the anonymous worker said.

Beyond the realm of contracts and reductions in staff and departments, the workers wish for the return of a friendly hospital atmosphere that caters to families and the local community.

“In order for us to be in a better place,” the anonymous worker said, “we need the higher-ups at Vassar to treat everyone who works here as if they care, because (right now) they don’t,” the anonymous worker added. “We hear the negatives but not the positives that we do. And with things being so hard the way they are and with the prices and everything going up, we just need to feel that management really cares about us, not just for what we can do for them.”

Ossining project is now dramatically different

BY PETER KATZ

Pkatz@westfairinc.com

A development proposal for the 17.89-acre site of the former Stony Lodge Hospital in Ossining is now dramatically different from what originally had been proposed for the site in November 2014.

The Hudson Park Ossining LLC previously had proposed erecting a 188-unit multifamily rental apartment building at 40 Croton Dam Road. The plan was under review from 2014 until May of 2020. In view of feedback from the Ossining Planning Board, Town Board and members of the public, the developer created a new plan calling for the construction of a new residential community to be known as River Knoll. It would feature 95 townhouse condominium units with all units age-restricted as allowed by the Housing for Older Persons Act (HOPA).

HOPA had been signed into law on Dec. 28, 1995, by President Bill Clinton. It amended the Fair Housing Act to allow housing developments to market themselves as being restricted to people age 55 and over provided that at least 80% of the units are occupied by at least one person who is at least 55 years old.

Hudson Park Ossining LLC said not only would the 95 units in River Knoll be age restricted to 55 and up, but 10 of the condos would be priced as affordable housing. The developer also proposes to preserve and enhance 11.8 acres of the site as green space. It says wetlands and wetland buffers will not be disturbed while noting that neighbors would no longer have to look at the abandoned former hospital buildings.

The proposal involves constructing the new townhouses in 19 buildings that would contain from two to six units each. Structures on the property that formerly were used by Stony Lodge Hospital would be demolished. Stony Lodge was a children's psychiatric hospital that closed in 2012. The developer says that since the hospital closed, the buildings on the site have only been minimally maintained and their visible deterioration has become a concern for nearby residents and town officials.

The construction period for the project is expected to be approximately 18 to 21 months.

Glen Vetromile, principal managing partner of Hudson Park Group LLC, told the Business Journal that many of the townhouses will have master bedrooms on the first floor, a feature sought after by many older people looking to downsize. He said small elevators can be installed as an option in some of the townhouses.



River Knoll, Ossining, aerial rendering at entrance and at street level.

"People who may be empty nesters and no longer want to maintain a larger single-family home but still want an ample townhouse with a lot of amenities and a two-car garage don't necessarily want to move into an apartment," Vetromile said. "They want a good-sized townhouse with modern amenities. These will have a den and the ability to put in a second office and also the ability to put in a small gym so people can work out at home."

Vetromile said that a lot of the demand for special features in new housing has been driven by Covid, with many older people now preferring to work at home rather than commuting.

There would be a landscaped entrance off Croton Dam Road, a community building with a fitness center with state-of-the-art exercise equipment, a yoga studio and a club room providing gathering areas. Outdoor amenities adjacent to the community building would include a swimming pool for residents, an outdoor kitchen for private

entertaining, a dog walk and a walkway to Veterans Memorial Park. Among the townhouse features are hardwood floors, stainless steel appliances, laundry equipment and security systems.

"People in their late 50s, 60s and 70s want to stay in the community and they don't want a house," Vetromile said. "All the common areas, the outsides, will be maintained by the association and the association will monitor the townhouses if you want to go away."

Vetromile pointed out that the project would not bring new children into the local school system. According to the project's Supplemental Draft Environmental Impact Statement submitted in February, the project would generate an estimated \$1,125,002 in tax revenues for the town and school district, an increase of \$1,049,374 over what is currently being generated from the property.

Vetromile said that just as the project would not impact the school system, it also

would not impact local traffic conditions.

"The peak hours of early morning and before dinnertime will be very different with this project," Vetromile said. He expressed a hope that in the next couple of months the environmental review can be completed.

"The overarching message is that we have listened. The prior project had a lot of proponents but also people that did not want it," Vetromile said. He said that some people felt the large apartment building that had been proposed did not fit in with the character of the single-family properties near the site.

"Listening to the neighbors and the town board members and the planning board members the things they were concerned about were school children generation and something that kind of fit into that site," Vetromile said. "I will have to say that this site has been vacant for quite a long time and similarly the town has lost millions and millions of tax dollars from it not being rethought and repurposed."

Kyber Security takes aim at cyber miscreants

BY JUSTIN MCGOWN

jmcgown@westfairinc.com

For more than 35 years, Kyber Security has provided essential internet services to small and medium-sized businesses throughout Fairfield County and beyond. Founded in 1985 as Connect Computer, the company started out providing critical information technology services at a time when few realized how central the internet and networked computing would become.

Earlier this month, Kyber Security moved out of offices in Fairfield for a larger space in Trumbull. Relocating its office did not cost the company clients or even availability. In fact, it has let them capitalize on the same advantages their clients have been discovering during the pandemic.

"Five to 10 years ago," Chief Information Officer Bob Thomas said, "I would say that if you drew a 60-mile circle around Fairfield you'd probably hit 90% of our clients. Now, I think three of the four latest clients aren't in the state of Connecticut at all."

In 2004, several employees bought out the founders of Connect Computer and began to update it for a modern, connected world with a larger emphasis on security. In 2017, the new owners updated both the branding and the name, trading the red of Connect Computer to the violet of Kyber Security. The name was chosen as a reference to the crystals that power Jedi lightsabers in the "Star Wars" movies.

"We wanted to have an answer for how



Bob Thomas of Kyber Security and the Kyber Security logo. *Contributed photos.*

to better secure small businesses," explained Thomas during a brief window in a schedule packed with responding to the evolving cybersecurity situations being partially driven by the digital fallout from the Russian invasion of Ukraine. "Everybody at the time was doing quote-unquote 'managed services' focused on maximizing up time and productivity, but nobody was considering what the next big problem was going to be."

Thomas, who was involved in the buyout alongside Lynn Souza, the current owner and CEO, described the approach taken by many managed service providers as "bolting on" security products to their offerings. Looking at emerging threats, the newly christened



Kyber team knew that approach wouldn't suffice.

"We wanted to secure all of our stuff to a high level, even higher than what we do for our clients," Thomas said. "We hired a gray-hat hacker, brought him in, and drew up a typical small-to-midsize network on a conference room white board and said 'Okay, how would you get in?'"

According to Thomas, while intensive exercises and the latest technology are critical components of providing customers with the best security possible, they're just part of the Kyber approach.

"When we took over the company, we started looking for people with the right mindset," he said. "We only hire people who have a desire to be involved with security. It's not enough to have every certification under the sun if you can't talk to people, if you can't think on your feet. If you can't follow the breadcrumbs back to where the breach happened, you're not the right person to be in cybersecurity."

The emphasis on training also extends to the many webinars that Kyber hosts for clients, which Thomas described as central

to being able to fend off cyberattacks at least as much as having the latest software and patches. He stated that while Kyber or other cybersecurity companies can do everything they can to protect against these events, it is important to remember that ultimately people make decisions and need to properly understand risks. This is especially true in the current business environment where many people are using personal devices or logging into offices remotely.

And Thomas has plenty of horror stories related to cybercrime, ranging from simple scams involving the clicking of seemingly benign links to having a man dressed as a Comcast employee arriving at a company and simply asking for access to a server room without supervision in order to enact immense damage.

"With cyberwarfare, if you're underserved on the security side, \$65,000 goes missing," Thomas said of one case where Kyber was contacted after a hack. "We got another case where they called us from New Hampshire. We went up and there was \$120,000 gone by the time we get there. They're not getting that back."

Hudson Valley dentists sue dentists over patients

BY BILL HELTZEL

Bheltzel@westfairinc.com

A Hudson Valley dental group is suing a former employee for \$255,000 for allegedly taking patients when he left the practice to work for a competitor in Poughkeepsie.

Family Dental Group accused Dr. Peter A. Lucchese of violating his duty of loyalty, in a complaint filed March 9 in Westchester Supreme Court, and it is also demanding \$250,000 from his new employer, Hudson Valley Dental Arts, for allegedly interfering with a contract.

Garden City attorney Caroline P. Wallitt, representing Dental 365, a Northeast dental services firm with which HVDA is affiliated, described the action as a "frivolous."

Family Dental has offices in Brewster, Fishkill, Lake Katrine, Yonkers and Yorktown



Heights.

Lucchese was hired in 2019, according to the complaint, and worked in several of the offices.

His name was still prominently mentioned, as of March 22, in several undated patient reviews on Family Dental Group's website.

"My experience with Family Dental Group and Dr. Lucchese has been amazing. He truly has been understanding & has done

incredible work with me," Carla S. said.

"Dr. Lucchese is wonderful. He puts you at ease and informs you on all your dental needs," Helen P. said.

John S misspelled the dentist's name as Luccase and said he is "fantastic!"

In January, Lucchese took vacation time purportedly to visit his sick mother in Florida, according to the complaint, and he resigned from Family Dental on Feb. 1 without giving advance notice.

But he was actually using the vacation time to work for HVDA, a direct competitor in Poughkeepsie, Family Dental alleges, and he now works for that practice fulltime.

After he was hired, Family Dental says, Lucchese had agreed not to solicit or accept for dental treatment any current or former patient for two years after leaving the practice; to pay \$1,000 per patient if he violated the agreement; and to not keep or reproduce

any patient records.

Lucchese surreptitiously solicited former Family Dental patients, according to the complaint, and "misappropriated" confidential information, laboratory work and dental molds. He also is accused of accepting jewelry worth more than \$5,000 from a patient in exchange for dental services, thus depriving the practice of its fee.

HVDA knew about Lucchese's non-solicitation agreement, Family Dental claims, because it summarized the agreement in a Jan. 18 letter to its competitor.

Family Dental is asking the court to order an accounting to determine the number of patients that went to HVDA, and an order prohibiting Lucchese and HVDA from soliciting its patients or using its confidential information.

Manhattan attorney Steven Landy represents Family Dental.

COMPILED BY PHIL HALL



Elite Airways adds new route

Elite Airways is adding a fourth route to its service from Westchester County Airport in White Plains, with a new nonstop connection to Florida's Vero Beach Regional Airport.

The new route will begin on March 30, with a once-weekly connection between the destinations. The carrier is also adding Vero Beach connections to Newark Liberty International Airport in New Jersey and Portland International Jetport in Maine.

"Vero Beach has been an integral part of our spring and summer expansion plans now that runway rehabilitation at VRB is complete," said John Pearsall, president of Elite Airways. "We'd like to thank airport and city officials and the community for their continued support as we look for additional opportunities to expand service at VRB in the coming year."

Elite also offers flights from Westchester to Portland, Maine and Melbourne and Sarasota in Florida.



Historic mansion back on market

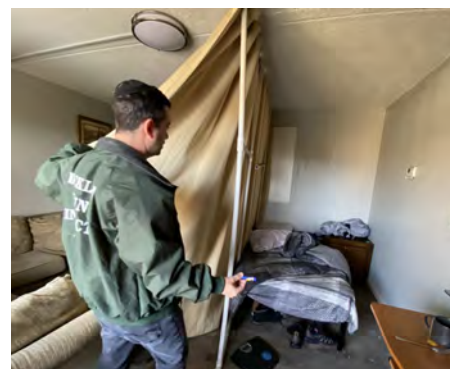
The Boulders, a historic mansion in the Belle Haven section of Greenwich, is back on the market at \$4.5 million after being listed and removed for sale over the past

nine years.

Built in 1892, the 1.34-acre property has a 9,526-square-foot residence featuring seven bathrooms and five-and-a-half bathrooms. The Boulders name is based on the large stones used in the home's façade.

The home was originally the residence of Nelson B. Mead, president of the Van Arsdale Boot & Shoe Co. who also served in the Connecticut legislature and as comptroller for Greenwich. The house is a designated landmark with the Greenwich Historical Society.

The house last changed hands in 2005 for \$4.3 million. It has been on and off the market since December 2013, when it was listed for sale at \$5.9 million, and it has also been listed as a rental.



A Rockland County investigator uncovering an illegal conversion in a 101 Kennedy Drive apartment. Photo courtesy of the Office of County Executive Ed Day.

Apartment building cited for 100-plus code violations

The Rockland County Office of Buildings and Codes is investigating more than 100 building and fire code violations at 101 Kennedy Drive in Spring Valley, a seven-story apartment building owned by Country Village Towers Corp.

The investigation follows a March 9 fire at the property in a seventh-floor apartment that resulted in multiple people trapped and requiring the rescue of a two-year-old child. While the cause of the fire is still under investigation, an immediate inspection by the county government uncovered multiple violations, including the absence of fire extinguishers in hallways (one is required every 75 feet), combustible materials in hallways, flammable caulking, a corroded fire pump, exposed wires throughout the

PLANNING FOR SUCCESS: HOW TO CREATE A SUCCESSION PLAN

By Howard Klein

While 88% of business owners believe their family will control their business in five years, statistics from **Family Business Institute** show that only 33% of businesses survive to transfer to the next generation, and only 10-15% continue to the third generation. Many factors contribute to these statistics, but businesses primarily fail to establish smooth exits due to a lack of planning. With proper planning, you can create a successful and effective exit plan. Here are a few key steps which will guide you towards a successful exit.

PLAN EARLY

Creating, designing, and implementing any plan will take time. This investment of time will provide you the ability to be proactive as opposed to reactive. Plans must be put in place with the flexibility for adaptation and change, and they should be re-evaluated consistently and monitored to adapt to new circumstances. They must also include a contingency strategy in case of sudden events such as disability or death.

EFFECTIVE COMMUNICATION

Communication is key in all aspects of succession planning and is essential in order to keep your strategic plan unified and aligned. One way to accomplish this is by seeking input from involved family members, key employees, and professionals. Avoiding friction between key employees and family involved in the business is vital. Consistent communication can greatly help to make sure everyone is working towards the same goals, with the same enthusiasm for success and trust between parties.

ESTABLISH GOALS AND ASK THE RIGHT QUESTIONS

What do you envision the future to look like? What are your business goals? What are your retirement goals? Do you need to sell the business? Are you or your spouse dependent on the business for cash flow? Identify early what you are looking to accomplish – both personally and professionally. Establish these goals regarding next generation management, retirement, and keeping the family business in the family to address these issues early in the planning process.

CREATE THE SUCCESSION PLAN

Once you have established your goals and objectives, you can then take the next step to create a successful strategic plan. There are a number of options for a successful exit:

- Family Succession - Transfer the business to a family member(s)
- Internal Succession - Sell or transfer the business to one or more key employees or co-workers, or sell to employees using an Employee Stock Ownership Plan (ESOP)
- External Succession - Sell the business to an outside third party, engage in an Initial Public Offering (IPO), strategic merger, or investment by an outside party

A SUCCESSFUL TRANSITION

Exiting a business successfully is a challenging process for everyone involved. Once a decision is made to follow a particular succession path, all parties must be prepared for the transition. There has to be unity around the goals and objectives. This begins with identifying successors and identifying active and non-active roles and responsibilities for all family members. Working together in a cohesive manner will help members make joint decisions about how to manage the company, and ultimately deliver success. A successful transition could also result in a lower tax impact for all parties with proper tax planning.



Howard Klein

COMMON MISTAKES

Most business owners don't think about who will run the business in the future; they are too busy with the day-to-day operations of the business. It is essential that a business owner avoid succession planning issues such as delaying the plan, hastily implementing the plan, skipping goal setting, or ignoring collaborative professional help. Owners who do not plan properly may inadvertently give up control of their legacy. They could be forced to sell the business at a much lower price than its true value, encounter disputes over its control, and become subject to excessive taxes.

When one of the owners dies, does their ownership transfer to someone with no connection to the business? Will that person want to be involved? Will they have the capabilities to be involved? Will they be accepted by other owners and key employees? These situations are ripe with potential conflict and friction that could devastate the future of the company. With thoughtful, detailed planning now, all of this could be avoided.

FOCUS ON THE FUTURE, NOW!

Citrin Cooperman works with business owners every day who focus on their company's day-to-day business objectives and are challenged to make the time for succession planning. With careful preparation, a business owner can work with a group of advisors such as accountants, lawyers, and business and insurance brokers to start planning for a successful exit in the future.

ABOUT THE AUTHOR

Howard Klein, leader of the Trust and Estate Services Practice, is a tax partner with more than 30 years of experience in the areas of tax, financial, estate, and succession planning. Howard can be reached at hklein@citricooperman.com.

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



CITRIN COOPERMAN®
FOCUS ON WHAT COUNTS

1 Port Chester—

priced in the affordable housing category. The developer points out that under the current downtown zoning for transit-oriented developments, only 79 parking spaces would be required, but they are able to provide more than three times that number in five levels by excavating for three subsurface parking levels and creating two additional parking levels on the first story of the building behind the retail frontage.

“The 2019 conceptual plan was 17 floors. In 2019, the village’s form-based code limited buildings to 12 stories in the CD-6 district,” Attorney David Cooper of the White Plains-based law firm Zarin & Steinmetz told the Business Journal. Cooper said that the firm petitioned the Board of Trustees to allow additional stories and the board created the CD-6T district covering about a two-block radius around the train station that allows 15 stories, which is what the developer now wants to build.

The developer points out that the ground floor retail space it plans to provide would greet passengers exiting the train across the street, as well as provide new commercial offerings to village residents and visitors walking along Broad Street.

Cooper described the proposed development site as “the crown jewel of the village’s efforts to revitalize its downtown with transit-oriented development.” He said that when a person steps off the train, this building would be the first thing they see.

“It’s a zoning-compliant project. The original plans that were submitted had a mezzanine level for parking essentially, but under the code that level would be considered an extra story,” Cooper said. “The village interpreted that as being a 16-story building so we’ve now resubmitted a revised plan...that doesn’t have the mezzanine. The height hasn’t changed and, in fact, it’s about a foot or so shorter than the build-



Aerial rendering showing 44 Broad St., Port Chester at center.

ing that was shown in 2021 in connection with our petition for the 15-story CD-6T.”

Cooper said that the developer is confident that the project works from a financial standpoint even in view of increases in construction costs and market uncertainties while keeping “an eye on making sure that there is sufficient density and commercial activity in the building to ensure that the cost to construct this type of transformative

project in this location is viable.”

Cooper said that the Port Chester Planning Commission is definitely a meticulous review board and they have a specific process that they follow for all applications.

“We certainly anticipate appearing before the Planning Commission and having a public hearing over the next couple of months,” Cooper said. “This plan is certainly the actual development plan for the

site now that the zoning is in place. The developer is excited and ready to move forward with this proposed development and so we’re hopeful we can move this forward this year.”

Cooper expressed the belief that the project would activate the block in downtown Port Chester and send a message that the village is open for business and an attractive place for visitors.

1 Self-marketing—

fall, the exact opposite issue was highlighted: over justification. As a result of insecurities and wishing to prove themselves to typically male authority figures, Jamieson warned, some female entrepreneurs engage in information overload, overwhelming potential clients and employers with excessively detailed bios and work history.

However, “if you confuse, you lose,” Jamieson cautioned, advising her audience to aim for clear, to-the-point narratives.

The third pitfall Jamieson identified dealt with the broader use of language. She advised against “languid” or boring language when marketing. The use of “industry” words was also cited as something to avoid, as they are not really known outside the fields they originate from.

“Every sentence should give another angle on who you are, what you do and why people should hire you or should want to find out more about what you do,” Jamieson stated.

Special attention was paid to the use of first-person and third-person marketing. Jamieson noted that there has been a shift in how people market themselves in online platforms such as LinkedIn, with the younger generation preferring to use the first-person perspective. Jamieson cited her affinity for first-person speech, explaining that it provides more intimacy yet is also authoritative when outlining achievements, really claiming said accomplishments as one’s own.

“First person is conversational, it’s friendly, it’s inviting,” she said. “This is how



Screenshot of Katherine Jamieson during her recent webinar. Photo by Edward Arriaza.

we speak; this is how we talk about ourselves – I did this, I did that. It’s more relatable in that way.”

However, she acknowledged that a third-person approach is sometimes best, depending on the context like one’s expected readership.

“It establishes authority in a nice way,” Jamieson explained.

Jamieson also observed there is a larger societal change in how women interact with each other.

“What excites me is seeing comradery, collegialism between women because we’ve been set up in the past to be competitive with each other, to tear each other down, to talk behind each other’s backs,” she said.

5 Briefs –

building, faulty smoke alarms and carbon monoxide detectors, a systematic failure of the building's fire alarm system, doors not closing properly and no elevator certificate of inspection.

Inspectors also found 25 illegally converted apartments with living and dining rooms transformed into makeshift bedrooms, but there might be more because inspectors have been unable to access 19 units in the building.

The property was last inspected in 2019, with 11 violations noted.

"It's properties like Country Village Towers that underline exactly why New York state has directed my administration to assume full control of the Building Department in the village of Spring Valley," said County Executive Ed Day. "As a former first responder, I'm outraged knowing this fire could have easily taken a turn for the worst claiming who knows how many lives. It is critical that we see ongoing cooperation from the village of Spring Valley to remediate these issues."

Tax preparer pleads guilty to fraud charge

Torise Baker, a Bridgeport tax preparer, pleaded guilty in Hartford federal court to a tax fraud offense.

Baker was indicted by a federal grand jury in April 2021 on 13 counts of aiding and assisting in the preparation and presentation of false and fraudulent income tax returns. According to the charges brought against her, Baker prepared tax returns for clients through her company 101 Things 2 Do LLC between 2014 and 2016 that were riddled with false deductions, including unreimbursed business expenses, charitable contributions and tax preparation fees. Baker was also accused of failing to file her own federal tax return for 2015.

In April 2016, Baker met with an



Torise Baker via her LinkedIn portrait.

undercover federal agent posing as a customer. The agent provided Baker with a W-2 for the 2015 tax year, offered

no information about any valid deductions and claimed not to have made any gifts to charity. On the tax return that she prepared and filed for the agent, Baker included \$5,520 in deductions for charitable gifts, \$2,105 for parking fees, tolls and transportation, and \$2,660 for uniforms and protective clothing.

In addition, Baker failed to file her own federal tax returns for the 2015 and 2016 tax years.

Baker has agreed to pay \$112,956 in restitution to the IRS. As a result of Baker's criminal conduct, many of her clients' filed tax returns will need to be amended.

Baker pleaded guilty to one count of aiding and assisting in the preparation and presentation of false and fraudulent income tax returns, an offense that carries a maximum term of imprisonment of three years. She is scheduled to be sentenced on June 13 and has been released on bond pending sentencing.

Still in the office at 8pm? Take back the night.



Double Revenue, Triple Profits & be home for dinner...

We know the way.

Call (203) 883-9290



Bond, Schoeneck and King Opens a Westchester Office

Bond has New York State covered! Now with a presence in every major metropolitan area, Bond has closed any distance between our attorneys and the clients who rely on them.

A full-service law firm serving businesses, colleges and universities, public sector entities, including school districts, Bond has 250 lawyers, including eight resident in the Westchester office.

Bond – Essential to Your Business®

BOND **SCHOENECK & KING** ATTORNEYS

ALBANY BUFFALO GARDEN CITY NEW YORK CITY ROCHESTER
SARATOGA SPRINGS SYRACUSE UTICA **WESTCHESTER**

10 Bank Street - Suite 1120, White Plains, New York 10606 • 914.306.7801 • BSK.COM

Aufgang Architects launches unit focused on energy efficiency

BY EDWARD ARRIAZA

earriaza@westfairinc.com

There is a dizzying array of technologies available to improving a building's energy efficiency. For building owners, taking the best advantage of those many techniques and tools is key to lowering their operating expenses and improving profitability – but there is also the challenge of achieving this in an aesthetically pleasing manner.

That is why Ariel Aufgang has launched the new Building Systems Advisory Unit (BSAU) within his Suffern-based firm Aufgang Architects LLC. The BSAU is tasked with helping building owners ensure that they are taking advantage of every energy cost savings and making the investments that will maximize the profitability of both retrofitted structures and new construction.

“Utility costs are a very significant component when it comes to a monthly budget of running a building,” Aufgang explained. “Most people who run buildings are aware of that, and it also comes into play when building a new structure.”

Mechanical, electrical and plumbing systems are the first elements that Aufgang's team takes into consideration when examining a building or blueprints. These are among the most expensive elements to install, the source of most recurring costs and can be difficult

to replace, yet they are not always a top priority.

“We found that there's a big gap in the attention placed in the design of those systems,” Aufgang said. “Not that design engineers aren't doing a good job, it's that there's not a proportionate amount of time and resources dedicated to the design of those systems if you compare it to the expenses of the building overall. That's where we think we can be a bridge: allowing architects and planners to partner with actual engineers.”

According to Aufgang, it is common for experts in energy efficiency and engineering to not have a complete picture of how these spheres interact and overlap. To avoid this problem, Aufgang assigned BSAU leadership to Samuel J. LaMontanaro, a mechanical engineer with more than 20 years of hands-on experience designing highly sustainable systems for the multifamily structures. LaMontanaro's team is experienced in designing industrial buildings, shopping malls and apartment buildings all across the region.

Aufgang stressed that the issues with a design may not be apparent to somebody who is only focused on one aspect of the building.

“We've reviewed buildings other people have designed where they have a standpipe that runs up the staircase in the building and it's bigger than it needs



Ariel Aufgang. Contributed photo.

to be,” Aufgang said of the sort of situation the BSAU is designed to catch. “It seems like not a big deal when the architect is drafting it. But when you own that building, that could be tens of thousands of dollars if you have two staircases and each one has a stand pipe with much

more water in it than you really need.

“We think an extra set of eyes on that sort of thing really matters, and design engineers really aren't paid enough in today's industry, in today's sort of environment to be able to dig in on one project for that much time,” he added.

Stratford seeks to buy Sikorsky Memorial Airport

BY PHIL HALL

Phall@westfairinc.com

Stratford Mayor Laura Hoydick and State Senator Kevin Kelly are calling on Gov. Ned Lamont and Bridgeport Mayor Joe Ganim to prevent the Connecticut Airport Authority from taking control of Sikorsky Memorial Airport without undergoing a competitive bidding process.

The airport is owned by the City of Bridgeport but located in neighboring Stratford. The facility has been operating at a loss for years, and various attempts to bring back commercial flights to the airport have come to naught.

“If the City of Bridgeport is interested in selling the airport, then it is time for the Town of Stratford to take ownership of Sikorsky Memorial Airport,” said Hoydick in



Sikorsky Memorial Airport's air controller tower, still bearing the Bridgeport Municipal Airport name that the facility used from 1937 to 1972. Photo by Phil Hall.

a press statement. “We will ensure capable management commensurate with the concerns of the region and the surrounding community, and the sensitive environmental assets located there.”

“Stratford must have a fair opportunity to acquire the airport in a transparent and open process,” Kelly added, noting the facility's location within the town. “The facility must not fall subject to a no-bid state takeover.”

Neither Lamont nor Ganim publicly commented on the request from Hoydick and Kelly. The new interest in the airport comes as Tweed New Haven Airport, located roughly a half-hour from Sikorsky, is enjoying a new burst of activity through the arrival of Avelo Airlines, which is connecting the shoreline region with multiple destinations around the country.

White Plains developer sues neighbor for roof access for scaffolding

BY BILL HELTZEL

Bheltzel@westfairinc.com

The owner of a White Plains office building wants the developer of an adjacent building to pay \$65,000 a month, according to a lawsuit, for a license to erect scaffolding on his roof that will protect his own property.

Arthouse WP Developments LLC, a Brooklyn company that is renovating a vacant building at 1 Lyon Place, petitioned Westchester Supreme Court on March 14 for an order compelling 75 South Broadway LLC to grant it a license to use the roof.

Arthouse claims the typical fee for such a license is \$1,500 to \$2,000 a month.

75 South Broadway "is not only preventing the work from occurring," Abraham Smilowitz, Arthouse's general contractor, states in an affidavit but is denying the very measures that are necessary to prevent harm to (its) own building."

Jan A. Marcus, 75 South Broadway's attorney, did not respond to an email asking for his client's side of the story.

Arthouse's 15-story structure opened as a



The former Esplanade in White Plains. Photo by Peter Katz.

hotel in the early 1960s and later operated as the Esplanade senior living facility. Binyamin Beitel of the Beitel Group, is converting the building to 149 apartments and shops.

Zef Perlleshi, of Scarsdale, manages 75 South Broadway, a four story office and retail building around the corner from the 1 Lyon Place entrance, according to a property record.

The buildings are separated by inches along a 175-foot property line, the petition states, and city and state laws require developers to protect adjoining properties from damage during construction.

Arthouse cannot renovate the Lyon Place interiors or rebrick the facades until it gains access to the adjacent roof and erects scaffolding.

Such access is common practice, according to Smilowitz, "particularly in urban settings like White Plains with exceedingly close buildings."

He said the roof would be protected by a strip of two inches of Styrofoam padding and two inches of wood. No heavy machinery would be used and the rooftop would not be drilled. A small sidewalk shed also would be

installed in front of 75 Broadway.

Arthouse claims that the scaffolding and shed will cause no hardship or inconvenience to 75 South Broadway. The equipment would remain for about a year, according to the petition, but Arthouse is asking the court for a 30-month license.

Arthouse says it is willing to pay \$1,500 to \$2,000 a month for the license (\$18,000 to \$24,000 a year). But on Jan. 28, according to the petition, 75 South Broadway proposed \$65,000 a month (\$780,000 a year), and since then has refused to negotiate in good faith.

"It is simply an effort to unlawfully extort Arthouse into paying an exorbitant sum," the petition states, "to obtain required access to the Broadway parcel to finish the work."

Arthouse is asking the court to order 75 South Broadway to grant a rooftop license for 30 months so that the scaffolding can be installed and maintained.

Westchester Supreme Court Justice Damaris E. Torrent has scheduled an April 12 hearing.

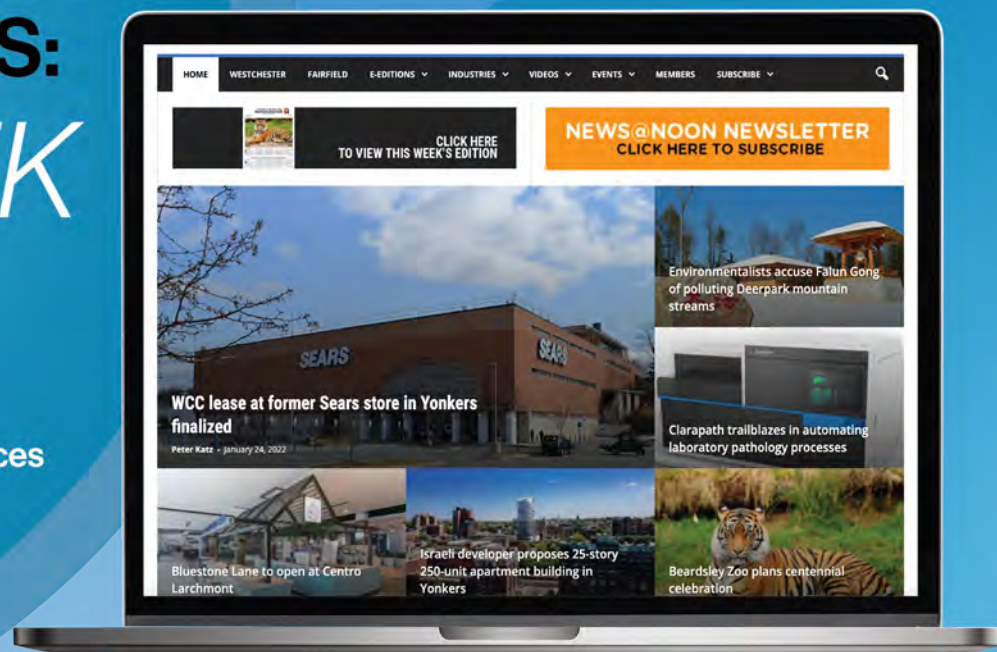
White Plains attorney Joshua E. Kimerling represents Arthouse.

TRUSTED JOURNALISM
AT YOUR FINGERTIPS:
FOR \$1 A WEEK

Unlimited Access To

On The Record • Good Things Happening • Legal Notices

Book Of Lists • Previous Articles



BCW's WIN Program Growing with New Partners

The Business Council of Westchester's Westchester Innovation Network (WIN) is off to a fast start, adding four new partnerships. The new partners are the cyber security firm Huntress; the online health-education platform Lessonbee; the justice-impacted job site ConConnect; and the multisensory assessment platform CatchU.

Launched in February, WIN is aimed at driving economic development and growth within Westchester County by reaching out to innovators around the country and abroad to match them with new Westchester companies with the goal of helping them expand locally. WIN's Innovation Match Program launched with five partnerships.



"The BCW membership has been quick to embrace and welcome innovators into their businesses so that together they can learn about evolving technologies in their industries and build solutions that will have a long-lasting impact on businesses of all kinds."

— Heidi Davidson

"The growth of our Innovation Match Program demonstrates how essential WIN will be for start-ups looking to partner with established institutions that can help them beta-test new ideas or expand customer bases," said Dr. Marsha Gordon, President and CEO of the Business Council of Westchester.

The Stony Point-based CatchU is a mobile fall-risk reaction time tool designed for seniors that allows for multisensory-based interventions to alleviate disability and maintain independence. CatchU will collaborate with the Burke Rehabilitation Hospital in White Plains.

The Mount Vernon-based Lessonbee is an online learning platform with courses and classes that enable users to find their path to health in grades K-12. LessonBee will partner with the Municipal Housing Authority for the City of Yonkers to extend its service to public housing residents.

Maryland-based Huntress delivers security to small- and medium-sized businesses. The service combines automated detection with human threat hunters to analyze suspicious activity, detect hidden threats and stop attacks that would otherwise go unnoticed. Huntress will partner with Progressive Computing in Yonkers.

The Westchester-based ConConnect is a digital platform that connects formerly incarcerated people with services they need to find employment and build professional networks. ConConnect will partner with the Municipal Housing Authority for the City of Yonkers to help formerly incarcerated public housing tenants.

One of the Innovation Match Program's goals is to provide the local hosts with an opportunity to understand innovation within their industries and to provide valuable feedback to innovators who need to pilot or beta test in a prospective customer setting.

The first pairings were:

- Last20 is a Canadian social enterprise that upcycles plastic waste into innovative solutions, including pavement. It will be paired with the City of Yonkers DPW and with Regeneron as it builds new parking infrastructure in Tarrytown.
- Ferro is a self-service insurance management platform for insurance brokerages, based in Omaha, NE. It is partnering with The Rey Insurance Agency in Sleepy Hollow focusing on streamlining the way commercial policies are managed and renewed.
- Kool Nerd Connect is a Mamaroneck, NY-based career readiness company that connects diverse students to future career possibilities. It is partnering with the YMCA of Central

and Northern Westchester to conduct a healthcare industry career focused class.

- SilverBills is a New Rochelle-based fintech innovator focused on an easy-to-use technology platform providing bill management for seniors. It will partner with the Municipal Housing Authority for the City of Yonkers to receive, scrutinize, store, and ensure payment of elderly tenants' household bills.
- ShelterZoom is a New York City-based technology company with a proprietary technology that transforms documents, contracts, and marketing leads into fully digital, intelligent, and interoperable smart documents. It will partner with the Fullerton Beck law firm in White Plains.

"The BCW membership has been quick to embrace and welcome innovators into their businesses so that together they can learn about evolving technologies in their industries and build solutions that will have a long-lasting impact on businesses of all kinds," said Dr. Heidi Davidson, BCW Chairman of the Board and co-founder and CEO of Galvanize Worldwide.

The Innovation Match Program is one of three WIN components. The second component of the WIN program is called The Practical Innovation Project, which brings experts from Iona College to Mount Vernon with the aim of identifying innovative changes that the municipality could immediately make to deliver economic activity, cost savings, and improvement in the day-to-day lives of its residents. This action plan aims to be delivered to Mount Vernon by the end of June.

The third component of the WIN program will be an Implementation Guide that compiles ideas and suggestions gathered from innovative communities around the world and the innovation matches hosted through the WIN program. The intent is to share the Implementation Guide in the Fall of 2022.

WIN has broad support from the county's business community. Founding sponsors of the WIN program include:

- Montefiore
- Regeneron
- Westchester County Office of Economic Development
- KeyBank
- Robert Martin Company
- Simone Development Companies
- Municipal Housing Authority for the City of Yonkers
- Verizon
- Empire City Casino by MGM Resorts
- Dorf & Nelson

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 to connect today.



BCW BUSINESS COUNCIL OF WESTCHESTER

NEW YEAR BLAST

Tuesday, March 1, 2022
Marriott Westchester
Tarrytown





Hudson Prime Steakhouse finds its niche in regional restaurant scene

BY EDWARD ARRIAZA

earriaza@westfairinc.com

At the corner of North Buckhout St. and Main St. in Irvington, overlooking the Hudson River, is Hudson Prime Steakhouse, owned by husband-and-wife team Gino and Floria Uli. Hudson Prime has been in business since June 29, 2021, and in this nine-month period the Ulis have found success.

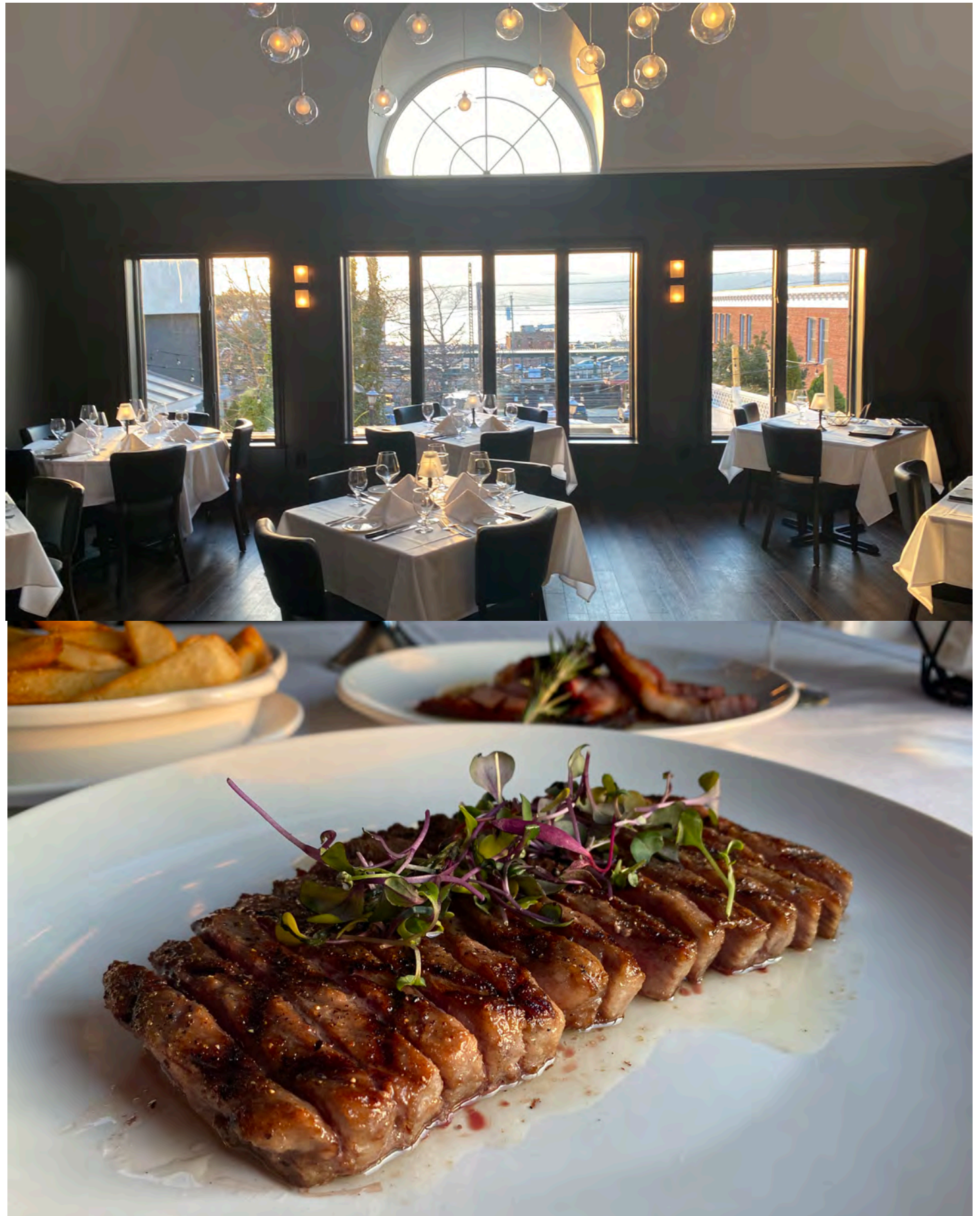
Though the Albanian-born restaurateurs are ambitious, going so far as to open a restaurant in the middle of a pandemic, their high spirits are upheld by realistic expectations and an understanding of the current restaurant landscape. The idea to open a restaurant in Irvington first came about a year ago, and the impetus was as simple as the landlord approaching the Ulis with a good deal on the spot at a price the couple found agreeable.

This type of straightforward decision-making is in character for chef and co-owner Gino Uli, an affable and adventurous yet no-nonsense individual who sees the prospect of opening during uncertain times as a good opportunity. Though conscious of the effects Covid-19 and resulting mandates have had on customers' habits, Uli had faith in "the will of the people to come back out."

This confidence is reflected in the physical building itself. Its exterior is no-frills, but when entered an elegant interior sporting mainly soothing dark colors and stately chandeliers hanging from above welcome guests, with a collection of wine prominently displayed near the entrance to the kitchen. On the western portion of the restaurant, one may view the Hudson River through the large set of windows. From this vantage point, peering downward, one can spot the patio, which accommodated customers still wary of indoor dining this past summer.

Hudson Prime has also enjoyed staffing stability. Where many restaurants continue to struggle with the Great Resignation and low worker morale, the steakhouse has been fully staffed since day one.

But a pleasant location and even motivated workers can only elevate an establishment so far. The Ulis know that a steakhouse ultimately lives or dies by the



The interior of the restaurant and one of the restaurant's steaks. Photos by Edward Arriaza.



quality of its steaks, and this is an area Uli has not neglected – he has amassed experience over the decades, citing his background in Mediterranean cooking as instrumental in the creation of exquisite dishes.

Some of the choices offered include the Thick Cut Bacon, marinated in bourbon honey glaze, which serves as a succulent appetizer. The A5 Wagyu steak is a customer favorite, with beef sourced directly from Japan.

However, Uli acknowledged the difficulties experienced in their budding business. Chief among them was the reemergence of Covid-19 as a major threat – the “summer of freedom” last year when Covid-19 cases declined immensely was cut short with the arrival of the Delta and Omicron variants of the virus.

“This holiday season, we knew we were going to be dead,” Uli said of last December’s operations. “That destroyed everybody’s holiday season in restaurants.”

Today, the restaurant is dealing with



Gio Uli, co-owner of Hudson River Steakhouse.

supply-chain issues and inflation.

“When I opened up, 20% of my menu was missing and to this day, there are a bunch of wines that are missing,” he continued. “A case of chicken used to be about \$60. Now it’s about \$130.”

But despite the hurdles faced now and likely awaiting them, Uli predicted a bright and exciting future ahead. Having opened during such tumultuous times and weathering some of the worst the pandemic has thrown the business world so far, the restaurateurs are no doubt emboldened and optimistic about what lies ahead for them.

The biggest addition is the near-future arrival of an in-house meat market that will be open on Saturday mornings. Hudson Prime’s butcher will help customers select high-quality meat to take home.

“If you’re barbecuing at home and you want to impress your friends and your guests that you have over, you bring out a steakhouse meat instead of supermarket meat,” Uli said.

Opposition grows to VA plan for closing HV facilities

BY PETER KATZ

Pkatz@westfairinc.com

With the ink barely dry on a March 2020 report by the U.S. Department of Veterans Affairs containing recommendations for changes at VA facilities throughout the U.S., adverse reaction is building to some of what is proposed for VA medical facilities in the Hudson Valley.

The report recommends closing the Castle Point VA Medical Center in Wappingers Falls, closing the Community-Based Outpatient Clinic in Goshen and moving services now offered in Goshen to a clinic in Middletown. It also recommends discontinuing urgent care services now offered at the Montrose VA Medical Center and having community providers take over, and possibly opening an outpatient clinic in Fishkill.

The VA report says that the number of veterans receiving medical services in Dutchess County and elsewhere in the Hudson Valley has been declining. It projects that by Fiscal Year 2029, there will be only 5,688 veterans receiving services in Dutchess. It says the low demand for services creates a challenge to maintaining medical programs and staffing levels. The VA points out that the Castle Point center was built in 1923.

“The current infrastructure and layout do not meet modern health care standards, and the existing facility requires significant capital investment,” the VA report says. “There are 4,998 beds within a 60-minute drive time of the (Castle Point Medical Center) with an average occupancy rate of 76.1%. With the declining population, low demand, substantial maintenance cost, and high-quality community partners for inpatient care nearby, veterans can sustainably receive care in the community.”

Officials, including State Assemblyman Colin Schmitt, Dutchess County Executive Marc Molinaro, Assemblyman Kevin Byrne, and Yorktown Supervisor Matt Slater have joined with others to oppose any cutbacks by the VA.

Schmitt said, “This is about fulfilling our nation’s promise to those who were willing to sacrifice life and limb for this country. It is unacceptable for the federal government to reduce services and increase travel distance for our veterans seeking medical care.”

Molinaro, referencing the possibility of a new clinic in Fishkill, said, “While a brand new, state-of-the-art VA facility in Dutchess County is welcome, we need absolute assurance that there will be no reduction in services, and Castle Point will not close until the



Aerial view of Castle Point VA Medical Center. Photo via Google Maps

new facility is fully operational. The Biden Administration’s decision to close Castle Point leaves too many open-ended questions that should have been addressed prior to this ham-handed announcement.”

Byrne said of Castle Point, “This facility services the entire greater Hudson Valley area and our military veterans. We cannot accept any plan that would result in a reduction of services for our military heroes.”

Slater stated, “As supervisor of Yorktown, we will be sending a resolution to our federal delegation condemning this proposal and standing against any cut in services at Castle Point. They have fought for us and now we

will fight for them.”

Karl Rohde, director of the Putnam County Veterans Service Agency, expressed concern that a veteran living in Carmel and currently being treated at Castle Point may some day be told to drive 100 miles away in order to receive medical treatment.

Jack Duncan, commandant of the Putnam County Marine Corps League, recalled that both his grandfather who fought in World War I and his father who was in the military in World War II were treated at Castle Point.

“I am a veteran with a service-related disability and have received treatment here. This facility is important,” Duncan said.

FOCUS ON

LAW & ACCOUNTING



Illustration by Mohamed Hassan / Pixabay.

How to avoid plagiarism and copyright infringement in your online content

BY LYLE SOLOMON

Copyright infringement and plagiarism have become routine occurrences in the content writing network. Let's consider a few methods for detecting and determining the extent of the damage it can cause.

There are roughly 1.7 billion websites, according to WebsiteSetup.org, and approximately 175 new websites are created every minute. So, it can be challenging for content writers to pen something unique and completely original – especially if the content is the result

of research culled from multiple sources. But we must never pass off someone else's work as our own – that would be plagiarizing their work.

Plagiarism is a form of copyright infringement that occurs when you use another person's work without permis-

sion. Usually, the author of a piece of content is its copyright holder, although when a copyright transfer agreement is signed or an article is written for someone else, the employer owns the copyright.

As a content creator, the writer's job



is to ensure that the company or brand has an excellent public image – and a copyright infringement case can damage it. Search engines like Google can determine if content has been copied from another source, which means less traffic to the offending website where proper references and attribution are not cited.

Plagiarism-checking websites can help determine if content can be considered original. Content that is being readied for publication can be copy-and-pasted into one of these checkers, which include the websites Grammarly, Writer.com and Copyscape. Sometimes the work may not pass the check, which will require a re-evaluation of the article to guarantee it has cited all possible resources.

According to the 1976 Copyright Act, writers are granted certain exclusive rights to reproduce and sell their works. When these rights are violated, you can sue the person who used your work without your consent and, if successful, recover monetary damages. But if such a copyright infringement case is brought against you, you may have to pay for three different types of damage. These damages include:

Revenue lost by the author: This includes the loss of profit, sales, licensing revenue, or any other money that the copyright owner lost because of the infringement.

The income you may have generated using the copyrighted article: You must pay the author's profits only if they exceed the revenue previously lost. It is to ensure that you cannot profit from your infringement.

Statutory damages: It may be \$750-\$30,000 for every non-willful infringement and up to \$150,000 for willful infringement. The amount depends on the seriousness of the copyright violation and your financial worth.

All this not only leaves you open to calls from the legal counsel representing the party claiming to have been plagiarized, but it can also generate debt harassment calls.

How can one avoid plagiarism? The most effective way is to take specific steps to make sure you avoid copyright infringement and plagiarism in your works. These include the following:

Read from various sources: Getting more than one perspective on a singular topic is essential. Your information pool also increases in size and you have more points to choose from while writing your article.

Start writing once you have a good understanding of the topic: By doing so, you will develop your ideas and opinions on the topic. If you don't know what you are talking about, it is difficult to avoid repetition and in turn, you plagiarize others, willfully or not.

Use quotation marks: When you have to insert someone's statement into your work, you should quote their words and link the source content.

Try not to use a similar structure to any of your sources: Even if you are not copying anything word for word, using another article as a framework for a new one is deemed plagiarism.

Put your ideas forward: Effective content marketing relies a lot on originality and if the content is exciting and unique, the website gets more traffic.

Check for plagiarism: As mentioned earlier, you can check your work for plagiarism using any free tools available online. Doing so will reduce the chance of accidental plagiarism and any copyright infringement.

Lyle Solomon is a principal attorney with the California law firm Oak View Law Group. This article is an original submission for the Business Journal.

WE WERE MADE FOR EACH OTHER.

New York based law firm COLLEN IP, best known for trademark, branding, and copyright legal matters, recently joined forces with D.C. based Rothwell Figg, and its world-class patent team with deep experience in areas such as biotech and AI, creating a single firm offering the full gamut of IP services with exceptional strength in all aspects of intellectual property and technology law.

Today, this combination is the textbook definition of synergy. We are Rothwell Figg, serving clients globally from our offices in Washington, D.C., Boston, and New York.



IP. LITIGATION. TECHNOLOGY.

New York Office
80 South Highland Avenue
Ossining, NY 10562
T: +1 914 941 5668

CONNECT WITH
WESTFAIR COMMUNICATIONS



westfaironline.com wagmag.com

Tips for getting a business loan

BY NORM GRILL

At some point in time, most small-business owners will visit a bank or other lending institution to borrow money. Understanding what the lender wants and how to approach them properly can mean the difference between getting a loan or not.

Understand the basic principles of banking

It's vital to present yourself as a trustworthy businessperson, dependable enough to repay borrowed money, and demonstrate that you understand the basic principles of banking. Your chances of receiving a loan will significantly improve if you can see your proposal through a banker's eyes and appreciate the position that they are coming from.

Banks have a responsibility to government regulators, depositors and the community in which they reside. While a bank's cautious perspective may be



Illustration by Mohamed Hassan / Pixabay.

irritating to a small business-owner, it is necessary to keep the depositors' money safe, the banking regulators happy and the community's economic health sound.

Each banking institution is different

Banks differ in the types of financing they make available, interest rates charged, willingness to accept risk, staff expertise, services offered and their attitude toward small-business loans.

Selection of a bank is essentially limited to your choices from the local community. Typically, banks outside of your area of business are not as anxious to make loans to your firm because of the higher costs of checking credit and collecting the loan in the event of default.

Furthermore, a bank will typically not make business loans to any size business unless a checking account or money market account is maintained at that institution. Ultimately, your task is to find a business-oriented bank that will provide the financial assistance, exper-

THE BONADIO GROUP
CPAs, Consultants & More



OUR PURPOSE IS TO EXCEED YOUR EXPECTATIONS.

.....
With the personal commitment and value you deserve.

We deliver a full spectrum of services—accounting, tax, consulting, & more—curated to meet your unique needs.

Connect with us:

212.600.2854

bonadio.com



Albany | Buffalo | Dallas | East Aurora | NYC | Rochester | Rutland | Syracuse | Utica



tise and services your business requires now and is likely to require in the future.

Build rapport

Building a favorable climate for a loan request should begin long before the funds are needed. The worst possible time to approach a new bank is when your business is in the throes of a financial crisis. Devote time and effort to building a background of information and goodwill with the bank you choose and get to know the loan officer you will be dealing with early on.

Bankers are essentially conservative lenders with an overriding concern for minimizing risk. Logic dictates that this is best accomplished by limiting loans to businesses they know and trust.

One way to build rapport and establish trust is to take out small loans, repay them on schedule and meet all loan agreement requirements in both letter and spirit. By doing so, you gain the banker's trust and loyalty, and they will consider your business a valued customer and make it easier for you to obtain future financing.

Provide the information your banker needs to lend you money

Understanding what information a loan officer seeks – and providing it – is the most effective approach to getting your loan. A sound loan proposal should contain information that expands on the following points:

- What is the specific purpose of the loan?
- Exactly how much money is required?
- What is the exact source of repayment for the loan?
- What evidence is available to substantiate the assumptions that the expected source of repayment is reliable?
- What alternative source of repayment is available if management's plans fail?
- What business or personal assets or both are available to collateralize the loan?
- What evidence is available to substantiate the competence and ability of the management team?

Even a brief examination of these points suggests the need for you to do your homework before making a loan request because an experienced loan officer will ask probing questions about each of them. Failure to anticipate these questions or providing unacceptable answers is damaging evidence that you may not completely understand the busi-

ness or are incapable of planning for your firm's needs.

Before applying for a loan, write a business plan. Your loan request should be based on and accompanied by a complete business plan. This document is the single most important planning activity that you can perform.

A business plan is more than a device for getting financing. It is the vehicle that makes you examine, evaluate and plan for all aspects of your business. A business plan's existence proves to your banker that you are doing all the right activities.

Once you've put the plan together, write a two-page executive summary. You'll need it if you are asked to send "a

quick write-up."

Then, have an accountant prepare historical financial statements. You can't talk about the future without accounting for your past. Internally generated statements are fine, but your bank wants the comfort of knowing an independent expert has verified the information.

Also, you must understand your statement and explain how your operation works and how your finances stand up to industry norms and standards.

It is also crucial to line up references. Your banker may want to talk to your suppliers, customers, potential partners or your team of professionals, among others. When a loan officer asks for permission to contact references, promptly

answer with names and numbers. Don't leave them waiting for a week.

Finally, it is important to seek advice from an experienced tax and accounting professional. Walking into a bank and talking to a loan officer is stressful for just about anyone. Preparation for and a thorough understanding of this evaluation process is essential to minimize the stressful variables and optimize your potential to qualify for the funding you seek.

Norm Grill is managing partner of Grill & Partners, LLC, certified public accountants and consultants to closely held companies and high-net-worth individuals, with offices in Fairfield and Darien.

WIGGIN

WIGGIN AND DANA

PRIVATE CLIENT SERVICES

Our experienced and highly skilled Private Client Services attorneys help our varied clients, both national and international, and from wide-ranging businesses and professions, deal successfully with complex issues that impact them and their families.

Specific Areas of Focus

Estate Planning	Family Office Representation	International Private Client Services
Trusts and Estate Administration Services	Family and Closely-Held Business Planning	Preuptial and Postnuptial Agreement Planning
Probate Litigation	Charitable Planning	

Contact: Michael Clear, mclear@wiggin.com

www.wiggin.com

Using consumer protection law to protect consumers

BY PETER KATZ

pkatz@westfairinc.com

New York State General Business Law Article 22-A was written to protect consumers from deceptive acts and practices in the conduct of any business, trade or commerce. In addition to merely putting limits on what unscrupulous people can get away with, the law establishes a mechanism to go after those who seem to be succeeding.

“Whenever the attorney general shall believe from evidence satisfactory to him that any person, firm, corporation or association or agent or employee thereof has engaged in or is about to engage in any of the acts or practices stated to be unlawful he may bring an action in the name and on behalf of the people of the state of New York to enjoin such unlawful acts or practices and to obtain restitution of any moneys or property obtained directly or indirectly by any such unlawful acts or practices,” the law states. Of course, it would have been more politically correct and actually more accurate had the law been written to read “he or she” in its references to the attorney general.

Letitia James, New York’s current attorney general, has made it a point to put the word out when her office successfully prosecutes or negotiates a settlement with businesspeople who have been accused of taking advantage of consumers.

The Office of Attorney General operates the Bureau of Consumer Frauds and Protection, part of the Economic Justice Division, that prosecutes businesses and individuals engaged in fraudulent, misleading, deceptive or illegal trade practices.

In addition to litigating, the bureau mediates thousands of complaints each year from individual consumers. The bureau also provides consumer protection information, drafts legislation and conducts studies and writes reports on emerging consumer problems and issues.

On March 21, James announced the recovery of more than \$40,000 from a Hudson Valley event venue that cancelled wedding events due to Covid-19 shutdowns but failed to refund deposits made by consumers who had booked the facility.

The settlement was with the Falkirk Estate & Country Club in Central Valley.

James’ office said it received complaints

from various couples that Falkirk refused to refund their deposits and that Falkirk claimed that it used the deposits to fund the venue’s operations instead of earmarking the money for the couples’ events.

In the agreement announced March 21, Falkirk is required to reimburse two couples \$18,300 and provide restitution for others who paid deposits but were not reimbursed. Falkirk sent James’ office a check for the \$18,300 with the signed settlement agreement.

“Although the pandemic forced many couples to cancel their weddings, they shouldn’t have been left waiting at the altar for their refunds,” James said. “This is a big day for couples who were not able to celebrate at Falkirk, and I encourage anyone who paid a deposit but was denied a refund for their cancelled event to contact my office.”

Previously, James announced that her office had secured refunds of more than \$1 million for thousands of people who bought advance tickets for shows at the Westchester Broadway Theatre in Elmsford but were unable to obtain refunds when the shows were cancelled because the theater had to

close due to Covid restrictions.

James, office also obtained an estimated \$4.4 million in refunds from theater and concert ticket resellers covering dozens of entertainment events. The money went back into the pockets of more than 11,000 consumers who found that numerous performances for which they held tickets were cancelled.

Action by the attorney general’s office also returned \$427,000 to 76 consumers who paid deposits to the Greentree Country Club in New Rochelle.

In the spring of 2020, with Covid rapidly spreading and New York state prohibiting large gatherings, consumers who had placed deposits for events began to request refunds from Greentree but were denied, according to the attorney general. Those consumers, instead, were offered other resolutions, such as rescheduling the event to a future date, accepting a credit of the deposit for future use, or transferring the credit to another person or event. Between April and September of 2020, James said, her office received complaints from numerous consumers and her office began negotiations that resulted in refunds being issued.



Results.

Ingenuity, thoughtfulness and insight have been the hallmarks of our law firm for over 50 years. Our New York and Connecticut attorneys help local, regional, national and multi-national clients alike identify and implement nuanced solutions to complex legal challenges in the following key practice areas: Corporate Law; Energy & Environmental Law; Finance; Land Use, Zoning & Development; Litigation; Non-Profit Organizations; Real Estate Law; Telecommunications; Cannabis Law; and Trusts, Estates & Elder Law. We’re your strategic advisors, addressing not only your legal needs but your business and personal ones as well.

Westchester
445 Hamilton Avenue
14th Floor
White Plains, NY 10601

New York City
270 Madison Avenue
Suite 1801
New York, NY 10016

Hudson Valley
300 Westage Business Center
Fishkill, NY 12524

Connecticut
733 Summer Street
Stamford, CT 06901

T 914 761 1300
F 914 761 5372
cuddyfeder.com

Greenwich firm sues to buy \$26.5M Bombardier jet

BY BILL HELTZEL

Bheltzel@westfairinc.com

A Connecticut company has filed an emergency action in Westchester Supreme Court to block a Chinese company from reneging on selling a \$26.5 million corporate jet.

Altitude 51 Inc., of Greenwich, asked the court of March 3 to make Jilin Hongfu Real Estate Co. (JHRE) take the jet off the market and sell it to Altitude 51.

If the court does not intervene, Altitude director John P. Tesei states in an affidavit, “JHRE will transfer the aircraft to an entity that is outside of the court’s jurisdiction” and deprive Altitude of its right to buy the jet.

Though none of the companies are based in New York, Altitude and JHRE had agreed that any disputes would be heard in a New York court. Altitude chose Westchester Supreme Court.

The jet in question is a 13-passenger Bombardier Global 6000 built in 2015 and equipped with Rolls Royce-Derby engines.

The aircraft is unique, according to Tesei, because it has very low air time, has a forward galley and aft section separation, and no major inspection is due until 2026.

“There is no reasonable substitute for the aircraft on the market,” he said.

Altitude agreed in January to buy the jet from JHRE for \$26.5 million and it deposited \$1 million.

JHRE had to take the aircraft off the market, according to court papers. Altitude had the right to inspect the jet at a Bombardier facility in Tianjin, China, and only Altitude had the right to cancel the deal.

But JHRE allegedly ignored Altitude’s efforts to conclude the deal. The Chinese company began talking with at least one potential buyer, according to the court papers, demanded that Altitude pay an additional deposit and fees, and has refused to sign the final aircraft purchase agreement.

Altitude accuses JHRE of breach of contract. It is asking the court for a temporary restraining order and permanent injunction to stop JHRE from selling the jet to anyone else and to promptly deliver it to Altitude.

Armonk attorney Marc V. Ayala represents Altitude.



Bombardier Global 6000. Photo by Bombardier.

CUMMINGS & LOCKWOOD LLC

THE CHOICE FOR SOPHISTICATED LEGAL COUNSEL

Established in 1909, Cummings & Lockwood provides sophisticated legal representation to individuals, families, family offices, closely held businesses, other commercial enterprises and charitable entities. Our core services include:

- PRIVATE CLIENTS / TRUSTS AND ESTATES
- CORPORATE AND FINANCE
- LITIGATION AND ARBITRATION
- COMMERCIAL AND RESIDENTIAL REAL ESTATE

www.cl-law.com

STAMFORD | GREENWICH | WEST HARTFORD | NAPLES | BONITA SPRINGS | PALM BEACH GARDENS

Brooklyn investor looks to court to unblock Yonkers apartment deal

BY BILL HELTZEL

Bheltzel@westfairinc.com

For three-and-a-half years, Brooklyn real estate investor Chaim Freund has been trying to buy a small apartment house in Yonkers, only to be stymied by circumstances.

Now Freund is asking Westchester Supreme Court to enforce the deal or compel the property owner to pay more than \$1 million in damages, according to a March 8 complaint filed against 80 Orchard Street LLC.

The “seller wrongfully and improperly attempted to unilaterally cancel the contract and return the down payment,”

the complaint states, and is “attempting to locate new purchasers... in order to obtain a higher purchase price.”

Attempts to find contact information for the property owner, to ask for his side of the story, were unsuccessful. The limited liability company is based in New Rochelle, according to the summons, and was previously based at a Yonkers pizzeria, according to property records that also indicate that Emile DiMatteo is the managing member.

The deal includes a vacant lot and a three-story structure on Orchard Street, overlooking the Alexander Smith Carpet Mills Historic District.

Freund agreed in 2018 to buy the

properties for \$990,000, including a \$49,500 down payment. Time was of the essence, the complaint states, and the deal was supposed to close no later than November 2018.

Both sides agreed to extend the closing to January 2019. Then just before the closing, the complaint states, they discovered that the apartment house was zoned for four dwellings, not six.

Documents and permits that had been provided, Freund claims, were “fraudulent or obtained fraudulently.”

The Yonkers building department revoked the certificate of occupancy.

The Yonkers Zoning Board of Appeals granted the property owner a zoning



80 Orchard St., Yonkers.

variance, but first fire sprinklers had to be installed.

The closing date was extended again, conditioned on installation of sprinklers and issuance of the zoning variance and certificate of occupancy for six dwellings. The price was increased to \$1,019,600.

The Covid-19 pandemic delayed work, according to the complaint, but Freund says he understood that everyone was “taking all necessary steps to resolve the hurdles to closing.”

But now, he says, the owner has refused to complete the work needed for the zoning permit and certificate of occupancy.

Instead, the complaint alleges, the owner is demanding that Freund waive the zoning and occupancy requirements and pay more for the properties. Then on March 2, the property owner allegedly tried to unilaterally cancel the contract and return the down payment.

Freund is asking for a court decree ordering the property to be sold to him and allowing him to use part of the purchase price to pay debts on the properties. He is also asking for \$1,049,600 for alleged anticipatory breach of contract. Alternatively, he is asking for \$80,000 for the down payment and other costs and for the property to be sold in foreclosure to satisfy that obligation.

Brooklyn attorney Joseph J. Schwartz represents Freund.



Choose the Right

flexible, affordable, top-rated

Business Program

to Transform Your

Career



Southern Connecticut State University

Southern’s School of Business graduate programs train innovative leaders who are prepared to respond to shifts in business needs. Our flexible, affordable programs provide graduates with the tools and opportunities necessary to take their careers to the next level:

MASTER OF BUSINESS ADMINISTRATION

Seven concentrations:
Accounting, Finance, General MBA, Healthcare Administration, International Business, Management, and Marketing

Traditional Southern MBA — *Online and on-ground*

- Full and part-time options; evenings and Saturdays

Accelerated Southern MBA (AMBA)

- Full-time cohort program that can be completed in 15 months
- Saturday classes

The Online Southern MBA — *Fully online*

- Available for the Traditional MBA or the full-time Accelerated MBA

GRADUATE BUSINESS CERTIFICATE PROGRAMS

12-credit programs

- Business Analytics — *Hybrid or online*
- Healthcare Administration — *Hybrid*
- Human Resources Management — *Online or on-ground*

PROFESSIONAL CERTIFICATE PROGRAM

Seven-module program

Finance for Healthcare Professionals — *Online or on-ground*

- Program starts May 19, 2022
- Designed for working professionals

FOR MORE INFORMATION, VISIT [SOUTHERNCT.EDU/BUSINESS](https://southernct.edu/business)

Graduate Open House!
April 7 & 8
Info at: [SouthernCT.edu/grad/open-house](https://southernct.edu/grad/open-house)

40

2022

Fairfield
County

UNDER FORTY

CLICK HERE TO NOMINATE

SUBMISSION DEADLINE: APRIL 1, 2022

Visit westfaironline.com/40under40-2022/

EVENT DATE:
June 16, 2022



WestfairOnline

**NOMINATE A CANDIDATE
(PERHAPS YOURSELF) WHO IS:**

- Over 25 and under 40 years of age
- A dynamic industry leader who's part of the county's business growth
- Living or working in Fairfield County and has not previously won this competition

For more information or sponsorship inquiries, contact Barbara Hanlon at bhanlon@westfairinc.com or 914-358-0766.

For event information, contact Faime Muriqi at fmuriqi@westfairinc.com.

CHAMBER PARTNERS: Darien Chamber of Commerce | Wilton Chamber of Commerce | Greater Norwalk Chamber of Commerce | Fairfield Chamber of Commerce | Greater Valley Chamber of Commerce | Ridgefield Chamber of Commerce | Westport-Weston Chamber of Commerce | Greater Danbury Chamber of Commerce | Greenwich Chamber of Commerce | Bridgeport Regional Business Council | Stamford Chamber of Commerce

PRESENTED BY:

 Fairfield County
Business Journal
YOUR COMPLETE SOURCE FOR LOCAL BUSINESS NEWS

BRONZE SPONSOR:

Deloitte.

 **AQUARION**
Water Company
Stewards of the Environment™

 **REYNOLDS + ROWELLA**
ACCOUNTING AND CONSULTING



Timothy Capowski

NEW PARTNER, NEW FIRM NAME

A heavy-hitter appellate attorney and litigation consultant, Timothy Capowski, inspired a name change for Coffey Modica O'Meara LLP. The White Plains firm is now Coffey Modica O'Meara Capowski LLP.

Capowski, who is known for defending insureds in catastrophic, high-exposure cases, joined the firm in January with partners Sofya Uvaydov and John "Jack" Watkins and four associates from their prior office. Over the past two months, the group has continued its rapid growth, adding several more associates to support his team, including three laterals for the firm's brand-new Buffalo office: Annabelle Gao, Samuel Newman and Christopher Bitar.

"We are not your grandfather's appellate practice," said Capowski. "We have carved out a unique niche practice that helps our clients fight and win the highest-exposure cases in the country. Rather than dropping into a case after an unfavorable result, like traditional reactive appellate groups, we provide strategic litigation and trial support, monitoring, consulting and drafting as needed from start to finish, from discovery onward.

"We also seamlessly supplement the nation's finest trial litigation teams by providing reporting, drafting and analytical support, but we do so in a complementary manner, without interfering with the strategic goals and process of the trial team..."

Capowski's 12-member group has more than two decades of experience representing international and national excess insurers and private clients in a wide variety of fields.

A New York-based defense litigation firm with offices in Manhattan, White Plains, Buffalo, New Jersey and Connecticut, the firm represents defendants in high-profile, high-exposure matters across many disciplines and industries.

EXCLUSIVE LEASING AGENT APPOINTED

Choyce Peterson Inc., a commercial real estate brokerage firm in Norwalk, recently announced that it has been appointed by Norwalk Green Living Properties as the exclusive listing agent representing its free-standing building at 7 Park St. in Norwalk. This 5,400-square-foot office building offers space on the first and second floors, which can be configured and divided to a tenant's specific needs. The Choyce Peterson agency team is made up of vice presidents Scott Peterson and Charlene O'Connell.

The building is currently configured with offices, private bathrooms and a large open work and reception area. The ground floor is ADA compliant, and the parking lot has 25 surface parking spaces.

Choyce Peterson, a full-service commercial real estate brokerage with offices in Norwalk, Connecticut, and Rye Brook, New York, was founded in 1997 and has negotiated millions of square feet of transactions in 42 states and Canada.



Photo courtesy of CoStar.

EMERGENCY PACKATHON FOR UKRAINE REFUGEES



The Packathon in action at Christ Church Greenwich.

Christ Church Greenwich organized an Emergency Packathon to provide 36,000-plus packages of nutritional meals for Ukrainian refugees on the border of Poland. During a two-and-a-half-hour shift, teams of volunteers assembled four complete nutritious ingredients: a carbohydrate, dehydrated vegetables, vitamin powder and a bean protein.

In coordination with the Ukrainian

Cultural Center in New Jersey, the meals will be transported to the docks and packed into a container and loaded onto a ship headed to Gdansk, Poland.

"People are watching, listening and reading about the atrocities of Russian troops invading Ukraine," the Rev. Marek Zabriskie said. "We are witnessing civilians being bombed as they try to leave their nation. People are trapped in their

cities and towns and our hearts are deeply grieved. I urge everyone to pray every single day for the innocent people who are in harm's way. We can also respond in hands-on ways by getting supplies to the refugees. These are important gestures so that together, we can help in every way that we can."

The total cost for the supplies and food for the Packathon is \$12,600. Christ

Church Greenwich is asking members of the community to donate whatever they can to help underwrite these expenses.

Donations can be made directly to the Packathon by going to christchurchgreenwich.org or texting To Give 73256 and entering Cgctgive or sending a check to Christ Church Greenwich (write in "Ukraine") 254 E. Putnam Ave., Greenwich, Connecticut 06830.



Danny Lyons

35 YEARS ON THE AIR

On March 23 in 1987, Danny Lyons arrived at Connoisseur Media's WEBE 108 in Bridgeport, plugged in his signature lime green Koss Pro4AA headphone and pushed play on Chicago's hit song "Will You Still Love Me." Thirty-five years later, generations of WEBE listeners continue to tune in to Lyons on air, online and through their smart speakers.

He has been one of the most successful midday radio hosts in the country. Over the years, Lyons achieved double digit ratings, often reaching more than 30% of female radio listeners in Fairfield County. In the latest ratings, fall 2021, Lyons was once again No.1.

In addition to hosting his show on the air each day, he created "The WEBE 108 Kidsfest," a signature station event for kids and families that ran nearly 30 years.

Lyons grew up in Waterbury, Connecti-

cut, and began his radio career 50 years ago, at WLIZ in West Palm Beach, Florida. He returned to his hometown and spent the next few years at WWCO before moving to New Haven's legendary top 40 13 WAVZ where he first began hosting the midday slot in the market in 1978. After a few years, he worked at WKCI (KC-101), WTIC (96 TIC-FM) in Hartford and 66 WNBC in New York. He finally arrived and stayed at WEBE 35 years ago this week.

Keith Dakin, vice president of programming said, "Danny really is WEBE. When the listeners think of the radio station, Danny is the first person to come to mind. He truly is a master of his craft and it is an honor to work with him every day."

Connoisseur Media owns market-leading radio clusters, including Nassau-Suffolk, New York; Metro Fairfield and New Haven, Connecticut and Frederick, Maryland.

DRONES AND PILOT TRAINING FOR UKRAINE



Aquiline Drones, a Hartford-based drone manufacturer, is donating 40 Spartacus Hurricane commercial drones to Ukraine.

Aquiline Drones (AD), an American drone manufacturer and cloud technology company based in Hartford, Connecticut, is teaming up with the local Jewish community to bring some relief to the Ukrainian people through commercial drones and pilot training for search and rescue activities and enhancing communication between refugees and human rights volunteers. Ukraine is home to one of the world's largest Jewish communities with a total population of 400,000 citizens, according to the World Jewish Congress. As a parallel, the United States boasts approximately 3.5 million Jewish residents, more than 118,000 living in Connecticut.

"Ukraine is the birthplace of some of Judaism's most distinctive ideologies and traditions that have been adopted across the globe, directly impacting residents in our own backyard," said Barry Alexander, founder and chairman of Aquiline Drones. "Throughout history, the Jewish community has had its share of trial and tribulation and, with the latest conflict in Europe, we now have the technology to help save lives and mitigate the suffering for both this cher-

ished community and its neighbors in Ukraine."

Celebrated Hartford entrepreneur and philanthropist Dr. Curtis Robinson remarks, "It truly warms my heart to see the groundswell of support and resources being directed toward the Ukrainian people at this time of urgency and need. I'm particularly pleased with the collaboration between Aquiline Drones and the Jewish community and encourage others to join the effort to help relieve suffering and save lives."

As an initial plan, AD will donate 40 Spartacus Hurricane drones to Ukraine through the U.S. Government. It is calling on the greater Jewish community, as well as the business

population in general, to help support this mission by purchasing and donating Spartacus Hurricane and Spartacus Max commercial drones. Interested parties may send an email to: humanitarian@aquilinedrones.com.

AD intends to dispatch drone pilot instructors to the Ukraine and Poland border to conduct on-site flight training of the drones.

"As tragic and wholly undesirable as it is, the crisis in Ukraine provides an interesting testbed for the appropriate application of drones," said Alexander. "We have always adhered to the statement that drones are designed to enhance and save human lives. What better way to prove that point now?"

Thinking about your business is a big part of ours.

EXPERT TEAM. EXPERT SOLUTIONS.
WWW.REYNOLDSROWELLA.COM



REYNOLDS + ROWELLA
ACCOUNTING AND CONSULTING

BRING ON THE SOUND

On March 24, Brian D. Nicholas, M.D., who recently joined White Plains Hospital as director of hearing and balance, performed the hospital's first cochlear implant on an adolescent.

The volume of sound traveling to our ears may be too much for our ears to handle no matter what age a listener may be. How much is too much? If you're standing a few feet away and can hear the sound emanating from someone's EarPod or headphone, it's too loud, says Nicholas, adding that hearing loss is developing in younger and younger people these days and hearing aids may not be the answer.

While hearing aids have been a boon for many patients over the years — they do a very good job making things louder — they can fall short in making things clearer. Fortunately, cochlear implantation can improve both volume and clarity. This outpatient procedure usually takes about two hours to complete.

The implant itself is a small electronic

device that electrically stimulates the cochlear nerve, which is used for hearing. Its external part sits behind the ear and picks up sounds with a microphone; those sounds are then processed and transmitted to the implant's internal part. It is important to note that this procedure does not "recover" lost hearing, but it can improve the patient's hearing experience. This is not only important for young folks, but also for the older crowd. Nicholas says that there is research being conducted now that mitigating hearing loss might have a positive effect on slowing down or eliminating chances of developing dementia.

Nicholas received his medical degree from Upstate Medical University in Syracuse and completed his internship and residency in otolaryngology; head and neck surgery at Thomas Jefferson University in Philadelphia and completed a two-year fellowship in otology, neurotology and skull base surgery at the University of Virginia.

NEW MEDICAL SPA IN WHITE PLAINS

An official ribbon cutting for the opening of Image Oasis Medical Spa at 110 Mamaroneck Ave., Suite 2 in White Plains, New York, with Mayor Tom Roach and White Plains Business Improvements District Executive Director Brittany Brandwein took place Thursday, March 17. "We're excited to be a part of the White Plains small-business community," said owner Margarita Shub.

An aesthetic company, Image Oasis provides cosmetic and dermatologic treatment options for patients who are concerned with skin texture and quality, wrinkles, hair loss and anatomical changes due to age. Multiple convenient options to book appointments are offered by the spa.

For more, contact Karl Miller at 914-559-2722 or karl@imageoasisny.com.

MIDDLE MARKET SALES LEADER FOR BANK

KeyBank has hired Ashley Sarokhan as a middle-market sales leader, managing a team of middle-market relationship managers and sales support staff responsible for serving new and existing commercial clients with annual sales from \$20 million to \$500 million throughout New York City and northern and central New Jersey. In this role, she will be responsible for leading Key's team of Manhattan-based relationship managers and hiring additional commercial sales staff to grow market share through the delivery of customized solutions for clients and prospects. She reports to Commercial Sales Leader Joseph McPheter.

Sarokhan has 15 years of commercial and financial services experience, joining KeyBank from Capital One in Edison, New Jersey, where she spent eight years as a



Ashley Sarokhan

middle-market relationship manager and leader, similar to a role she held with M&T Bank in Iselin, New Jersey. She began her career at Prudential Financial in Newark, New Jersey, and later at Morgan Stanley in New York City.

Sarokhan holds a B.S. in finance from Pennsylvania State University and an MBA from NYU Stern School of Business.

ON THE HUNT



The Osborn at Easter Egg Hunt event.

The Osborn annual Easter Egg Hunt held in memory of longtime board member and former Chair, Jack Miller, is presently in its preparation stage.

On Saturday, April 16, the Rye senior living facility located at 101 Theall Road in Rye will welcome the community for a morning full of springtime and Easter fun. For nearly two decades, this

event has been drawing hundreds of participants from around Westchester County, as well as southern Fairfield County, Connecticut. Approximately 5,000 candy-filled Easter eggs will be hidden for the children.

Matt Anderson, president and CEO of The Osborn, said, "It (the Easter Egg Hunt) allows visitors to enjoy The

Osborn's wonderful 56-acre campus during the most beautiful time of the year."

The event includes entertainment, is free, open to the public and does not require pre-registration. It begins promptly at 11:15 a.m.

For information, call 914-925-8218 or visit theosborn.org/events.

WHAT WE EAT CAN HARM OR HEAL

The Foodshed Network and Conservation Commission recently announced the Greenwich Food System Forum (GFSF), a six-part series that will engage thought leaders on the interconnectedness between the industrialized food system and our greatest ecological and social challenges, human and ecological health, economic disparity, racial inequity, food insecurity and access, affordable housing and climate change. Ali Ghiorse, founder of the Foodshed Network stated, "The industrialized food system, made possible by the exploitation of land, labor and resources, is in need of transforming into one that is regenerative, regional, equitable and just. GFSF will be a valuable educational opportunity, open to everyone."

The GFSF spring and fall series will run the first Wednesday of each month starting on April 6 through June and through November. Local and statewide advocates and community organizers, who understand the layers of complexity within our food system, will discuss the ways in which root causes are embedded in policy, practice and

mindset. Lynn Stoddard, executive director of Sustainable Connecticut, said, "We encourage municipalities across the state to explore opportunities to support their local food networks and promote access to fresh foods for all residents." Each panel discussion is free and will be held virtually through Zoom, starting at 7 p.m.

SAVE THE DATES.

April 6: The Industrial Food System: *Equity, Regionalization and Regeneration*.

May 4: Cultivating Connecticut Grown: *By Land*.

June 1: Cultivating Connecticut Grown: *By Sea*.

Sept. 14: Just Food: *Access, Opportunity and Economic Empowerment*.

Oct. 5: Seasonality: *A Celebration of Taste, Place and Connection*

Nov. 2: Pathways to Engagement: *Regenerating a Resilient Connecticut Foodshed*

For more information email ali@the-foodshednetwork.org or visit <https://the-foodshednetwork.org/greenwich-food-sys->



tem-forum and sign up for updates through The Foodshed Thymes: <https://the-foodshednetwork.org/join-the-foodshed-thymes>.



WHERE ANIMALS AND KIDS HELP EACH OTHER



The joy of the human-animal connection.

The internationally renowned education and human services organization Green Chimneys will be celebrating, for one year, its birth 75 years ago when founder Samuel B. "Rollo" Ross Jr. discovered a farm house in Brewster with a green chimney and fulfilled his dream of providing a home and education for underprivileged children and displaced or donated animals who would care for each other.

The Green Chimneys' story is a long and wonderful adventure starting on Oct. 27, 1947 with the Ross family's purchase of a 75-acre dairy farm. At just 19 years old, inspired by childhood boarding school experiences and a genuine devotion to animals, Ross established an environment where children and animals could live together in a farm setting.

The marriage of Ross and Myra Mattes in 1954 cemented a lifelong partnership that played an important role in the growth of Green Chimneys as they became pioneers in the practice of animal-assisted activities as part of a child's education and emotional well-being. The integration of animals and nature grew into a core component of Green Chimneys' clinical approach, becoming a signature element in its special education and therapeutic treatment programs for children facing social, emotional and behavioral challenges.

Today, Green Chimneys is a premier non-profit and renowned therapeutic education and treatment facility for children with special needs. As a leader in animal-assisted and nature-based practices, Green Chimneys has achieved global recognition in education and advocacy for children with a unique focus on the human-animal connection. It is recognized as a worldwide leader in animal-assisted therapy and educational activities for children with special needs.



Student and staff tending to sheep.



Green Chimneys Founders Sam and Myra Ross.



From left: 2022 Rising Stars: Fatima Silva '08, Cherie Phoenix-Sharpe '07, Haub Law Dean Horace E. Anderson Jr., Kevin Sylvester '14, and Cayleigh Eckhardt '15.

LEGAL STANDOUTS HONORED

The Elisabeth Haub School of Law at Pace University in White Plains honored three distinguished leaders of the legal community, as well as distinguished young alumni, during its 27th annual Law Leadership Dinner, held in person at the Rye Country Club on March 10. The celebration was the law school's most successful fundraiser in history, raising vital funds in support of student scholarships.

The Law Leadership Dinner, first held in 1995, is the signature fundraiser for Haub Law and provides the setting for the presentation of the Distinguished Service Award, which honors individuals or organizations that have made outstanding contributions to the legal community, as well as the Rising Star Award, recognizing excellence in practice among alumni in the first 15 years after graduation. This year, Haub Law introduced the inaugural Haub Impact Award to honor an individual who has made a lasting impact on the Haub Law community.

More than 250 alumni, faculty, students, elected officials and members of the judiciary and distinguished lawyers attended the event.

"The Elisabeth Haub School of Law at Pace University has produced generations of talented, committed attorneys," said Pace University President Marvin Krislov. "...The generosity of our honorees and sponsors speaks volumes about their commitment to Haub Law, to the legal community and to the future of the profession."

The 2022 Distinguished Service Award was presented to Mayo Bartlett '92, principal attorney at the Law Offices of Mayo Bartlett PLLC, and to Brian S. Hermann, a 1991 graduate of Pace University's Lubin School of Business and a current Partner at Paul, Weiss, Rifkind, Wharton & Garrison LLP. The first-ever Haub Impact Award was presented to John C. Lettera '99, founder and CEO, Re-

alFi Financial LLC.

A member of the School's Board of Visitors, Bartlett was commended for his impactful work in human rights. A former Westchester County prosecutor, he is a criminal defense lawyer and civil rights attorney.

Hermann, who also received the Distinguished Service Award, has had a prominent career with Paul, Weiss, which represents some of the world's largest publicly and privately held corporations, financial institutions and asset managers and clients needing pro bono assistance. Recalling his humble upbringing and his journey to partner at an AM100 law firm, he credits his early success to hard work and a good education at Pace University.

Lettera was presented with the Haub Impact Award by Anthony Balbo '18 and Sabrina Blefgen '19 who are now employed by his firm. These alums are just two of 16 Haub Law graduates whom Lettera has hired and mentored over the past decade. He has had a successful 27-year long career in real estate debt originations and acquisitions as well as equity investing, and founding and successfully managing two financing funds worth more than \$100 million. He is a member of the school's Board of Visitors, an adjunct professor and a generous donor to the law school. In 2013, he also received the law school's Distinguished Service Award.

The Rising Star Award was presented to: Cherie Phoenix-Sharpe '07, general counsel to Connecticut Lt. Governor Susan Bysiewicz; Fatima Silva '08, managing attorney at Silva Law and co-host of Reasonable Doubt on Investigation Discovery at Discovery Inc.; Michael Bauscher '10, partner at Carter Ledyard; Kevin Sylvester '14, chief of police at Ossining Police Department; and Cayleigh Eckhardt '15, attorney-advisor at U.S. Environmental Protection Agency.

RAISING FUNDS FOR UKRAINIAN RELIEF EFFORTS



Barbara Ward, a Sterling Park Independent Living resident at The Osborn in Rye, helps raise money for Ukrainian relief efforts.

More than \$25,000 was recently raised by members of The Osborn's Sterling Park Independent Living community to help the people of Ukraine.

Spearheaded by Barbara Ward, a resident of The Osborn who said, "I didn't want to just sit around after the invasion. I wanted to do something to help make a difference in the lives of those affected by this terrible war..."

According to The Osborn's President and CEO Matthew G. Anderson, "This demonstrates our residents' com-

passion for people across the global community. For more than 100 years, The Osborn has been a vital, active and progressive part of the Rye community and beyond. This donation represents our residents' generosity and empathy."

Built on a tradition of charity by its founder, Miriam Osborn, the nonprofit senior living community provided \$3.3 million in charity care in 2021 alone. Osborn residents organized this month's fundraising effort with the help of The Osborn Foundation. Their

goal is to reach those affected by the war with immediate aid, including food, water, hygiene kits, psychosocial support and monetary assistance — prioritizing girls, women, families and the elderly.

The Osborn is a private, nonprofit, continuum of care community, founded in 1908. In addition to residential and health care services on its 56-acre campus, the organization provides home care in Westchester and Fairfield counties through Osborn Home Care.

NYSAC PUBLIC SERVICE AWARDEE

The New York State Association of Counties (NYSAC) recently presented Westchester County Executive George Latimer with its Public Service Award at its Legislative Conference in Albany.

The NYSAC Executive Director's Public Service Award is presented annually to leaders who make outstanding contributions to county governments in New York state.

Stephen J. Acquario, NYSAC executive director, said, "While none of us were truly prepared for the arrival of Covid-19, County Executive Latimer didn't have the luxury of learning from others when New Rochelle became the first hotspots in New York. His steady leadership in the face of the then - unknown crisis not only saved lives in Westchester County but in counties around the state. His example guided county leaders across the state. We're incredibly proud



to count him as one of our members and congratulate him on this well-deserved honor."

Latimer said, "I am honored and humbled to receive the Executive Director's Public Service Award. The beginning of the Covid pandemic was a time of great tragedy and sadness, but it was also a time of unity and strength. The people of New Rochelle and Westchester County worked together to beat back this deadly virus. The doctors, nurses, police, EMS and firefighter guided us, tested us, vaccinated us and cared for us..."

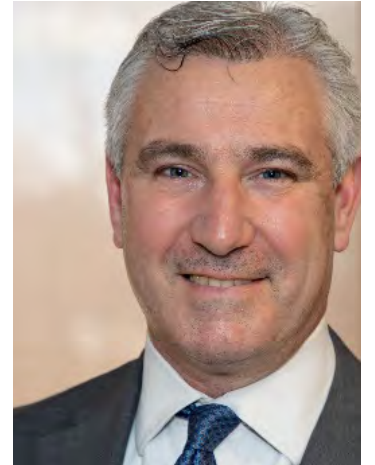
NYSAC was established by county officials in 1925. Its mission is to represent, educate, advocate for and serve New York's counties and all of the elected and appointed county officials who serve the public. NYSAC serves all 57 counties and the city of New York.

HOSPITAL SVP AND COO NAMED

Paul Dunphey has been appointed senior vice president and chief operating officer at NewYork-Presbyterian Lawrence Hospital where he will continue to champion bringing expert health care to Westchester through NewYork-Presbyterian's resources, including world-class physicians from NewYork-Presbyterian/Columbia University Irving Medical Center.

Dunphey joined NewYork-Presbyterian in 1990 and has held a number of leadership roles in operations and finance. He also led the Ambulatory and Community Care Network for the entire NewYork-Presbyterian enterprise for the past 31 years and will continue to lead NewYork-Presbyterian Allen Hospital in northern Manhattan, where he has been SVP and COO since 2014. Dunphey succeeds Michael Fosina, who stepped down as president of NewYork-Presbyterian Lawrence Hospital at the beginning of 2022.

Dunphey received his undergraduate degree from Providence College and



Paul Dunphey

his MBA from Baruch College.

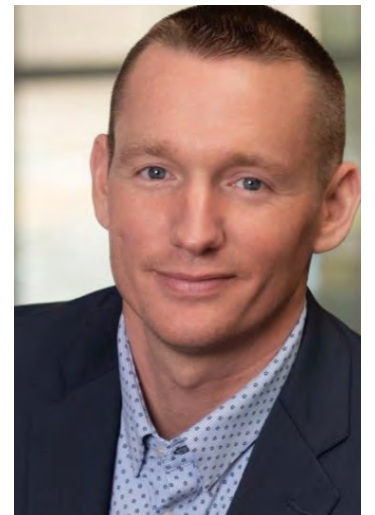
Established in 1909, NewYork-Presbyterian Lawrence Hospital, located in Bronxville, serves residents of Westchester County and the Bronx. It is part of NewYork-Presbyterian's health care system, which includes 10 hospital campuses across the Greater New York area.

NEW HVEDC BOARD MEMBER

Hudson Valley Economic Development Corp. (HVEDC) in Poughkeepsie recently announced that PTS Contracting has joined its Board of Directors and will be represented by Vice President of Construction Operations Zach Sawyer, whose efforts focus on quality improvement in the company's construction management process. Sawyer concentrates on delivering projects on time, on budget and with personalized attention to every detail. He is also responsible for growing the bench of talent at PTS and increasing the company's visibility across market sectors and among business leadership organizations and trade associations.

Prior to joining PTS, Sawyer held a variety of roles in health care construction. He started his construction career working for a civil contractor in Evansville, Indiana, in 2002, followed by a stint as an owner's representative in Los Angeles where he was part of a health care construction team.

Sawyer attended Purdue University where he studied construction engineering and management. He is currently pursuing a master's degree in business administration



Zach Sawyer

with a concentration in engineering management from the University of Southern Indiana.

PTS Contracting was founded in 2010 and is among the premier full-service health care contractors in the New York tri-state area.

HVEDC is the leading economic development agency for the seven-county region of Westchester, Putnam, Dutchess, Rockland, Orange, Ulster and Sullivan.



RESIDENTIAL REAL ESTATE

ADVERTORIAL RESOURCE GUIDE



AT WARTBURG, YOU CAN LIVE YOUR BEST LIFE

Wartburg is unlike any retirement community you have ever seen before. We believe that the quality of life is as important as the quality of care. Wartburg's gated, lush 34-acre campus with 24-hour security is tucked behind a quiet residential neighborhood near the Mount Vernon-Pelham border. Since its beginnings as an orphanage more than 150 years ago, to the award-winning, comprehensive older adult care community, Wartburg offers a gold standard of living and care options.

Safety is always a priority at Wartburg. As we emerge from the shadow of Covid-19, Wartburg observes all federal and state mandated protocols to protect the health and safety of its staff and residents. We remain vigilant and dedicated to creating a community of care where seniors can avail themselves of the benefits of an urban lifestyle in a park-like setting, with the peace of mind that comes from knowing there is a team ready to help them as their needs change.



Whether you need temporary assistance or ongoing services, Wartburg has the support you need to live independently for as long as possible in a community that cares. We offer everything from independent senior living and assisted living options to nursing home facility. We also offer adult day care, palliative care, hospice care and



respite care. If you live independently, but require assistance, we offer in-home support for your daily needs and can also provide rehabilitation and skilled nursing services.

At Wartburg, you can age in place gracefully and secure that your health and safety are our priority. At Wartburg, you can live your best life.



Wartburg

One Wartburg Place, Mount Vernon, NY 10552 | 914-699-0800 | www.Wartburg.org



BRI Members are Building the Future of Housing in Westchester.

Come Join Us.

The Building & Realty Institute is a trade association in Westchester County and the Hudson Valley representing the full spectrum of real estate in the County.

Whether you build new homes, remodel and update existing homes, or own or operate the co-ops, condos, and multifamily apartment buildings that make up our housing stock, your business will find a home with the BRI.

Learn more about our opportunities for advocacy, education and training, and networking to enhance your business at www.buildersinstitute.org or by calling **914-273-0730**.



The Builders Institute
The Building & Realty Institute
of Westchester & the Mid-Hudson Region

Building Westchester, Together



Bringing Buyers Home

Our strength brings results. Leveraging our reach and resources as New York City's #1 brokerage by listing volume, we'll put your property in front of highly-qualified buyers and guide you every step of the way to a successful sale.

#1 in New York City
By Listing Volume*

\$51.2 Billion
In Closed National Sales

10 Million Visits
To Elliman.com

 **DouglasElliman**
The Next Move Is Yours

75 ARCH STREET - GREENWICH, CT 06830. 203.622.4900 © 2022 DOUGLAS ELLIMAN REAL ESTATE. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY WHILE, THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, NUMBER OF BEDROOMS AND THE SCHOOL DISTRICT IN PROPERTY LISTINGS SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. EQUAL HOUSING OPPORTUNITY. 🏠 *THE REAL DEAL 2021

COLLEGE VP APPOINTED

As it approaches its 70th anniversary, St. Thomas Aquinas College (STAC) in Sparkill, New York, has appointed Thomas Flood as its new vice president of institutional advancement.

Flood brings more than 30 years of extensive advancement experience across many Catholic-based education institutions. Among his successful efforts are the implementation of donor retention and recognition programs across a diverse portfolio of supporters. At STAC, he will lead strategic development plans to support the institution's new strategic vision.

"Thomas is a proven leader who embodies the mission-driven mindset that is found throughout our college," said STAC President Ken Daly. "He will be instrumental in implementing our new strategic vision and supporting our commitment to ensure access to an affordable education for all our



Thomas Flood

students"

Thomas earned his B.A. in communications from Boston College and presently serves on the board of numerous nonprofit organizations.

Founded in 1952, STAC is an independent liberal arts college located on 72 acres in Rockland County providing education at the undergraduate and graduate levels.

FOUNDATION WELCOMES MEMBER

The Westchester Community Foundation in Hartsdale has welcomed Marjorie Hsu, founder and CEO of Marjorie Hsu Advisory LLC, to its advisory board.

"Marjorie Hsu brings a depth of corporate experience as well as deep commitment to community issues to the Foundation's board," said Board Chair Sarah Jones-Maturo. "Her leadership of the Asian American Federation and the County Asian American Advisory Board has been critical to helping raise awareness about the issues facing the Asian community in Westchester and the region."

Hsu has had a successful corporate career, including executive roles at Verizon and SingTel. Presently, she advises CEOs and serves on boards for technology startups, chairs the board of the Asian American Federation, co-chairs Westchester County's Asian American Advisory Board and chairs



Marjorie Hsu

the Sleepy Hollow Planning Board.

Since 1975, the Westchester Community Foundation has worked to improve the quality of life in Westchester by promoting responsible philanthropy, investing in transformative ideas and effective organizations and connecting donors to critical local needs. It is a division of The New York Community Trust, one of the largest community foundations in the U.S., with assets of more than \$3 billion.

NEW CLUB GOLF DIRECTOR

The Summit Club at Armonk in New York has promoted Drew Clayton to be director of golf. He previously served as the assistant golf professional when the club opened last year.

A PGA Class A member, Clayton has had staff experience as an assistant golf professional for Trump Golf Links at Ferry Point, New York; Hudson National Golf Club and The Colony Golf and Country Club in Bonita Springs, Florida.

A graduate of Coastal Carolina University, Clayton earned a bachelor's degree in



Drew Clayton

business management. He resides in Stamford, Connecticut.

HABITAT CFC TO CELEBRATE WOMEN'S HISTORY MONTH

Habitat for Humanity of Coastal Fairfield County (CFC) in Bridgeport recently celebrated Women's History month with a free virtual event, the second in a four-part CEO Speaker Series. Moderated by Carolyn Vermont, CEO, Habitat CFC, the series is a chance for attendees to hear from community leaders with diverse backgrounds and perspectives. The event featured Maisa L. Tisdale, president and CEO of The Mary & Eliza Freeman Center for History and

Community, a center whose preservation she has advocated for since 1994 when she founded the Mary & Eliza Freeman Center for History and Community. In 2009, she guided a successful movement to save the homes from demolition. Tisdale led the Freeman Center as a volunteer until 2019 when she became the Freeman Center's first professional staff member. Over the past 10 years she has focused on the restoration of the Freeman houses and worked

to create a safer and healthier "built" environment in Bridgeport's South End - focusing on historic preservation, community development and climate change. For 37 years, Habitat for Humanity of Coastal Fairfield County has sought to build community and improve lives by partnering with low-income families, community volunteers and donors to build decent and affordable homes in stable and welcoming neighborhoods.

'SEE, OBSERVE, THINK'



Photograph by Collette V. Fournier.

Collette V. Fournier's award-winning photographic work can be seen in Gallery One and Gallery Two of the Rockland Center for the Arts in West Nyack, beginning this April in an exhibit titled "See, Observe, Think, Reflect, Internalize." Fournier's exhibit is a documentation of her photography and photojournalism travels around the globe, beyond her search for roots of African American people and how slavery was acknowl-

edged in Africa.

Fournier's early influences come from a myriad of people like her father, a portrait artist, Alex Fournier, and her exploration of black history and particularly slavery - "Why were her ancestors enslaved?" she asks.

She traveled, toured and performed with Chiku Awali African Culture and Arts in Ghana. As a photographer, the trips to Africa and the Diaspora provided a visual

experience that filled her sketchpad.

"As an African American woman fighting for civil rights and for human rights, I have always been inspired to photograph rallies, marches and demonstrations that highlight these causes," said Fournier.

She has been an adjunct professor in the Photography Department at Rockland Community College since 1992.

U.S. BANKRUPTCY COURT

White Plains & Poughkeepsie

Local business cases, March 16 - 22

Westchester Stucco Inc., Mount Vernon vs. Sam Borrelli Jr., Yonkers, 22-7021-CGM: Adversary proceeding, fraud, in Borrelli Chapter 13 (22-22067). Attorney: Carlos J. Cuevas.

Asmel Gonzalez, New Windsor, re. Petroleum Kings LLC, et al, 22-35158: Chapter 7, assets \$20,860, liabilities \$2,282,749. Attorney: Anne J. Penachio.

U.S. DISTRICT COURT,

White Plains

Local business cases, March 16 - 22

Mary Loverde, Westchester vs. Brown & Brown of New York Inc., White Plains, et al, 22-cv-2234-PMH: Job discrimination. Attorney: Casimir J. Wolnowski.

Benjamin Barreto, Westchester vs. R&F Surplus & Salvage, Yonkers, et al, 22-cv-2333-VB: Fair Labor Standards Act. Attorney: Robert P. Valletti.

DEEDS

Above \$1 million

50 Overhill Road LLC, Brooklyn. Seller: Amy Rand, New Rochelle. Property: 50 Overhill Road, New Rochelle. Amount: \$1.3 million. Filed March 17.

81-95 Vineyard LLC, Suffern. Seller: Morris M. Sarway, Bronx. Property: 150 Ridge Ave., Yonkers. Amount: \$1.2 million. Filed March 17.

Items appearing in the Fairfield County Business Journals 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 100J
White Plains, NY. 10604-3407
Phone: 694-3600 • Fax: 694-3699

83 Morningside LLC, Suffern. Seller: Westchester Partners 3 LLC, Bronx. Property: 152 Ridge Ave., Yonkers. Amount: \$2.1 million. Filed March 17.

118-12- South 12th Avenue LLC, Lakewood, New Jersey. Seller: JPR South 12th Avenue LLC, Mount Vernon. Property: 118 S. 12th Ave., Mount Vernon. Amount: \$2.7 million. Filed March 17.

135-137 Hawthorne LLC, Suffern. Seller: BHNVI LLC, Bronx. Property: 135 Hawthorne Ave., Yonkers. Amount: \$3.7 million. Filed March 17.

160 Ridge Avenue LLC, Bronx. Seller: Westchester Partners 3 LLC, Bronx. Property: 154 Ridge Ave., Yonkers. Amount: \$2.1 million. Filed March 17.

Becker, Daniel and Kerry-Ann Becker, Croton-on-Hudson. Seller: 2 Birch Court LLC, Croton-on-Hudson. Property: 2 Birch Court, Cortlandt. Amount: \$1.3 million. Filed March 17.

Byram Brook Enterprises LLC, Scarsdale. Seller: KRL Properties LLC, Rye. Property: 1 Byram Brook Place, North Castle. Amount: \$2.9 million. Filed March 14.

Chase, Victoria and Mathew Chase, Forest Hill. Seller: Townsend Holdings LLC, New Rochelle. Property: 119 Townsend Ave., Pelham. Amount: \$2.9 million. Filed March 14.

Covey, William Carlos and Cynthia Macapagal Covey, Southampton. Seller: ZF SPV LLC, Woodland Hills, California. Property: 2 The Lane, North Castle. Amount: \$1.3 million. Filed March 16.

Forman, Marcia and Wayne Forman, Carmel. Seller: LL Parcel E LLC, Fort Washington, Pennsylvania. Property: 337 Palisades Blvd., Mount Pleasant. Amount: \$1.1 million. Filed March 14.

Killingsworth, Silvia, John Dziuban and Yolanda Gonzalez, White Plains. Seller: 9 Century Ridge Road LLC, Yonkers. Property: 9 Century Ridge Road, Harrison. Amount: \$1.4 million. Filed March 16.

Orga-Spice LLC, Scarsdale. Seller: JPMorgan Chase Bank National Association, New York City. Property: 535 E. Boston Post Road, Rye. Amount: \$1.4 million. Filed March 16.

Rian Build Inc., Scarsdale. Seller: Keith Perry Turkei, New York City. Property: 10 Mayflower Road, Scarsdale. Amount: \$1.3 million. Filed March 16.

Royal 370 LLC, Yonkers. Seller: 370 Mamaroneck Avenue LLC, White House, Tennessee. Property: 370 Mamaroneck Ave., Mamaroneck. Amount: \$1.1 million. Filed March 17.

Rubin, Todd and Alexandra Rubin, New York City. Seller: American Building Technologies Inc., New York City. Property: 9 E. Seymour Place, North Castle. Amount: \$3.3 million. Filed March 14.

Shea, Michael and Emily Shea, Montrose. Seller: Steve Giordano Builders Inc., Yorktown Heights. Property: 5 Flanders Lane, Cortlandt. Amount: \$1.2 million. Filed March 18.

Shinar, Ori, Greenwich, Connecticut. Seller: Leroy Street Builders LLC, Pleasantville. Property: 40 Leroy St., Mount Pleasant. Amount: \$1.2 million. Filed March 17.

TDJ Contracting Corp., Scarsdale. Seller: 40 Mamaroneck Road Partners LLC, New York City. Property: 40 Mamaroneck Road, Scarsdale. Amount: \$3 million. Filed March 17.

Weinberg 22CT Holdings LLC, Tarrytown. Seller: River Towns Estates LLC, Huntington. Property: 22 Carriage Trail, Greenburgh. Amount: \$1.7 million. Filed March 15.

Weis, Jodee and Seth Weis, Rye. Seller: Elk Homes Partners II L.P., Rye. Property: 28 Colby Ave., Rye. Amount: \$2.2 million. Filed March 16.

Westchester Parks Foundation Inc., White Plains. Seller: Mathias Family Corp., Mount Kisco. Property: 104 Smith Ave., Mount Kisco. Amount: \$1.3 million. Filed March 15.

White Plains 610 LLC, Englewood, New Jersey. Seller: 610 Mamaroneck LLC, Cresskill, New Jersey. Property: 610 Mamaroneck Ave., White Plains. Amount: \$5.9 million. Filed March 15.

Below \$1 million

24 Ross Drive LLC, Katonah. Seller: Joanne Costanza, Yorktown Heights. Property: 24 Ross Drive, Somers. Amount: \$90,000. Filed March 16.

26 Hill and Dale LLC, Pleasantville. Seller: First Hill LLC, New York City. Property: 26 Hill and Dale Road, Cortlandt. Amount: \$165,000. Filed March 18.

49 Conklin LLC, Cortlandt Manor. Seller: Conklin Pointe LLC, Mohegan Lake. Property: 49 Conklin Ave., Cortlandt. Amount: \$265,000. Filed March 17.

51 Purdy Avenue LLC, Port Chester. Seller: 51 Purdy Avenue Partners LLC, White Plains. Property: 51 Purdy Ave., Rye. Amount: \$950,000. Filed March 14.

55 Purdy Avenue LLC, Port Chester. Seller: 55 Port Chester Partners LLC, White Plains. Property: 55 Purdy Ave., Rye. Amount: \$212,500. Filed March 14.

108 Park Lane LLC, Bronxville. Seller: Maria Colabella, West Harrison. Property: 108 Park Lane, Harrison. Amount: \$534,000. Filed March 17.

114 GAMV LLC, Brooklyn. Seller: 114 South 6 Avenue LLC, Mount Vernon. Property: 114 S. Sixth Ave., Mount Vernon. Amount: \$640,000. Filed March 18.

127 Rumsey Road Corp., New York City. Seller: Mohammad A. Razzak and Aisha Razzak, Yonkers. Property: 127 Rumsey Road, Yonkers. Amount: \$700,000. Filed March 15.

131 West Group LLC, Brooklyn. Seller: Pauline Larmond, White Plains. Property: 27 Tibbetts Ave., White Plains. Amount: \$550,000. Filed March 17.

Bichon LLC, Cross River. Seller: Barbara Georgetti, Katonah. Property: 876 Route 35, Lewisboro. Amount: \$230,000. Filed March 14.

Bindela Construction LLC, Bronx. Seller: Michael J. Murtha, Katonah. Property: 53 Orchard Hill Road, Somers. Amount: \$510,000. Filed March 18.

Bronx West Rock Fund I LLC, Bronxville. Seller: Thirty-Six Oneida Avenue Co., Croton-on-Hudson. Property: 321 S. Riverside Ave., Cortlandt. Amount: \$620,000. Filed March 14.

Buckley, Melissa T., Lorna T. Fleming and Richard J. Buckley, Bronx. Seller: 217 South 12th Avenue LLC, New York City. Property: 217 S. 12th Ave., Mount Vernon. Amount: \$575,000. Filed March 16.

Ciniglio, Salvatore, Middle Village. Seller: 113 Capital-609 Saw Mill River Road, Bedford Corners. Property: 609 Saw Mill River Road, Greenburgh. Amount: \$995,000. Filed March 15.

Cullen, Blair and Samantha Cullen, Brewster. Seller: Cobbling Rock Estates LLC, Katonah. Property: 27 Cobbling Rock Drive, Somers. Amount: \$450,000. Filed March 14.

D&P Lozano Properties LLC, Ossining. Seller: 913 South LLC, Buchanan. Property: 913 South St., Peekskill. Amount: \$310,000. Filed March 16.

D&P Lozano Properties LLC, Ossining. Seller: 923 South Street LLC, Buchanan. Property: 923 South St., Peekskill. Amount: \$315,000. Filed March 16.

Gedney Associates LLC, White Plains. Seller: Oak Tree Drive Associates LLC, Palm Beach, Florida. Property: 18 Hotel Drive, White Plains. Amount: \$400,000. Filed March 17.

Helping Les Amis LLC, White Plains. Seller: Anthony Yargaitis, New York City. Property: 75 Worthington Road, Greenburgh. Amount: \$800,000. Filed March 15.

Infinity Holdings Group Inc., Croton on Hudson. Seller: Donald R. Jorgensen and Lori Jorgensen, Brookfield, Connecticut. Property: Route 9, Hudson River, Cortlandt. Amount: \$15,000. Filed March 15.

Irizarry, Melody, Long Island City. Seller: Alecia Garcia Acquisitions LLC, Pleasantville. Property: 2 Hunt Ave., Yonkers. Amount: \$515,000. Filed March 17.

J&J 869 McLean LLC, Yonkers. Seller: 869 McLean Avenue LLC, Yonkers. Property: 869 McLean Ave., Yonkers. Amount: \$700,000. Filed March 17.

KBJB Temp LLC, Mount Vernon. Seller: New Hope Cornerstone Apostolic Assembly of the World Inc., Mount Vernon. Property: 161 S. Fourth Ave., Mount Vernon. Amount: \$190,000. Filed March 15.

Krusekoff, Beth and Kusha Mohammadi, Hartsdale. Seller: 58 Halstead LLC, Greenwich, Connecticut. Property: 58 Halstead Ave., Rye. Amount: \$680,000. Filed March 16.

Luo, Lingqi and Huiqing Si, Chappaqua. Seller: Deal House Capital Fund I LLC, Mamaroneck. Property: 33 Glenwood Road, New Castle. Amount: \$680,000. Filed March 15.

Malloy, Peter T., Port Chester. Seller: 25-28 Broadway LLC, Rye. Property: 1 Landmark Square, Rye. Amount: \$325,000. Filed March 16.

Mile Square Realty LLC, Yonkers. Seller: Edward O'Dowd, Yonkers. Property: 725 Kimball Ave., Yonkers. Amount: \$551,000. Filed March 17.

Muhammad Properties LLC, Yonkers. Seller: Valerie A. Mucha, Yonkers. Property: 23 Centre St., Yonkers. Amount: \$322,000. Filed March 15.

Nezza Ventures LLC, New York City. Seller: Larry Zimmerman and Adrianna Zimmerman, Ardsley. Property: 544 Ashford Ave., Greenburgh. Amount: \$410,000. Filed March 14.

Pappalardi, Frank, Port Chester. Seller: 60-64 Munson St. LLC, White Plains. Property: 606 King St., Rye. Amount: \$975,000. Filed March 15.

Proven KP LLC, Carmel. Seller: P.J. Edgemont Inc., Katonah. Property: 3-5 Edgemont Road, Bedford. Amount: \$635,000. Filed March 17.

Sevilla, Julius A., Yonkers. Seller: Pale Horse Realty LLC, New York City. Property: 130 Glenwood Ave., Yonkers. Amount: \$305,000. Filed March 16.

Tola, Herman and Luz Tola, White Plains. Seller: Qin Qin Corp., Hawthorne. Property: 1794 Amazon Road, Yorktown. Amount: \$150,000. Filed March 16.

VG Development LLC, Hartsdale. Seller: Lance E. Goldman, Yonkers. Property: 88 Bajart Place, Yonkers. Amount: \$425,000. Filed March 15.

WHD LLC, Yonkers. Seller: Piermont Diner LLC, Yonkers. Property: 120 Herriot St., Yonkers. Amount: \$390,000. Filed March 17.

Yami 2 LLC, Atlantic Beach. Seller: Myles Sokolof, Pleasantville. Property: 344 Palmer Lane, Mount Pleasant. Amount: \$501,000. Filed March 17.

FEDERAL TAX LIENS

\$10,000 or greater

Westchester County, March 14 - 18
(Name, town, type tax, tax period, amount)

Bukov, Vasilka: Bedford, personal income, 2016 - 2018, \$65,349.

Duncan, Pamela: Hartsdale, personal income, 2017 - 2020, \$90,280.

Greig, Christopher: Scarsdale, personal income, 2009, 2011 - 2014, 2017, \$48,409.

Kalathara, Simson M.: White Plains, personal income, 2015, 2017, \$53,090.

Sood, Loveleen: Scarsdale, personal income, 2018, \$18,149.

JUDGMENTS

Augustine, Grantly, Mount Vernon. \$2,406.77 in favor of Midland Funding LLC, San Diego, California. Filed March 16.

Berdoe, Simone P., Mount Vernon. \$4,629.91 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed March 14.

Facts & Figures

Casabella Contracting of New York Inc., Croton-on-Hudson. \$100,168.43 in favor of Belway Electrical Contracting Co., Elmsford. Filed March 17.

Drain Plumbing Masters Inc., New Rochelle. \$19,637.25 in favor of Intercounty Supply Inc., Port Chester. Filed March 15.

Direct Kitchen and Bath LLC, Yonkers. \$6,930.89 in favor of Ferguson Enterprises Inc., Rochester. Filed March 17.

Graziosa, Palma, Scarsdale. \$10,362.84 in favor of Goldman Sachs Bank U.S.A., Richardson, Texas. Filed March 18.

Joseph, Gregory P., Elmsford. \$9,491.18 in favor of Forty Four Windemere LLC, West Bridgewater, Massachusetts. Filed March 15.

Lam, Adrienne, Yonkers. \$18,608.95 in favor of Goldman Sachs Bank U.S.A., New York City. Filed March 16.

Mutihig, Rhiannon M., Newburgh. \$95,382.27 in favor of Westchester County Healthcare Corp., Valhalla. Filed March 14.

Nwaohuocha, Chiemela J., Pelham. \$5,898.16 in favor of Midland Credit Management Inc., San Diego, California. Filed March 14.

Ostachi, Linca, Yonkers. \$5,078.22 in favor of Synchrony Bank, Draper, Utah. Filed March 17.

Penn, Jessica, Elmsford. \$37,204.97 in favor of Westchester County Healthcare Corp., Valhalla. Filed March 15.

Reid, Rhia, Bronx. \$2,673.34 in favor of Westchester County Healthcare Corp., Valhalla. Filed March 15.

Rosoli, Andrew, Mount Vernon. \$6,432.48 in favor of Westchester County Healthcare Corp., Valhalla. Filed March 17.

Rodriguez, Victor, Yonkers. \$39,114.50 in favor of Brill Hygienic Products Inc., Delray Beach, Florida. Filed March 15.

Soliz, Allyson, Shrub Oak. \$47,756.12 in favor of National Collegiate Student Loan Trust, Boston, Massachusetts. Filed March 16.

Stewart, Crystal, Copake. \$40,549.45 in favor of Westchester County Healthcare Corp., Valhalla. Filed March 15.

Tauthong, Burin, Harrison. \$14,803.67 in favor of Goldman Sachs Bank U.S.A., New York City. Filed March 16.

Taylor, Victor E., White Plains. \$90,680.29 in favor of Westchester County Healthcare Corp., Valhalla. Filed March 14.

Turner, David H., Bedford Corners. \$159,338.97 in favor of Westchester County Healthcare Corp., Valhalla. Filed March 15.

Vasquez, Carmen, East Chester. \$15,754.73 in favor of Goldman Sachs Bank U.S.A., Richmond, Texas. Filed March 18.

Williams, Omar, Yonkers. \$93,397.25 in favor of Neuroaxis Neurosurgical Associates PC., New Gardens. Filed March 16.

Witherspoon, Keith, Bronx. \$14,904.66 in favor of Geico General Insurance Co., Woodbury. Filed March 14.

Zelaya, Katheryne, White Plains. \$11,069.34 in favor of Westchester County Healthcare Corp., Valhalla. Filed March 14.

LIS PENDENS

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

Brauner, William J., as owner. Filed by Board of Managers of the Willows Condominium. Action: Foreclosure of a mortgage in the principal amount of \$12,843.32 affecting property located at 11 Jackson Ave., Unit 60, Scarsdale. Filed March 17.

Tejada, Maxine and Alejandro Tejada, as owners. Filed by The Bank of New York Mellon. Action: Foreclosure of a mortgage in the principal amount of \$143,100 affecting property located at 94 Jervis Road, Yonkers. Filed March 15.

Tirado, Hiram and Veronica Tirado, as owners. Filed by Flagstar Bank. Action: Foreclosure of a mortgage in the principal amount of \$434,981 affecting property located at 1734 Strawberry Road, Mohegan Lake. Filed March 16.

Venuti, Robert and Angela Venuti, as owners. Filed by JPMorgan Chase Bank. Action: Foreclosure of a mortgage in the principal amount of \$2.4 million affecting property located at 15 Stratton Road, Purchase. Filed March 18.

MECHANIC'S LIENS

Defreitas, Joanne and Martin Defreitas, Mount Vernon. \$12,921.93 in favor of HBJ Construction, Mount Vernon. Filed March 18.

Dimasi, Dominick and Maria Dimasi, Harrison. \$895.95 in favor of Marjam Supply Co., Kearny, New Jersey. Property: 41 Blind Brook, Harrison. Filed March 17.

Fayad, Rabih, Yonkers. \$107,000 in favor of IP Innovations LLC, Bayonne, New Jersey. Property: 57 Halladay Ave., Yonkers. Filed March 16.

Syla, Shkelzen, Scarsdale. \$56,392.10 in favor of East Haven Builders Supply, Eats Haven, Connecticut. Property: 4 Hanfling Road, Scarsdale. Filed March 15.

NEW BUSINESSES

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

PARTNERSHIPS

Guild & Grange, 105 Millertown Road, Bedford 10506, c/o Kenneth R Carter and Julie Creech. Filed March 16.

Samuel & Oneil Enterprise Kleaning Service, 62 Warburton Ave., Yonkers 10701, c/o Nessia Douglas and Junior Lawrence. Filed March 16.

ST Elegancy, 166 Meadow Lane, Apt. 3, New Rochelle 10805, c/o Sara M. Barbosa and Talita S. Reche. Filed March 18.

SOLE PROPRIETORSHIPS

4elsnyrans Hair Salon, 50 Bleeker St., Apt. 5, Mount Vernon 10550, c/o Nickeshe Plummer. Filed March 16.

Alejandras Cleaning, 50 Meadow Sweet Road, Cortlandt Manor 10567, c/o Alejandra D. Prolo Sanchez. Filed March 17.

Alexander Francis Jones, 32 Stonegater Road, Ossining 10562, c/o Alexandrer Jones. Filed March 15.

Alphas Enterprise, 76 Chestnut St., Yonkers 10701, c/o Ibeliz Ortiz. Filed March 16.

Amazing Emilia Decor & Events, 19 Tibbits Ave., White Plains 10606, c/o Marilene Ramirez Valencia. Filed March 16.

Aurora Art & Antiques, 325 King St., Apt. LB, Port Chester 10573, c/o Victoria Hernandez. Filed March 14.

Bobby's Cleaning Co., 300 Hayward Ave., Mount Vernon 10552, c/o Bobby Clark. Filed March 18.

CDM Westchester Car Service, 11 Myrtle St., Yonkers 10703, c/o Conrad D. Martin. Filed March 18.

CR It Services, 509 Sixth Ave., Pelham 10803, c/o Dalia M. Ruiz. Filed March 15.

Creatively Lost Mind, 38 Locust Ave., Apt. B4, New Rochelle 10801, c/o Gabriela Guerra. Filed March 18.

EJ Travel Health Crypto Kingdom, 21 Hemlock Circle, Peekskill 10566, c/o Elaine Jones. Filed March 18.

GL Trucking, 139 Cortlandt St., Apt. 5, Sleepy Hollow 10591, c/o Julio Cesar Germosen. Filed March 18.

Glen's Tavern & Restaurant, 2150 Albany Post Road, Montrose 10548, c/o Tbett P. Castano. Filed March 18.

John W. Robinson CPA, 290 Collins Ave., Apt. 3B, Mount Vernon 10552, c/o John W. Robinson. Filed March 14.

Josefina's House Cleaning, 270 Guard Hill Road, Mount Kisco 10549, c/o Josefina Lopez. Filed March 15.

K&A Green Landscaping, 1 Charles St., Apt. B1, White Plains 10606, c/o Domingo Quintero. Filed March 17.

Kingdom Apparel 4U, P.O. Box 2072, Mount Vernon 10551, c/o Katina Noland-Ricketts. Filed March 18.

Live Love Life 24/7, 21 Hemlock Circle, Peekskill 10566, c/o Shilleen Jones. Filed March 18.

M&B Network Solutions, 77 Elliott Ave., Apt. 4, Yonkers 10705, c/o Modesto Contreras Polaneo. Filed March 15.

Mannyclippers, 445 Hamilton Ave., White Plains 10601, c/o Manuel Martinez. Filed March 14.

Mark's Sprinkler Repair, 345 Florence St., Mamaroneck 10543, c/o Marco A. Ferraro. Filed March 14.

Matute Care, 1218 Lincoln Terrace, Peekskill 10566, c/o Julia S. Matute. Filed March 17.

New Look Renovation, 2 Urban Place, Yonkers 10701, c/o Richard Arotzky. Filed March 16.

Rich Minded, 5 Delia Court, Yonkers 10710, c/o Bryan Savage. Filed March 16.

Salon DD, 77 Quaker Ridge Road, New Rochelle 10804, c/o Russell Di Benedetto. Filed March 15.

SM Cargo Delivery, 35 Hillandale Ave., White Plains 10603, c/o Joan S. Marin Roa. Filed March 15.

Today Health Care & Transportation Services, 15 Field St., Peekskill 10566, c/o Karen Edmond. Filed March 16.

Willis Doggie Spa, 15 Croton Ave., Ossining 10562, c/o Angel Wilmer Campoverde. Filed March 17.

Yunus K. Saiyed, 698 Yonkers Ave., Suite IJ, Yonkers 10704, c/o Yunus K. Saiyed. Filed March 18.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

1 Clayton LLC, as owner. Lender: Northeast Community Bank. Property: 1 Clayton Drive, Spring Valley. Amount: \$1.3 million. Filed March 14.

25 Oakland LLC, as owner. Lender: Parke Bank, Sewell, New Jersey. Property: in Chester. Amount: \$2.6 million. Filed March 17.

Cohen, Samuel E. and Ana Dow Silva, as owners. Lender: Salisbury Bank and Trust Co. Property: in Dover. Amount: \$1.2 million. Filed March 15.

Gaffney, Hym R. Ward and Brian A Gaffney, as owners. Lender: Ulster Savings Bank. Property: in Stanford. Amount: \$1.7 million. Filed March 17.

Goodness Gardens Inc., as owner. Lender: Farm Credit East, Middletown. Property: 377 County Route 12, New Hampton. Amount: \$8 million. Filed March 18.

West Main Lofts LLC, as owner. Lender: Rhinebeck Bank. Property: in Poughkeepsie. Amount: \$2.6 million. Filed March 17.

Below \$1 million

19 Greenwood Drive LLC, as owner. Lender: Finance of America Mortgage LLC, Conshohocken, Pennsylvania. Filed March 16. Property: 94 Prospect Ave., Middletown. Amount: \$42,303. Filed March 16.

Hardisty, Hans W. and Amy G. Hardisty, as owners. Lender: Salisbury Bank and Trust Co. Property: Union Vale. Amount: \$700,000. Filed March 17.

Hines Play House LLC, as owner. Lender: Broadview Capital LLC. Property: 92-96 Lafayette Ave., Suffern. Amount: \$130,000. Filed March 14.

Minisink Valley Home Builders LLC, as owner. Lender: EH Capital LLC, Middletown. Property: in Newburgh. Amount: \$380,000. Filed March 17.

Vantage Construction Inc., as owner. Lender: Libertyville Capital Group II LLC, Montgomery. Property: in New Windsor. Amount: \$185,000. Filed March 17.

DEEDS

Above \$1 million

45 Bypass Corp., Spring Valley. Seller: Ahavas Chaverim Gemilas Chesed Inc., Spring Valley. Property: Reagan Road Osterh Boulevard, New Square. Amount: \$1 million. Filed March 14.

567 Piermont Holdings LLC, Passaic, New Jersey. Seller: Arnold Garelick and Susan Garelick, Piermont. Property: 567 Piermont Ave., Piermont. Amount: \$2.2 million. Filed March 17.

Aby East LLC, Suffern. Seller: Zacharya Levine, Suffern. Property: 1 East Lane, Ramapo. Amount: \$1.5 million. Filed March 16.

Fuller, Mathew and Marina Ahn-Fuller, New York City. Seller: Rhinebeck 2020 LLC, Poughkeepsie. Property: 34 Forest Court, Rhinebeck. Amount: \$6.1 million. Filed March 16.

Hudson Valley Lodging Associates LLC, Coming. Seller: Bonura and DiBrizzi Enterprises Inc., New Windsor. Property: in Poughkeepsie. Amount: \$2.2 million. Filed March 18.

IDGAF VIII LLC, Brooklyn. Seller: 6 Neva Court LLC, Suffern. Property: 6 Veva Court, Ramapo. Amount: \$2.9 million. Filed March 16.

Kaufman, Yakov, Spring Valley. Seller: 14 Valley View Terrace LLC, Brooklyn. Property: 14 Valley View Terrace, Unit 211, Ramapo. Amount: \$1.2 million. Filed March 15.

Martinez, Jose and Evelyn Hernandez, Montebello. Seller: On Par Holdings LLC, Suffern. Property: 23 Par Road, Ramapo. Amount: \$1.2 million. Filed March 16.

West Central LLC, Monsey. Seller: SMWC LLC, Spring Valley. Property: 400-40 Central Ave., Spring Valley. Amount: \$1.9 million. Filed March 17.

Below \$1 million

16 BSD LLC, Monsey. Seller: Robert Simmons, Spring Valley. Property: 48 Mallory Road, Ramapo. Amount: \$500,000. Filed March 17.

Facts & Figures

46 Judson Street LLC, Beacon. Seller: Nicholas J. Hockler, Beacon. Property: in Beacon. Amount: \$575,000. Filed March 14.

134 South Avenue LLC, Poughkeepsie. Seller: 134-136 South Avenue LLC, Fairfield, New Jersey. Property: in Poughkeepsie. Amount: \$400,000. Filed March 16.

239 All Angels LLC, Wappingers Falls. Seller: HSBC Bank U.S.A. National Association, Mount Laurel, New Jersey. Property: in Poughkeepsie. Amount: \$151,000. Filed March 16.

835 Broadway LLC, Suffern. Seller: Sky Meadow Estates LLC, New City. Property: 7 Sky Meadow Road, Ramapo. Amount: \$525,000. Filed March 14.

A&B Diner Real Estate LLC, Stony Point. Seller: 56 Liberty LLC, West Nyack. Property: 56 S. Liberty Drive, Stony Point. Amount: \$550,000. Filed March 14.

ABE Properties LLC, Upper Saddle River, New Jersey. Seller: EdCap Associates, Suffern. Property: 34 Wayne Ave., Suffern. Amount: \$250,000. Filed March 14.

Barbour, Kendra and Wilma Barbour, Poughkeepsie. Seller: 86 King George LLC, Tarrytown. Property: in Poughkeepsie. Amount: \$450,000. Filed March 16.

Bergman, Jeffrey M. and Mary Bergman, Wappingers Falls. Seller: Mid-Hudson Development Corp., Hopewell Junction. Property: in Wappingers Falls. Amount: \$697,000. Filed March 15.

Castillo, Chelsea, New City. Seller: Almeida Homes LLC, Airmont. Property: 22 Doral Court, Clarkstown. Amount: \$780,000. Filed March 17.

Chan, David K. and Loretta Young Au, New York City. Seller: K&J Partners LLC, Fishkill. Property: in Wappingers Falls. Amount: \$700,000. Filed March 17.

J. Garcia Realty Corp., Stony Point. Seller: John C. Patterson and Denise M. Patterson, New Windsor. Property: 43 E. Main St., Stony Point. Amount: \$300,000. Filed March 18.

Morrissey, Tiffany and Joshua Morrissey, Wappingers Falls. Property: Poughkeepsie. Amount: \$545,500. Filed March 15.

Preston Park LLC, Spring Valley. Seller: Association for the Visually Impaired Inc., West Nyack. Property: 260 Old Nyack Turnpike, Ramapo. Amount: \$525,000. Filed March 15.

Santos, Yesenia, Haverstraw. Seller: Quaker Hill Development Advisors LLC, White Plains. Property: 1104 Round Pointe Drive, Haverstraw. Amount: \$343,000. Filed March 17.

TTT Management LLC, Spring Valley. Seller: U.S. Bank Trust National Association, Dallas, Texas. Property: 5 Staff Sargent James Parker Road, Orangetown. Amount: \$360,000. Filed March 17.

Weber, Alva and Corinne Weber, Red Hook. Seller: Catherder LLC, Milan. Property: in Milan. Amount: \$375,000. Filed March 16.

Wolkenfeld, Chaim, Spring Valley. Seller: 10 Parker LLC, Spring Valley. Property: 10 Parker St., Unit III, Spring Valley. Amount: \$995,000. Filed March 16.

Wosner, Aron Shmuel, Brooklyn. Seller: DKA Management LLC, Bardonia. Property: 100 Clove Ave., Haverstraw. Amount: \$400,000. Filed March 18.

Zhinin, Luis and Eulalia M. Juca-Juca, Haverstraw. Seller: BKT NY LLC, New City. Property: 3 Kinsley Grove, Orangetown. Amount: \$425,000. Filed March 16.

JUDGMENTS

Barbie Beauty Salon Inc., Bronx. \$11,985.58 in favor of Hamilton Equity Group LLC, Buffalo. Filed March 15.

Bechelli, John A., Montgomery. \$12,711.27 in favor of Discover Bank, New Albany, Ohio. Filed March 14.

Bourhouat, Mohamed R., Rock Tavern. \$23,646.60 in favor of American Express National Bank, Sandy, Utah. Filed March 15.

Breuer, Moses, Monroe. \$18,294.33 in favor of Bank of America National Association, Charlotte, North Carolina. Filed March 15.

Cabrera, Sedy, New Windsor. \$2,439.57 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed March 15.

Cadet, Inelta A., Newburgh. \$5,447.75 in favor of Discover Bank, New Albany, Ohio. Filed March 14.

Ekstein, Eliezer, Monroe. \$3,691.31 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed March 14.

Ehrenthal, Shlomo, Monroe. \$20,435.01 in favor of Budget Rent A Car System Inc., Parsippany, New Jersey. Filed March 14.

Holness, Michael, Newburgh. \$2,426.16 in favor of Campbell Hall Rehabilitation Center, Campbell Hall. Filed March 15.

Jones, Sheldon Carl, Monroe. \$3,734.71 in favor of Bank of America National Association, Charlotte, North Carolina. Filed March 15.

Kaba, Nedzibije, Newburgh. \$3,577.74 in favor of Midland Credit Management Inc., San Diego, California. Filed March 15.

Kuen, Kevin, Otisville. \$3,213.93 in favor of Credit Corp Solutions Inc., Draper, Utah. Filed March 14.

Lindsey, Brianna, Newburgh. \$2,297.33 in favor of Pattycake Playhouse Inc., Newburgh. Filed March 15.

Melzig, Christopher, Monroe. \$2,934.85 in favor of Synchrony Bank, Draper, Utah. Filed March 15.

Messina, Peter Scott, Medford. \$11,106.22 in favor of Jacobowitz and Gubits LLP, Walden. Filed March 15.

Rampe, Dnaiel, Campbell Hill. \$6,496.56 in favor of Rockwood Gardens Associates, Middletown. Filed March 15.

Shillingford, Shirlisha, Florida. \$3,314.24 in favor of Synchrony Bank, Draper, Utah. Filed March 16.

Way, Mark, Walden. \$1,942.20 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed March 14.

Yupa, Carlos O., Middletown. \$13,070.04 in favor of Bank of America National Association, Charlotte, North Carolina. Filed March 15.

MECHANIC'S LIENS

197 Tweed Development LLC, as owner. \$32,034.61 in favor of Sunbelt Rentals Inc., Islip. Property: 199 Tweed Blvd., Nyack. Filed March 17.

Yaniv, Daniel and Raizel Yaniv, as owners. \$12,740 in favor of Supremos Construction Inc., Monsey. Property: 27 Powder Horn Drive, Suffern. Filed March 14.

NEW BUSINESSES

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

PARTNERSHIPS

Guaranteed TLC of Rockland, 74 Adams Court, Pearl River 10965, c/o Sophia V. Campbell and Catherine R. O'Brien. Filed March 18.

J&S Landscaping, 22 Chaucer Court, Middletown 10941, c/o Stacey Rivera and Jose Erick Esteves Teapila. Filed March 16.

SOLE PROPRIETORSHIPS

A&A Contracting, 133 Glenmere Road, Chester 10918, c/o Luis Alberto Naula. Filed March 14.

ABM Design & Print, 39 N. Main St., Spring Valley 10977, c/o Telmo R. Andrade Guaman. Filed March 15.

A Perfect Touch by Lex, 7 Laurel Ave., Greenwood Lake 10925, c/o Alexis D. Muniz. Filed March 17.

Cordell E Hurst Photography, 275 High Ave., Nyack 10960, c/o Cordell E. Hurst. Filed March 18.

Cruz Alvarado Taxi Service, 413 S. Division St., Peekskill 10566, c/o William A. Cruz Alvarado. Filed March 17.

Dispensary Bus, 17 Hilltop Drive, Goshen 10924, c/o Robert L. Coyle. Filed March 14.

Echo Shops, 9 Hamilton Ave., Highland Mills 10930, c/o Elyssa Beth Betty. Filed March 16.

Electro Games, 1 Main St., Haverstraw 10927, c/o Jose Miguel Tavaréz Perez. Filed March 16.

Evans Housekeeping, 212 Dupont Ave., Newburgh 12550, c/o Kiara D. Ramos Elescano. Filed March 14.

Everything Jamaican, 11 Stanford Drive, Highland Mills 10930, c/o Richardson Lurline Dollitha Murray. Filed March 16.

Fairy Moon Jewels, 131 Purgatory Road, Campbell Hall 10916, c/o Lia Hunter Rose. Filed March 15.

Gary J Dinnebeil Co., 9 Wisner Road, Warwick 10990, c/o Gary J. Dinnebeil. Filed March 16.

Holy Shiitake, 1 Kimberly Terrace, Monroe 10950, c/o David R. Wright. Filed March 17.

Honey Bee Beauty, 19 Hudson Road, Apt. 1, Washingtonville 10992, c/o Melissa Lynn Geyer. Filed March 15.

Hudson Stems, 44 Main St., Pine Bush 12566, c/o Miriam Aracely Cruz. Filed March 17.

Kowals Seal Coating, 10 Fossard St., Port Jervis 12771, c/o Joseph John Kowal. Filed March 18.

Lily Olsen Studio, 218 Route 9W, Palisades 10964, c/o Lily Olsen-ecker. Filed March 15.

Marcelo Eduardo Rodriguez Cordero, 42 S. Cole Ave., Spring Valley 10977, c/o Marcelo Eduardo Rodriguez Cordero. Filed March 18.

Mia's at Home Fitness and Conditioning, 28 Hoke Drive, Stony Point 10980, c/o Maria A. Mangiardi. Filed March 14.

Michael Vincent Anderson Mental Health Counseling, 397 Bridge St., Brooklyn 11201, c/o Michael Vincent Anderson. Filed March 18.

Molina Handyman, 27 Broadway, Apt. 1, Haverstraw 10927, c/o Orlando Molina Rivas. Filed March 17.

Old Fashion Cleaners, 49 Ruth Court, Middletown 1040, c/o Sayeed Rashad Merced. Filed March 15.

PJR Metal, 151 M&M Road, Middletown 10940, c/o Paolo Juliano Rosanelli. Filed March 17.

Scott McGregor CPA, 2 Thayer Court, Highland Mills 10930, c/o Scott P. McGregor. Filed March 14.

Tacos Don Juan, 75 Windermere Ave., Greenwood Lake 10924, c/o Deyvi Pita Garcia/ Filed March 15.

To See Designs, 33 Woodhaven Drive, New City 10956, c/o Levon Holley. Filed March 18.

VNA Management, 7 Horton Road, Washingtonville 10992, c/o Vivian Angelo Noronha. Filed March 15.

BUILDING PERMITS

Commercial

A Pappa John Co., Norwalk, contractor for Merritt 7 Venture LLC. Perform replacement alterations at 501 Merritt 7, Norwalk. Estimated cost: \$180,000. Filed Feb. 8.

Marcia & Saul Associates LLC, Norwalk, contractor for Marcia & Saul Associates LLC. Renovate 16 apartments at 107 S. Main St., Norwalk. Estimated cost: \$260,000. Filed Feb. 9.

McPhee Electric Ltd., Norwalk, contractor for First Taxing District. Install cell-service infrastructure at 173 1/2 W. Rocks Road, Norwalk. Estimated cost: \$413,000. Filed Feb. 14.

Melwood Contracting, Norwalk, contractor for Waypointe Partners LLC. Renovate existing Wells Fargo Bank at 637 West Ave., Norwalk. Estimated cost: \$308,000. Filed Feb. 8.

Pavarini North East Construction Company LLC, Stamford, contractor for 600 Washington Acquisitions LLC. Alter reception area on Seventh floor at 600 Washington Blvd., Stamford. Estimated cost: \$199,000. Filed Feb. 10.

Pavarini North East Construction Company LLC, Stamford, contractor for ESRT Metro Center LLC. Perform replacement alterations at 429 Washington Blvd., Stamford. Estimated cost: \$79,805. Filed Feb. 14.

Pavarini North East Construction Company LLC, Stamford, contractor for the city of Stamford. Demolish damaged slab at 888 Washington Blvd., Stamford. Estimated cost: \$50,000. Filed Feb. 24.

Pirragkia, Nicholas, Norwalk, contractor for Main Hoyt Realty Corp. Perform replacement alterations at 1 Main St., Norwalk. Estimated cost: \$50,000. Filed Feb. 9.

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 100J
White Plains, NY. 10604-3407
Phone: 694-3600 • Fax: 694-3699

Premier Building Associates LLC, Branford, contractor for the city of Stamford Fire House. Remove all project-related debris and dispose of at 1620 Washington Blvd., Stamford. Estimated cost: \$64,000. Filed Feb. 3.

Prutting & Company Custom Builders LLC, Stamford, contractor for Cullman Land Company LLC. Perform updates for a generator propane fuel source at 107 Hickory Road, Stamford. Estimated cost: \$10,100. Filed Feb. 4.

Pyramid Network Services LLC, East Syracuse, New York, contractor for TSI Realty Co. Remove all sprint antennas, coax, equipment and equipment platform at 1241 E. Main St., Stamford. Estimated cost: \$8,500. Filed Feb. 15.

Pyramid Network Services LLC, Norwalk, contractor for the city of Norwalk. Remove wireless equipment at 1 Charles Marshall Drive, Norwalk. Estimated cost: \$8,000. Filed Feb. 14.

Santagata Brothers Tile & Marble Company Inc., Stamford, contractor for National Church Restoration of Stamford. Remove light fixtures in corridor and elevator lobby and remove ceiling tiles at 511 Shippan Ave., Stamford. Estimated cost: \$112,000. Filed Feb. 2.

Stamford Museum & Nature Center, Stamford, contractor for Stamford Museum & Nature Center. Install temporary tent at 39 Scofieldtown Road, Stamford. Estimated cost: \$4,646. Filed Feb. 16.

Telcom Engineering Group LLC, Clifton, New Jersey, contractor for Aquarion Water Company of Connecticut. Remove antennas and radios at 77 Blachley Road, Stamford. Estimated cost: \$18,000. Filed Feb. 14.

Tribus LLC, Stamford, contractor for HRC 201 II LLC. Renovate east wing of building. Perform a demolition of structural steel, HVAC, plumbing and electrical at 201 High Ridge Road, Stamford. Estimated cost: \$687,500. Filed Feb. 16.

UB High Ridge SPE LLC, Stamford, contractor for UB High Ridge SPE LLC. Install channel letter set and pin letters on façade and replace sign under canopy at 1101 High Ridge Road, Stamford. Estimated cost: \$9,000. Filed Feb. 16.

United Cleaning & Restoration LLC, Middlefield, contractor for The Episcopal Church in Connecticut. Repair water damage at 166 Bouton Street West, Stamford. Estimated cost: \$60,000. Filed Feb. 16.

Veliz, Elfrid E., Stratford, contractor for Rivcan Associates LLC. Perform replacement alterations at 1063 Hope St., Stamford. Estimated cost: \$50,000. Filed Feb. 1.

Viking Construction Inc., Bridgeport, contractor for the Housing Authority City of Stamford. Renovate 34 units in five buildings and associated sitework at Lot 1B, Custer Street, Stamford. Estimated cost: \$6,145,324. Filed Feb. 4.

Residential A2Z Contractors LLC, Norwalk, contractor for James M. Hintze. Remodel bathroom on the first floor at 2 Carolyn Court, Norwalk. Estimated cost: \$20,000. Filed Feb. 9.

Amici Power Solution LLC, Norwalk, contractor for Elliot Kalner. Install a generator at the rear side of a single-family residence at 26 Wayfaring Road, Norwalk. Estimated cost: \$7,579. Filed Feb. 10.

Amici Power Solution LLC, Norwalk, contractor for Gloria E. Neaderland. Install a generator at rear side of a single-family residence at 1 Green Hill Road, Norwalk. Estimated cost: \$8,699. Filed Feb. 10.

Bartlett, Philip, Norwalk, contractor for Dina M. Oliveira. Install a generator and three propane tanks at 171 Ponus Ave., Norwalk. Estimated cost: \$15,130. Filed Feb. 10.

C&D Contractors LLC, Norwalk, contractor for Dean R. Faroni. Install asphalt shingles for a single-family residence at 128 Partrick Ave., Norwalk. Estimated cost: \$8,000. Filed Feb. 14.

Cannondale Generators Inc., Norwalk, contractor for Bruce Kimmel. Install a generator at side of a single-family residence at 9 Toilsome Ave., Norwalk. Estimated cost: \$11,783. Filed Feb. 10.

Cream Enterprises LLC, Norwalk, contractor for Deal House Capital Fund I LLC. Renovate first- and second-floor bathrooms at 53 Fort Point St., Norwalk. Estimated cost: \$21,000. Filed Feb. 8.

Fairfield County Restoration Inc., Norwalk, contractor for John J. Kozar. Renovate a single-family residence at 7 Holiday Drive, Norwalk. Estimated cost: \$121,200. Filed Feb. 14.

Flemming, Bryan M., Norwalk, contractor for Lawrence A. Flax. Install a generator at a single-family residence at 12 1/2 Outer Road, Norwalk. Estimated cost: \$12,553. Filed Feb. 8.

Flemming, Bryan M., Norwalk, contractor for Philip W. Oppenheimer. Install a generator at a single-family residence at 12 Outer Road Norwalk. Estimated cost: \$11,318. Filed Feb. 8.

Gomez, Welder A., Norwalk, contractor for Welder A. Gomez. Create an accessory apartment in the lower level of a single-family residence at 68 Broad St., Norwalk. Estimated cost: \$20,000. Filed Feb. 11.

Holzner, Louis, Norwalk, contractor for Conlin W. Scott. Install a generator at 46 Comstock Hill Ave., Norwalk. Estimated cost: \$36,219. Filed Feb. 10.

The Home Depot USA Inc., Norwalk, contractor for Nico Vandewoestune. Remove and replace a window at 8 Sleepy Hollow Drive, Norwalk. Estimated cost: \$1,137. Filed Feb. 11.

JM Painting Contractors LLC, Norwalk, contractor for Hector Velez and Ines B. Perform replacement alterations at 42 Baxter Drive, Norwalk. Estimated cost: \$15,000. Filed Feb. 9.

John Discala Construction LLC, Norwalk, contractor for Aiken Preserve LLC. Construct a single-family residence at 2 Argento Lane, Norwalk. Estimated cost: \$27,000. Filed Feb. 7.

Larocca, Vincent, Norwalk, contractor for Vincent Larocca. Install a fireplace at 5 Christopher Court, Norwalk. Estimated cost: \$7,305. Filed Feb. 11.

Marek Boguski LLC, Norwalk, contractor for Guillelte Telesphore Estate. Renovate first and second floors, update kitchen and bathrooms at 19 Cove Ave., Norwalk. Estimated cost: \$300,000. Filed Feb. 9.

Quesited Consulting, LLC Katie Wagner, Stamford, contractor for Antonio and Filomena Corvino. Remove existing patio and install new stairs from an existing door leading to a new covered patio at 319 Woodbine Road, Stamford. Estimated cost:

\$15,000. Filed Feb. 23.

Quesited Consulting LLC Katie Wagner, Stamford, contractor for Francois Cadoret and Nathalie Hade. Construct an addition, including garage, laundry room, bonus room, full bathroom, closet, wet bar and a renovation to create a mud room at 58 N. Meadows Lane, Stamford. Estimated cost: \$100,000. Filed Feb. 4.

Remodeling Consultants of Fairfield Inc., Mamaroneck, New York, contractor for Mary E Arden-Cordone and Robert P Cordone. Remodel bathrooms within existing space. Remove single window and place new double window in master bath at 136 Bentwood Drive, Stamford. Estimated cost: \$165,000. Filed Feb. 2.

Restoration Real Estate LLC, Stamford, contractor for Harry and Zoe Chiel. Perform replacement alterations at 156 West Lane, Stamford. Estimated cost: \$785,000. Filed Feb. 7.

Restoration Real Estate LLC, Stamford, contractor for O'Brien Family Living Trust. Renovate kitchen, laundry room, build a new bathroom and install a new oil tank at 168 W. Hill Road, Stamford. Estimated cost: \$100,000. Filed Feb. 28.

Rjm Brothers LLC, Stamford, contractor for Michael Altamura. Build a new 2.5-story home with three bedrooms and 2.5 baths at 165 Highview Ave., Stamford. Estimated cost: \$331,900. Filed Feb. 24.

Santiago Home Improvement LLC, Stamford, contractor for Charles Krom. Remove existing roof and replace with new Gaf Timberline shakewood at 85 Scofield Ave., Stamford. Estimated cost: \$7,300. Filed Feb. 2.

Shoreline Pools Inc., Stamford, contractor for Donald R. Macciocca and Ryan Casey. Build an in-ground pool and storm water management system at 1877 Newfield Ave., Stamford. Estimated cost: \$75,000. Filed Feb. 15.

Signature Pools, Norwalk, contractor for Daniel J. Kilmurray. Install an in-ground pool at 19 Shagbark Road, Norwalk. Estimated cost: \$90,000. Filed Feb. 11.

Skyline Solar LLC, Hamilton, New Jersey, contractor for Gianfelice and Rebecca Lupo. Install roof mounted solar panels at 50 Hinckley Ave., Stamford. Estimated cost: \$19,000. Filed Feb. 22.

Sos Restoration & Construction Inc., Woodbridge, contractor for Enzennio Mallozzi. Remove rolled roof and install new rolled roof at 98 Old Long Ridge Road, Stamford. Estimated cost: \$7,500. Filed Feb. 1.

Sun Moon Properties LLC, Norwalk, contractor for Sun Moon Properties LLC. Replace windows, front main door, and repair porch at 26 Neptune Ave., Norwalk. Estimated cost: \$8,700. Filed Feb. 9.

Sunrun Installation Services Inc., San Francisco, California, contractor for Carlos and Lida B Quezada. Install roof-mounted solar panels at 80 Maher Road, Stamford. Estimated cost: \$11,934. Filed Feb. 2.

Sunrun Installation Services Inc., San Francisco, California, contractor for Jim Johnson. Install roof-mounted solar panels at 110 Courtland Hill St., Stamford. Estimated cost: \$19,528. Filed Feb. 22.

Sunrun Installation Services Inc., San Francisco, California, contractor for Diane Faye and Norman W Carter. Install roof-mounted solar panels at 64 Rolling Wood Drive, Stamford. Estimated cost: \$42,150. Filed Feb. 3.

Sunrun Installation Services Inc., San Francisco, California, contractor for Lazaros J. and Stacey Karipides. Install roof-mounted solar panels at 79 Hidden Brook Drive, Stamford. Estimated cost: \$53,720. Filed Feb. 9.

Sunrun Installation Services Inc., San Francisco, California, contractor for Tanielle and Howard Sterling. Install roof-mounted solar panels at 11 Hedge Brook Lane, Stamford. Estimated cost: \$95,990. Filed Feb. 14.

TL Home Improvement LLC, Shelton, contractor for Edward Deloreto and Randy Musiker. Remove existing roof and re-roof 154 Pepper Ridge Road, Unit 8, Stamford. Estimated cost: \$19,528. Filed Feb. 23.

Vinylume Inc., Stamford, contractor for Nicholas A. and Sara E. Paccone. Remove existing roof and install new asphalt shingles with all required accessories and under alignments at 41 Meadowpark Avenue East, Stamford. Estimated cost: \$15,820. Filed Feb. 9.

Vision Solar LLC, Blackwood, New Jersey, contractor for Felix and Lauryn Belgrove. Install roof-mounted solar panels at 103 Idlewood Drive, Stamford. Estimated cost: \$22,000. Filed Feb. 9.

Facts & Figures

Vivint Solar Developer LLC, Lehi, Utah, contractor for Saviano Jennifer Milano. Install roof-mounted solar panels at 23 Auldwood Road, Stamford. Estimated cost: \$15,300. Filed Feb. 1.

Westview Electric LLC, Guilford, contractor for John C. Clapp and Mary V. Poulos. Replace kitchen cabinets at 110 Knox Road, Stamford. Estimated cost: \$15,100. Filed Feb. 24.

Zakhar, Theodore, Norwalk, contractor for Lelah Baker-Rabe and Dylan Osborne. Remove existing shingles and install asphalt shingles for single-family residence at 23 Winfield Court, Norwalk. Estimated cost: \$11,900. Filed Feb. 9.

COURT CASES

Bridgeport Superior Court

Bernal, Zaira Michel, Bridgeport. Filed by Carlos Lopez, Bridgeport. Plaintiff's attorney: Nicholas R Nesi, East Haven. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-6112343-S. Filed Jan. 6.

Luo, Jiayi, Stamford. Filed by Jose De La O. Serpas, Trumbull. Plaintiff's attorney: Jacobs & Wallace PLLC, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-6112453-S. Filed Jan. 12.

Mellouk, Hicham, et al, Bridgeport. Filed by Samira Kaissouni, Bridgeport. Plaintiff's attorney: Skiber Michael E. Law Office, Norwalk. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-6112406-S. Filed Jan. 11.

Walmart Inc., et al, Bentonville, Arizona. Filed by Cherrie Quattrucci, Stratford. Plaintiff's attorney: Cohen & Wolf PC, Bridgeport. Action: The plaintiff was lawfully on the premises of the defendant and required the help of one of the attendants to remove a bicycle from the display rack. The defendant's employee forced the bicycle resulting in the sudden propulsion of the bicycle down into and onto the plaintiff's face, causing her to suffer 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-22-6112464-S. Filed Jan. 12.

Walmart Inc., East Hartford. Filed by Carlisa Ross, Bridgeport. Plaintiff's attorney: Perkins & Associates, Woodbridge. Action: The plaintiff was lawfully on the premises and while she was walking through the main aisle in front of cosmetics, she slipped and fell on a substance believe to be gel on the floor, causing her to land on her left side and sustain 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-22-6112511-S. Filed Jan. 18.

Danbury Superior Court

Costco Wholesale Corp., Issaquah, Washington. Filed by Dawn Watson, Danbury. Plaintiff's attorney: Alan Barry & Associates, Danbury. Action: The plaintiff was a business invitee on the premises owned and controlled by the defendant. The plaintiff approached the pallet display of the Dewalt mechanical tools and attempted to remove a set for purchase, when suddenly two additional sets fell off the rack and struck the plaintiff's right foot. As a result, the plaintiff suffered 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-22-6041952-S. Filed Jan. 26.

Hoffman, Robert Andrew, Palm City, Florida. Filed by Jorge Sousa, Danbury. Plaintiff's attorney: Collins Hannafin PC, 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-22-6041883-S. Filed Jan. 20.

Lavelle, Peter John, et al, Danbury. Filed by Alex Raul Ortega-Iniguez, Danbury. Plaintiff's attorney: Michael E. Skiber Law Office, Norwalk. Action: The plaintiff suffered a collision 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-22-6041500-S. Filed Dec. 7.

Wendschuh, Ronald W., Redding. Filed by Maria Hilda Loja Yupa, Danbury. 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-21-6041576-S. Filed Dec. 15.

Stamford Superior Court

Advanced Electronic Systems Inc., Norwalk. Filed by Charles S. Cohen, Greenwich. Plaintiff's attorney: Harwood Reiff LLC, New York, New York. Action: The plaintiff was given services by the defendant to install a fire alarm system. The defendant mistakenly pulled a fire alarm station to the premises while performing tests, which caused a discharge of a dry chemical solution that caused damages in the garage area of the premises and the collectable cars stored there. 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-22-6055154-S. Filed Jan. 26.

Hernandez, Yusmany Lazo, et al, Harrisonburg, Virginia. Filed by Alexander Bernabe, San Diego, California. 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-22-6054742-S. Filed Dec. 20.

State of Connecticut Inc., et al, Hampton. Filed by Moise Pierre, Norwalk. Plaintiff's attorney: Jeremy G. Vishno, Fairfield. 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-22-6055101-S. Filed Jan. 24.

ZB Bookings LLC, et al, Atlanta, Georgia. Filed by App Funding LLC, Norwalk. Plaintiff's attorney: Hassett & George PC, Simsbury. Action: The plaintiff was assigned the defendants' debt who failed to make the payments. Therefore, the plaintiff suffered 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. FST-CV-21-6054370-S. Filed Nov. 16.

DEEDS

Commercial

10 Mac LLC, Bridgeport. Seller: Fred A. DeCaro, Cos Cob. Property: 10 MacArthur Drive, Old Greenwich. Amount: \$1. Filed Feb. 17.

191 Milbank Avenue LLC, Greenwich. Seller: 191 Milbank Avenue PH LLC, Greenwich. Property: 191 Milbank Ave., Unit 191 Penthouse, Greenwich. Amount: \$10. Filed Feb. 17.

Beach Walk Homes LLC, Fairfield. Seller: Anna M. Jorgensen, et al, West New York, New Jersey. Property: 241 Alden St., Fairfield. Amount: \$455,000. Filed Feb. 15.

Greenwich Rentals LLC, Greenwich. Seller: Essa Audi and Layla B. Audi, Greenwich. Property: 25 Lyon Ave. Greenwich. Amount: \$N/A. Filed Feb. 14.

Harwood, Alexander and Martine Szanto, Fairfield. Seller: 78 Rena Place LLC, Trumbull. Property: 78 Rena Place, Fairfield. Amount: \$530,000. Filed Feb. 18.

Levine, Milana, Greenwich. Seller: Tara Development USA Corp. Purchase, New York. Property: Lots 1, 2 and 3, Map 828, Greenwich. Amount: \$1,500,000. Filed Feb. 17.

McKenzie Real Estate Group LLC, Fairfield. Seller: 190 Sherman Street LLC, Fairfield. Property: 190 Sherman St., Fairfield. Amount: \$507,500. Filed Feb. 14.

Merrill, Gregory D. and Victoria Merrill, Fairfield. Seller: Autumn Ridge Road Associates LLC, Fairfield. Property: 200 Autumn Ridge Road, Fairfield. Amount: \$740,000. Filed Feb. 16.

Milord, Laura and Daniel Christian, Bronx, New York. Seller: 22 Hollow Wood Lane LLC, Rye, New York. Property: 22 Hollow Wood Lane, Greenwich. Amount: \$1. Filed Feb. 17.

Old Black Rock LLC, Norwalk. Seller: Concepts USA Inc., Weston. Property: 3 and 9 Old Black Rock Turnpike, Fairfield. Amount: \$450,000. Filed Feb. 14.

Reynwood One LLC, East Norwalk. Seller: Steve Wall and Roxanna R. Wall, Greenwich. Property: 1 Reynwood Manor, Greenwich. Amount: \$3,200,000. Filed Feb. 16.

Su, Yi, Cos Cob. Seller: Federal Home Loan Mortgage Corp., Carrollton, Texas. Property: 17 Chestnut St., Greenwich. Amount: \$700,000. Filed Feb. 17.

Residential

Aaron, Daniel Joel and Andrea Kalish Aaron, Greenwich. Seller: Daniel J. Aaron and Andrea K. Aaron, Greenwich. Property: 14 Saint Claire Ave., Old Greenwich. Amount: \$1. Filed Feb. 14.

Barriga, Omar, Bridgeport. Seller: Irfan Erol, Fairfield. Property: 32 Brookside Drive, Fairfield. Amount: \$353,000. Filed Feb. 14.

Bartels, Philip H., Stamford. Seller: Michael Fedak and Marilyn G. Fedak, Boca Raton, Florida. Property: 109 Woodside Drive, Greenwich. Amount: \$10. Filed Feb. 16.

Butorac, Eric and Margaret Butorac, Old Greenwich. Seller: Hani Jamjoom and Rusha Alyafi, Old Greenwich. Property: 239 Palmer Hill Road, Old Greenwich. Amount: \$1. Filed Feb. 15.

Collins, Kathleen, Fairfield. Seller: Frances L. Smith, New York, New York. Property: 8 Beaumont Place, Fairfield. Amount: \$400,000. Filed Feb. 17.

Diaz, Jose P. and Nereo D. Diaz, Stamford. Seller: Berna Mojica, Stamford. Property: 42 Halloween Blvd., Stamford. Amount: \$600,000. Filed Feb. 9.

DiPietro, Frank Amerigo, Pleasantville, New York. Seller: Fred A. DeCaro, Cos Cob. Property: 26 Riversville Road, Greenwich. Amount: \$700,000. Filed Feb. 15.

DiPietro, Frank Amerigo, Pleasantville, New York. Seller: Fred A. DeCaro, Cos Cob. Property: 20 Homestead Lane, Greenwich. Amount: \$650,000. Filed Feb. 15.

Elias, Razia and Mohammed Eklas, Stamford. Seller: Sara Jane Benenson, Stamford. Property: 254 High Ridge Road, Stamford. Amount: \$750,000. Filed Feb. 9.

Ellman, Terry, Pelham, New York. Seller: Henrique Castrioto and Angela Luiza Stoky Porter, Greenwich. Property: 193 Hamilton Ave., Unit 17, Greenwich. Amount: \$701,000. Filed Feb. 17.

Flavin III, John F., Wilton. Seller: Ian N. Perera and Teresa F. Perera, Southport. Property: 345 Flintlock Road, Fairfield. Amount: \$1,336,000. Filed Feb. 18.

Goncalves, Michelle, Fairfield. Seller: Edward V. Crowley Jr., et al, Fairfield. Property: 54 Lloyd Drive, Fairfield. Amount: \$381,100. Filed Feb. 17.

Halio, Carey and Jason Halio, Greenwich. Seller: Thomas J. Stein and Mary S. Stein, Riverside. Property: 35 Hidden Brook Road, Riverside. Amount: \$5,500,000. Filed Feb. 14.

Halynski, Evhen, Stamford. Seller: Michael A. Lewicki, Stamford. Property: 91 Strawberry Hill Ave., Apt. 330, Stamford. Amount: \$158,000. Filed Feb. 10.

Jacques, Solange, Stamford. Seller: Elaine Carrington, Stamford. Property: 6 Sheridan St., Stamford. Amount: \$570,000. Filed Feb. 10.

Katzen, Sue, New York, New York. Seller: Elizabeth W. Sheppard, Fairfield. Property: 558 S. Pine Creek Road, Fairfield. Amount: \$805,000. Filed Feb. 16.

Kuncham, Bharat and Shirin Kuncham, Greenwich. Seller: Wendy Wright, Rye, New York. Property: 10 Stillman Lane, Greenwich. Amount: \$4,895,000. Filed Feb. 15.

Facts & Figures

Lapalme, Zachary C. and Samantha J. Lapalme, New York, New York. Seller: Kathleen J. Bellissimo, Old Greenwich. Property: 33 Ballwood Road, Old Greenwich. Amount: \$4,145,000. Filed Feb. 17.

Lona, Jose J., Stamford. Seller: Carol Ann McLean and Lloyd V. McLean, Stamford. Property: 256 Washington Blvd., Unit 14, Stamford. Amount: \$345,000. Filed Feb. 7.

Madry, Joaquin L. and Cristina Madry, Fairfield. Seller: Mark Scott, Shelton. Property: 211 Coventry Lane, Fairfield. Amount: \$1,800,000. Filed Feb. 15.

Malaver, Mauricio, Fairfield. Seller: Anthony Mascia, Fairfield. Property: 47 Rodgers Road, Fairfield. Amount: \$308,999. Filed Feb. 15.

Meehan, Constance, Stamford. Seller: Laura A. Cronin, Stamford. Property: 151 Courtland Ave., Unit IJ, Stamford. Amount: \$180,000. Filed Feb. 8.

Moreno, Nicholas, Beacon Falls. Seller: Lowell L. Baker, Stamford. Property: 48 Strawberry Hill Ave., Unit 10, Stamford. Amount: \$355,000. Filed Feb. 8.

Nash, Ronald and Emilia Santo, Stamford. Seller: Ronald Nash, Stamford. Property: 68 Lanell Drive, Stamford. Amount: \$0. Filed Feb. 8.

Okonkwo, Chienye and Weruche Okonkwo, Stamford. Seller: Grzegorz Rus and Agnieszka Rus, Stamford. Property: 458 Pepper Ridge Road, Stamford. Amount: \$975,000. Filed Feb. 8.

Ovalle, Rose H., Bronx, New York. Seller: Sergei A. Bourlatski, New Canaan. Property: 39 Glenbrook Road, Unit 2P, Stamford. Amount: \$183,000. Filed Feb. 9.

Paul, Jean and Marie Paul Laurent, Stamford. Seller: Joel E. Francois and Dottie A. Francois, Stamford. Property: 14 Castle Court, Stamford. Amount: \$385,000. Filed Feb. 10.

Paul, Ripan C., Stamford. Seller: Madhav Vishnubhatta and PrabhaBalaraman, Stamford. Property: 2396 Washington Blvd., Stamford. Amount: \$509,500. Filed Feb. 7.

Peterson, Alan and Susan Peterson, Fairfield. Seller: John W. Padula, Fairfield. Property: 205 Stillson Road, Fairfield. Amount: \$650,000. Filed Feb. 17.

Pinto Montoya, Ismar Isau, Stamford. Seller: Casey Conetta, Darien. Property: 37 Blue Ridge Drive, Stamford. Amount: \$450,000. Filed Feb. 8.

Rabin, Monica and Michael Rabin, Washington, D.C. Seller: Andrea M. Lucia-Miner and Darran F. Miner, Fairfield. Property: 36 Nepas Road, Fairfield. Amount: \$1,060,000. Filed Feb. 18.

Reuse, Ricardo, Bridgeport. Seller: Sarah A. Albertelli, Denver, Colorado. Property: 222 Southport Woods Drive, Southport. Amount: \$440,000. Filed Feb. 16.

Schneider, Cory and Jill Schneider, Fairfield. Seller: John J. Cross III and Meredith B. Cross, Fairfield. Property: 254 Penfield Road, Fairfield. Amount: \$3,100,000. Filed Feb. 15.

Shen, William and Dana Tong-Sheng, Flushing, New York. Seller: Peter A. Carlo, Greenwich. Property: 192 Hamilton Ave., Greenwich. Amount: \$256,667. Filed Feb. 17.

Sheppard, Elizabeth W., Fairfield. Seller: John S. Papadopoulos, Fairfield. Property: 823 Oldfield Road, Fairfield. Amount: \$655,000. Filed Feb. 16.

Toohey, Jenna G., Stratford. Seller: Aldona Mennona, Fairfield. Property: 219 York St., Fairfield. Amount: \$589,900. Filed Feb. 14.

Vataj, Maria, Greenwich. Seller: Pjeter Vataj, Greenwich. Property: 30 Quaker Lane, Greenwich. Amount: \$1. Filed Feb. 15.

Walker, Cassandra and Brian Walker, Fairfield. Seller: Charles Bransby-Zachary and Ghislaine Bransby-Zachary, Westport. Property: 3565 Redding Road, Fairfield. Amount: \$835,000. Filed Feb. 18.

Woodruff Jr., John Thomas and Mallory H. Woodruff, Greenwich. Seller: Anthony T. Bozza and Rita M. Roure-Bozza, Greenwich. Property: 18 Hedgerow Lane, Greenwich. Amount: \$3,280,000. Filed Feb. 14.

Zambrano, Nelson, Bridgeport. Seller: Michael Mendez and Elizabeth Mendez, Fairfield. Property: 129 York Road, Fairfield. Amount: \$500,000. Filed Feb. 14.

LIENS

Federal Tax Liens Filed

Chiappetta, Laurel H. and Genovese Rocco, 14 Tomac Ave., Old Greenwich. \$7,992, civil proceeding tax. Filed Feb. 28.

Chiappetta, Laurel H. and Genovese Rocco, 14 Tomac Ave., Old Greenwich. \$8,113, civil proceeding tax. Filed Feb. 28.

Darosa, Fernando, 626 W. Lyon Farm Drive, Greenwich. \$437, civil proceeding tax. Filed Feb. 17.

Moisiades, Christina, 55A Locust St., Greenwich. \$4,002, civil proceeding tax. Filed Feb. 17.

Patrick, Clarke F., 7 Arrowhead Lane, Cos Cob. \$7,370, civil proceeding tax. Filed Feb. 14.

Tiger Venture LLC, 24 Meeting House Road, Greenwich. \$17,156, civil proceeding tax. Filed Feb. 22.

LIS PENDENS

Grabiec, Sheryl, et al, Fairfield. File by Bendett & McHugh PC, Farmington, for Deutsche Bank National Trust Co. Property: 131 Halley Ave., Fairfield. Action: foreclosure defendant's mortgage. Filed Feb. 16.

Grant, Aubrey, et al, Stamford. File by Bendett & McHugh PC, Farmington, for Deutsche Bank National Trust Company. Property: 16 Hillside Ave., Stamford. Action: foreclosure defendants' mortgage. Filed Feb. 15.

Gribbin, Stephanie R., et al, Stamford. File by Glass & Braus LLC, Fairfield, for US Bank Trust National Association. Property: 10 West St., No. 16, Stamford. Action: foreclosure defendants' mortgage. Filed Feb. 18.

Krishnan, Lekha, et al, Stamford. File by Vincent J. Freccia III, Stamford, for the city of Stamford. Property: 33 Hillandale Ave., Stamford. Action: foreclosure defendants' mortgage. Filed Feb. 18.

Quinonez, Carlos, et al, Stamford. File by Ackerly & Ward, Stamford, for the Stamford Water Pollution Control Authority. Property: 9 Hinckley Ave., Stamford. Action: foreclosure defendants' mortgage. Filed Feb. 17.

Selke, Christopher Alan, et al, Stamford. File by Martin Legal PLLC, Plainville, for Retained Realty Inc. Property: 1 Broad St., Unit 27F, Stamford. Action: foreclosure defendants' mortgage. Filed Feb. 15.

MORTGAGES

Altesor, Claudio and Silvia Torres, Stamford, by Mayra M. Rios. Lender: Caliber Home Loans Inc., 1525 S. Belt Line Road, Coppell, Texas. Property: 17 Branch Lane, Stamford. Amount: \$255,000. Filed Feb. 14.

Boyle, Thomas and Maureen Rogers, Greenwich, by Joel M. Kaye. Lender: First Republic Bank, 111 Pine St., San Francisco, California. Property: 6 Stanwich Lane, Greenwich. Amount: \$1,275,000. Filed Feb. 8.

Brown, Bradley M. and Stephanie R. Kline, Greenwich, by Douglas Seltzer. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 19 Rockwood Lane, Greenwich. Amount: \$2,740,000. Filed Feb. 10.

Carlsson, Stefan and Margareta Carlsson, Greenwich, by N/A. Lender: The First Bank of Greenwich, 444 E. Putnam Ave., Cos Cob. Property: 1 Gisborne Place, Old Greenwich. Amount: \$500,000. Filed Feb. 9.

Cass, Martin and Carol Cass, Stamford, by Donald E. Wetmore. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 3 Nathan Hale Drive, Stamford. Amount: \$1,000,000. Filed Feb. 16.

Chen, Yifang, Greenwich, by Sebastian D'Acunto. Lender: US Bank National Association, 4801 Frederica St., Owensboro, Kentucky. Property: 15 Laub Pond Road, Greenwich. Amount: \$1,960,000. Filed Feb. 11.

Collins, Katleen, Fairfield, by Randi Kornblut. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 8 Beaumont Place, Fairfield. Amount: \$320,000. Filed Feb. 17.

Cooper, Larry, Fairfield, by Susan Kohn. Lender: US Bank National Association, 4801 Frederica St., Owensboro, Kentucky. Property: 155 Aldeb St., Fairfield. Amount: \$408,000. Filed Feb. 15.

Deeds, Gregory H., Fairfield, by Zionymarquize Q. Bohannon. Lender: Better Mortgage Corp., 175 Greenwich St., 59th floor, New York, New York. Property: 155 Blaine St., Fairfield. Amount: \$471,303. Filed Feb. 14.

Fitzgerald, Patricia, Bonita Springs, Florida, by John Martin C. Perko. Lender: Webster Bank NA, 145 Bank St., Waterbury. Property: 3845 Park Ave., 8, Fairfield. Amount: \$100,000. Filed Feb. 17.

Flavin III, John F., Fairfield, by Brian T. Silvestro. Lender: US Bank National Association, 4801 Frederica St., Owensboro, Kentucky. Property: 345 Flintlock Road, Southport. Amount: \$1,068,800. Filed Feb. 18.

Gonzalez, Fernando M., Greenwich, by Vicki K. Johnson. Lender: Washington Trust Mortgage Company LLC, 23 Broad St., Westerly, Rhode Island. Property: 50 Lafayette Place, Unit 31, Greenwich. Amount: \$155,000. Filed Feb. 10.

Hanley, Kathleen and Adam Hanley, Greenwich, by N/A. Lender: Loandepot.com LLC, 26642 Towne Centre Drive, Foothill Ranch, California. Property: 17 Rex St., Greenwich. Amount: \$566,250. Filed Feb. 8.

Hansen, Peter J. and Lisa A. Hansen, Stamford, by Maria Szebeni. Lender: Webster Bank NA, 145 Bank St., Waterbury. Property: 78 Rachele Ave., Stamford. Amount: \$100,000. Filed Feb. 11.

Holligan IV, William Richard and Catherine Jayne Holligan, Greenwich, by Myrna McNeil. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 8 Meadow Lane, Greenwich. Amount: \$1,250,000. Filed Feb. 11.

Jacques, Solange, Stamford, by Descera Daigle. Lender: First County Bank, 117 Prospect St., Stamford. Property: 6 Sheridan St., Stamford. Amount: \$340,000. Filed Feb. 10.

Kane, Matthew D. and Jennifer A. Kane, Greenwich, by Joel M. Kaye. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 39 Skylark Road, Greenwich. Amount: \$1,512,000. Filed Feb. 9.

Katzen, Sue L., Fairfield, by Lisa Kent. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 558 S. Pine Creek Road, Fairfield. Amount: \$483,000. Filed Feb. 16.

Kentor, Samuel and Elizabeth Fenkell Kentor, Greenwich, by Jeremy E. Kaye. Lender: US Bank National Association, 4801 Frederica St., Owensboro, Kentucky. Property: 2 Prescott Lane, Greenwich. Amount: \$2,000,000. Filed Feb. 7.

Lavery, Tillie A., Fairfield, by Ashley Marie Jaimes. Lender: Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Dallas, Texas. Property: 429 Szost Drive, Fairfield. Amount: \$188,000. Filed Feb. 14.

Lima, Jennifer and Abner Lima, Stamford, by Olive Cassandra Denton. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 8 Tamar Lane, Stamford. Amount: \$80,000. Filed Feb. 11.

Lucier, Marc D. and Marian P. Marino, Greenwich, by Emmet P. Hibson Jr. Lender: Amerisave Mortgage Corp., 3525 Piedmont Road Northeast, Suite 600, Atlanta, Georgia. Property: 17 Arnold St., Old Greenwich. Amount: \$546,800. Filed Feb. 9.

Madry, Joaquin L. and Cristina Madry, Fairfield, by Felicia B. Watson. Lender: Inland Bank and Trust, 1900 W. State St., Geneva, Illinois. Property: 211 Coventry Lane, Fairfield. Amount: \$1,440,000. Filed Feb. 15.

Malaver, Mauricio, Fairfield, by Janine M. Backer. Lender: Homebridge Financial Services Inc., 194 Wood Avenue South, Ninth floor, Iselin, New Jersey. Property: 47 Rodgers Road, Fairfield. Amount: \$303,402. Filed Feb. 15.

Facts & Figures

Markham, Stephen and **Stancia Markham**, Stamford, by Jeffrey S. McGregor. Lender: Wyndham Capital Mortgage Inc., 4064 Colony Road, Floor 2, Charlotte, North Carolina. Property: 349 Mayapple Road, Stamford. Amount: \$434,000. Filed Feb. 16.

Murka, Melinda and **Kornel Vadkerti**, Greenwich, by Gary R. Khachian. Lender: Quontic Bank, 1 Rockefeller Plaza, 9th floor, New York, New York. Property: 299 Hamilton Ave., Unit 1, Greenwich. Amount: \$110,000. Filed Feb. 7.

Nunez, Ramon Alberto and **Lidia A. Sanchez**, Fairfield, by N/A. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 64 Black Rock Ave., Fairfield. Amount: \$296,700. Filed Feb. 16.

Park, Edward, Greenwich, by Gillian V. Ingraham. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 15 Corrigan Lane, Greenwich. Amount: \$1,040,000. Filed Feb. 10.

Pellicano, James P. and **Karen M. Pellicano**, Fairfield, by Timothy C. Kaiser. Lender: Finance of America Mortgage LLC, 1 W. Elm St., First floor, Conshohocken, Pennsylvania. Property: 40 Meadow Ridge Road, Southport. Amount: \$412,000. Filed Feb. 16.

Pulido, J. Jesus, Stamford, by Rosemarie D. Young. Lender: Loandepot.com LLC, 26642 Towne Centre Drive, Foothill Ranch, California. Property: 81 W. Forest Lawn Ave., Stamford. Amount: \$345,123. Filed Feb. 15.

Reis, Esther and **Michael Reis**, Stamford, by John S. Demetre. Lender: PNC Bank NA, 3232 Newmark Drive, Miamisburg, Ohio. Property: 85 Courtland Ave., Unit 12, Stamford. Amount: \$247,500. Filed Feb. 14.

Samaha, Maurice and **Christina Samaha**, Stamford, by Elizabeth Carmen Castillo. Lender: Webster Bank NA, 145 Bank St., Waterbury. Property: 208 Crystal Lake Road, Stamford. Amount: \$100,000. Filed Feb. 16.

Santora, Jessica L. and **Caitlin M. Smith**, Greenwich, by James M. Powers. Lender: People's United Bank, 850 Main St., Bridgeport. Property: 11 Maple St., Cos Cob. Amount: \$700,000. Filed Feb. 7.

Solari III, Joseph G. and **Camilla B. Galesi Solari**, Greenwich, by Gary R. Khachian. Lender: Ridgewood Savings Bank, 1981 Marcus Ave., Suite 110, Lake Success, New York. Property: 5 Annjim Drive, Greenwich. Amount: \$1,225,000. Filed Feb. 11.

Steinmetz, Seth and **Tzivya Lerner**, Stamford, by Kathryn A. Vitiello. Lender: Interfirst Mortgage Co., 9525 W. Bryn Mawr Ave., Suite 400, Rosemont, Illinois. Property: 44 Newfield Court, Stamford. Amount: \$680,000. Filed Feb. 11.

Stingo, Doug and **Celena M. Stingo**, Fairfield, by Bruce D. Jackson. Lender: The First National Bank of Long Island, 10 Glen Head Road, Glen Head, New York. Property: 79 Mayweed Road, Fairfield. Amount: \$750,000. Filed Feb. 15.

Sullivan, Thomas J. and **Daniela A.R. Garza**, Stamford, by Leah M. Parisi. Lender: Amalgamated Bank, 275 Seventh Ave., New York, New York. Property: 45 Leeds St., Stamford. Amount: \$308,750. Filed Feb. 15.

Toohy, Jeena G., Fairfield, by Jonathan A. Wetmore. Lender: Sikorsky Financial Credit Union, 1000 Oromoque Lane, Stratford. Property: 219 York Road, Fairfield. Amount: \$554,506. Filed Feb. 14.

Waddell, Alex W. and **Nichelle Waddell**, Stamford, by Nikita Singhal. Lender: Secretary of Housing and Urban Development, 451 Seventh Street Southwest, Washington, D.C. Property: 134 Webbs Hill Road, Stamford. Amount: \$118,174. Filed Feb. 10.

Warden, Margaret S. and **Robert G. Warden**, Greenwich, by Deidre Turner Bailey. Lender: Bank of America NA, 20 Greenway Plaza, Suite 900, Houston, Texas. Property: 27 Midwood Road, Greenwich. Amount: \$7,000,000. Filed Feb. 8.

Wolf, Dylan Tyler, and **Francesca Jean Dapiran**, Stamford, by Benjamin McEachin. Lender: Better Mortgage Corp., 175 Greenwich St., 59th floor, New York, New York. Property: 300 Broad St., Stamford. Amount: \$239,812. Filed Feb. 14.

Yahn, Timothy W. and **Kim A. Yahn**, Stamford, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 73 Arnold Drive, Stamford. Amount: \$576,000. Filed Feb. 10.

Zadrovicz, Thomas P. and **Lisa A. Zadrovicz**, Fairfield, by Myrna McNeil. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 215 Cynthia Drive, Fairfield. Amount: \$85,000. Filed Feb. 18.

Zangas, Sky, Stamford, by Lee Wagner. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 327 Sylvan Knoll Road, Stamford. Amount: \$108,500. Filed Feb. 15.

Ziess, John J., Fairfield, by James M. Powers. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 20 Arrowhead Lane, Fairfield. Amount: \$648,000. Filed Feb. 17.

NEW BUSINESSES

A&A Courier and Mail Delivery, 47 Roosevelt Ave., Stamford 06902, c/o Alexis Veloz. Filed Feb. 7.

Aifs Abroad, 1 High Ridge Park, Stamford 06905, c/o American Institute for Foreign Study Inc. Filed Feb. 8.

Ak Beverage LLC No. 156, 38 W. Broad St., Stamford 06902, c/o Ak Beverage. Filed Feb. 10.

BBA 382 Danbury Road Associates, 100 Seaview Ave., Apt. 4H, Norwalk 06855, c/o Stephen M. Ruttkamp. Filed Feb. 22.

British Swim School of Fairfield County, 761 Main Ave., Norwalk 06851, c/o Evan Smith. Filed Feb. 17.

Coastal Endodontics, 148 East Ave., Suite 2F, Norwalk 06851, c/o Trisha Charland. Filed Feb. 17.

Connecticut Glass & Mirror, 100 Research Drive, No. 5, Stamford 06906, c/o Connecticut Glass Mirror & Shower LLC. Filed Feb. 4.

Connecticut Glass Mirror & Shower, 100 Research Drive, No. 5, Stamford 06906, c/o Connecticut Glass Mirror & Shower LLC. Filed Feb. 4.

Connecticut Glass, 100 Research Drive, No. 5, Stamford 06906, c/o Connecticut Glass Mirror & Shower LLC. Filed Feb. 4.

Dipped By Rads, 24 Adams Ave., Apt. 6, Stamford 06902, c/o Roseann Santana. Filed Feb. 9.

Dirty 2 Clean, 31 Ward St., Norwalk 06851, c/o Patricia Guzman. Filed Feb. 16.

Glenbrook Barbers, 19 Crescent St., Stamford 06906, c/o Glenbrook Barbers LLC. Filed Feb. 9.

Gourmet Galley, 469 Fairfield Ave., Stamford 06902, c/o Gourmet Galleys Deli LLC. Filed Feb. 9.

Los Primos Barbershop, 188 W. Main St., Stamford 06902, c/o Veloz Barbershop LLC. Filed Feb. 7.

Modern Distillery AGE, 228 Silvermine Ave., Norwalk 06850, c/o Gregg Glaser. Filed Feb. 17.

MSK Vermont Enterprises LLC, 100 Seaview Ave., Apt. 4H, Norwalk 06855, c/o Stephen M. Ruttkamp. Filed Feb. 22.

Nourishedrx Project, 279 June Road, Stamford 06903, c/o Well Inc. Filed Feb. 4.

Oscar Coreas Handyman, 21 Belle Ave., Norwalk 06854, c/o Oscar A. Coreas. Filed Feb. 16.

Plaza General Landscaping, 27 Hall Place, Stamford 06902, c/o Henry Plaza. Filed Feb. 7.

SBL Funding, 201 E. McBee Ave., Suite 300, Greenville, South Carolina, 29601, c/o Lima One Capital LLC. Filed Feb. 15.

Simplepro Cleaning, 2299 Summer St., No. 1043, Stamford 06905, c/o Gerson Hernandez. Filed Feb. 8.

Spirit Soul Warriors, 160 Weed Hill Ave., Stamford 06907, c/o Jonathan Lopez. Filed Feb. 4.

Stamford Barbershop, 39 Belltown Road, Stamford 06905, c/o Veloz Barbershop LLC. Filed Feb. 7.

The Cpap Hotline, 5 High Ridge Park, Stamford 06905, c/o Airtime Media LLC. Filed Feb. 9.

The Westport Construction Group, 87 Webb Ave., Apt. C, Stamford 06902, c/o Jhays L. Juarez. Filed Feb. 7.

Turning Point Cheese & Provisions, 71 High Ridge Road, Stamford 06905, c/o Christopher Hallowell. Filed Feb. 9.

V&H Construction Services, 12 Green St., Stamford 06902, c/o Daiwin R. Vega Palma. Filed Feb. 7.

Valley Green, 205 Wilson Ave., Norwalk 06854, c/o VG Acquisitions LLC. Filed Feb. 15.

Veronica's Deli & Restaurant, 457 Fairfield Ave., Stamford 06902, c/o Veronica's Deli LLC. Filed Feb. 9.

LEGAL NOTICES

Vacanza LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 1/17/2022. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to Frank Delpono, 936 Esplanade, Pelham, NY 10803. General Purpose #63071

Notice of formation of Limited Liability Company (iLLCi). Name: St. Clair Owners LLC. Articles of Organization filed with the Secretary of State of the State of New York (iSSNYi) on February 8, 2022. N.Y. office location: Westchester County. The SSNY has been designated as agent of the LLC upon whom process against it may be served. The SSNY shall mail a copy of any process to c/o MacQuesten Development, LLC, 438 Fifth Avenue, Suite 100, Pelham, NY 10803. Purpose/character of LLC is to engage in any lawful act or activity. #63072

23 Glen Rd, LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 1/25/2022. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 24 Lenox Ave., White Plains, NY 10461. General Purpose. #63073

Minch Interiors LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 12/22/2021. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 115 Gaylor Rd., Scarsdale, NY 10583. General Purpose. #63075

Notice of Formation of ISLE OF COMMERCE LLC. Arts. of Org. filed with SSNY on January 3, 2022. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to the LLC, 3 Morgan Drive, STE 989, Mt. Kisco, NY 10549. Purpose: any lawful act or activity. #63077

Simona Speaks LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 1/26/2022. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 101 Elm Ave., apt. 4H, Mt. Vernon, NY 10550. General Purpose #63078

Notice is hereby given that a license, a number pending, for beer, wine, cider and liquor has been applied for by Primizia Foods II, LLC to sell beer, wine, cider and liquor at 17 Maple Avenue, Armonk, NY 10504 in a retail in a Tavern/Restaurant under the Alcohol Beverage Control Law at for on premises consumption. #63079

Notice is hereby given that a license, a number pending, for beer, wine, cider and liquor has been applied for by Ispirato, LLC to sell beer, wine, cider and liquor at 266 Route 202, Somers, NY 10589 in a retail in a Tavern/Restaurant under the Alcohol Beverage Control Law at for on premises consumption. #63080

Notice is hereby given that a license, a number pending, for beer, wine, cider and liquor has been applied for by DeCicco Enterprise, LLC to sell beer, wine, cider and liquor at 50 Independent Way, Brewster, NY 10509 in a retail in a Tavern/Restaurant under the Alcohol Beverage Control Law at for on premises consumption. #63081

Notice is hereby given that a license, a number pending, for beer, wine, cider and liquor has been applied for by Creativa, LLC to sell beer, wine, cider and liquor at 2141 Palmer Avenue, Larchmont, NY 10538 in a retail in a Tavern/Restaurant under the Alcohol Beverage Control Law at for on premises consumption. #63082

Notice of formation of Limited Liability Company (iLLCi). Name: Yonkers Riverview Lofts LLC. Articles of Organization filed with the Secretary of State of the State of New York (iSSNYi) on February 25, 2022. N.Y. office location: Westchester County. The SSNY has been designated as agent of the LLC upon whom process against it may be served. The SSNY shall mail a copy of any process to c/o Dolphin Property Services LLC, 44 Warburton Avenue, 1st Floor, Yonkers, New York 10701. Purpose/character of LLC is to engage in any lawful act or activity. #63083

NOTICE OF FORMATION of E&J Property Holdings, LLC, a Domestic Limited Liability Company (LLC) with offices located in Westchester County, for the purpose of any lawful act or activity under the Limited Liability Company Law. The Articles of Organization were filed with the Secretary of the State of New York (SSNY) on April 19, 2021. SSNY is the agent designated to receive service of process on behalf of the LLC. SSNY shall mail a copy of such service of process to Jose DaSilva, 821 Ridge Street, Peekskill, New York 10566 #63084

NOTICE OF FORMATION of OLD STATE ROAD, LLC, a Domestic Limited Liability Company (LLC) with offices located in Westchester County, for the purpose of any lawful act or activity under the Limited Liability Company Law. The Articles of Organization were filed with the Secretary of the State of New York (SSNY) on March 4, 2022. SSNY is the agent designated to receive service of process on behalf of the LLC. SSNY shall mail a copy of such service of process to Joseph Donat, 142 Lincoln Avenue, Purchase, NY 10577. #63087

Notice of Formation of 62 Dana LLC. Art. of Org. filed with Secy of State (SSNY) on 2/4/2022. Office: Westchester Cty. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 343 Trenor Dr New Rochelle NY 10804. Purpose: any lawful purpose. #63088

Notice of Formation of AMB Communications LLC Art. Of Org. filed with SSNY on 3/8/22. Offc. Loc: Westchester Cty. SSNY desig. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 1115 E Boston Post Rd, Mamaroneck, NY 10543. Purpose: any lawful purpose. #63089

220 WPR LLC. Filed 3/8/2022. Office: WESTCHESTER Co. SSNY designated as agent for process & shall mail to: 15 AMERICA AVENUE, SUITE 110, LAKEWOOD, NJ 08701. Purpose: General. #63091

15 Woodlawn Ave Asset, LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 2/17/2022. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to Patrick O'Connell, P.O. Box 817, Yonkers, NY 10704. General Purpose. #63092

Notice of formation of Limited Liability Company. Name: MTQ MANAGER LLC (iLLCi). Articles of Organization filed with the Secretary of State of the State of New York (iSSNYi) on March 10, 2022. NY office location: Westchester County. The SSNY has been designated as agent of the LLC upon whom process against it may be served. The SSNY shall mail a copy of any process to MTQ Manager LLC, 1 Father Finian Sullivan Drive, Yonkers, NY 10703. Purpose/character of LLC is to engage in any lawful act or activity. #63094

Notice of formation of Limited Liability Company. Name: MTQ GP LLC (iLLCi). Articles of Organization filed with the Secretary of State of the State of New York (iSSNYi) on March 10, 2022. NY office location: Westchester County. The SSNY has been designated as agent of the LLC upon whom process against it may be served. The SSNY shall mail a copy of any process to MTQ GP LLC, 1 Father Finian Sullivan Drive, Yonkers, NY 10703. Purpose/character of LLC is to engage in any lawful act or activity. #63095

Notice of formation of Limited Liability Company. Name: MARY THE QUEEN SENIOR LIVING LLC (iLLCi). Articles of Organization filed with the Secretary of State of the State of New York (iSSNYi) on March 10, 2022. NY office location: Westchester County. The SSNY has been designated as agent of the LLC upon whom process against it may be served. The SSNY shall mail a copy of any process to Mary the Queen Senior Living LLC, 1 Father Finian Sullivan Drive, Yonkers, NY 10703. Purpose/character of LLC is to engage in any lawful act or activity. #63096

Notice of Formation of NSDHOMINSPECTION LLC. Arts. of Org. filed with SSNY on 3/3/22. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to 122 Milton Drive Thornwood NY, 10594. Purpose: any lawful purpose. #63099

Notice of formation of Limited Liability Company (iLLCi). Name: 636 South Broadway Partners LLC. Articles of Organization filed with the Secretary of State of the State of New York (iSSNYi) on March 18, 2022. N.Y. office location: Westchester County. The SSNY has been designated as agent of the LLC upon whom process against it may be served. The SSNY shall mail a copy of any process to c/o MacQuesten Development, LLC, 438 Fifth Avenue, Suite 100, Pelham, NY 10803. Purpose/character of LLC is to engage in any lawful act or activity. #63101

QFR LLC Art of Org. filed with the SSNY on 02/02/2022. Office: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC. J Bernard Booker 556 South 11th Ave Mt Vernon , NY 10550 Purpose: Any lawful purpose. #63102

Notice of formation of Limited Liability Company (iLLCi). Name: RDC Cortland Holdings Associates LLC. Articles of Organization filed with the Secretary of State of the State of New York (iSSNYi) on March 21, 2022. N.Y. office location: Westchester County. The SSNY has been designated as agent of the LLC upon whom process against it may be served. The SSNY shall mail a copy of any process to RDC Cortland Holdings Associates LLC, 1055 Saw Mill River Road, Suite 204, Ardsley, New York 10502. Purpose/character of LLC is to engage in any lawful act or activity. #63103

155 SOUTH 3RD AVENUE LLC. Filed 12/28/2021. Office: Westchester Co. SSNY designated as agent for process & shall mail to: 1738 57TH STREET, BROOKLYN, NY 11204. Purpose: General. #63104

Sealed bids will be received as set forth in instructions to bidders until 10:30 A.M. on Thursday, April 21, 2022 at the NYSDOT, Office of Contract Management, 50 Wolf Rd, 1st Floor, Suite 1CM, Albany, NY 12232 and will be publicly opened and read. Bids may also be submitted via the internet using www.bidx.com. A certified cashier's check payable to the NYSDOT for the sum specified in the proposal or a bid bond, form CONR 391, representing 5% of the bid total, must accompany each bid. NYSDOT reserves the right to reject any or all bids.

Electronic documents and Amendments are posted to www.dot.ny.gov/doing-business/opportunities/const-notices. The Contractor is responsible for ensuring that all Amendments are incorporated into its bid. To receive notification of Amendments via e-mail you must submit a request to be placed on the Planholders List at www.dot.ny.gov/doing-business/opportunities/const-planholder. Amendments may have been issued prior to your placement on the Planholders list.

NYS Finance Law restricts communication with NYSDOT on procurements and contact can only be made with designated persons. Contact with non-designated persons or other involved Agencies will be considered a serious matter and may result in disqualification. Contact Robert Kitchen (518)457-2124.

Contracts with 0% Goals are generally single operation contracts, where subcontracting is not expected, and may present direct bidding opportunities for Small Business Firms, including, but not limited to D/W/MBEs.

The New York State Department of Transportation, in accordance with the Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation and Title 23 Code of Federal Regulations, Part 200, Title IV Program and Related Statutes, as amended, issued pursuant to such Act, hereby notifies all who respond to a written Department solicitation, request for proposal or invitation for bid that it will affirmatively insure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, disability/handicap and income status in consideration for an award.

BIDDERS SHOULD BE ADVISED THAT AWARD OF THESE CONTRACTS MAY BE CONTINGENT UPON THE PASSAGE OF A BUDGET APPROPRIATION BILL BY THE LEGISLATURE AND GOVERNOR OF THE STATE OF NEW YORK.

Please call (518)457-2124 if a reasonable accommodation is needed to participate in the letting.

Region 08: New York State Department of Transportation
4 Burnett Blvd., Poughkeepsie, NY, 12603
D264759, PIN 881553, FA Proj Y001-8815-533, Westchester Co., OVER HEIGHT VEHICLE DETECTION SYSTEMS, Three Bridges over Hutchinson River Parkway, TOWNS & Villages of SCARSDALE, HARRISON, Cities of NEW ROCHELLE AND WHITE PLAINS, Bid Deposit: 5% of Bid (- \$125,000.00), Goals: DBE: 3.00%

A zebra with black and white stripes is standing in a savanna landscape. The zebra is facing right, looking towards the camera. The background is filled with green bushes and trees, with a warm, golden light suggesting late afternoon or early morning. The zebra's tail is visible, and its mane is short and upright.

***SEE AFRICA
AS ONLY AN INSIDER CAN***

Bring your camera and learn
how to capture some amazing moments.

10-DAY KENYA SAFARI, JUNE 2022

africaphototours.com

ARTS NEWS

APRIL 2022

WHO WRITES HISTORY?

Jeffrey Gibson, *The Future is Present*, on view in ArtsWestchester's *Who Writes History?* Exhibition, 4/23-7/3 (image courtesy of the artist)

A PUBLICATION OF ARTSWESTCHESTER SPONSORED BY:

Westchester
gov.com



Westchester gov.com From the County Executive

Hello, and Happy Spring! Thank you for taking a few moments to read this edition of ArtsNews. As we make our way into warmer weather and begin to explore the outdoors, I want to encourage all of you to take advantage of the many events offered by our

friends at ArtsWestchester. If you are looking for a family-fun activity or a Saturday afternoon outing, there are plenty of in-person arts happenings throughout our County. This season, arts groups will be providing a new, robust schedule of programming, which are detailed in this issue of ArtsNews, including:

- whimsical sculptures at Katonah Museum of Art (see pages A8-9)
- events celebrating National Poetry Month (see pages A12-15)
- a citywide arts festival in Larchmont (see pages A18-19)

The arts can help all of us re-set, reflect and refresh for the days ahead. We should all find a few moments of respite, and participate in the wonderful arts opportunities that are right at our fingertips. As Westchester County continues on its path forward, remember that the arts will always be here for us to enjoy.

Sincerely,
George Latimer
Westchester County Executive

.....

The work of ArtsWestchester is made possible with support from Westchester County Government.

George Latimer
County Executive

Benjamin Boykin
Chairman, Westchester Board of Legislators

WESTCHESTER BOARD OF LEGISLATORS

José Alvarado

Nancy E. Barr

Catherine Borgia

Terry Clements

Margaret A. Cunzio

Vedat Gashi

Christopher A. Johnson

Jewel Johnson

Damon R. Maher

James Nolan

Catherine Parker

Erika Lang Pierce

MaryJane Shimsky

Colin Smith

David Tubiolo

Tyrae Woodson-Samuels

Thanks to our generous supporters

Joseph and Sophia Abeles Foundation, Alexander Development Group, Anchin, Block & Anchin, AvPORTS, Bank of America, Benerofe Properties, Berkeley College, Bloomingdales, The Thomas & Agnes Carvel Foundation, Con Edison, Empire City Casino by MGM Resorts, Entergy, Ethan Allen Interiors, The Examiner, Galleria White Plains, Ginsburg Development LLC, Houlihan-Parnes Realtors, LLC, Inspiria, Jacob Burns Foundation, The Journal News, Key Bank, Kite Realty, The Liman Foundation, M&T Bank, Macy's, Marx Realty/Cross County Shopping Center, MAXX Properties, Neiman Marcus, Nordstrom, Pace University, Peckham Industries, Inc., People's United Bank, Reckson, A Division of SL Green Realty, Regeneron Pharmaceuticals, Ridge Hill, TD Bank, Venu Magazine, Wells Fargo, Westchester Family, Westchester Magazine, Westchester Medical Center, Westfair Communications, White Plains Hospital, Wilson, Elser, Moskowitz, Edelman & Dicker LLP



Contents

- A4 FROM THE CURATOR: WHO WRITES HISTORY
- A8 THE WORLD TURNED UPSIDE DOWN
- A10 COPLAND HOUSE ARRIVES AT THE EMELIN
- A12 NATIONAL POETRY MONTH
- A16 NOT YOUR GRANDMOTHER'S QUILT
- A18 ARTS ON THE AVENUES IN LARCHMONT
- A20 THE HEALING POWER OF A GOOD DELAY
- A22 A ROCK OPERA: 80S EDITION
- A24 ARTS AWARD: PHOTOGRAPHER LORI ADAMS
- A27 LIBRARIES: A CULTURAL GATEWAY
- A28 STATE FUNDING KEEPS THE ARTS ALIVE
- A30 ARTSMOBILE: ON THE ROAD AGAIN
- A32 NYS LEGISLATORS RESTART THE ARTS
- A37 ARTS CALENDAR
- A42 EXHIBITIONS & WORKSHOPS

ARTSW

ARTSWESTCHESTER

31 Mamaroneck Ave., White Plains | 914.428.4220

Janet T. Langsam
Chief Executive Officer

Michael J. Minihan
Board President

John R. Peckham
Board Chairman

Debbie Scates Lasicki
Director, Marketing & Communications

Sydney Mitchell
Creative Manager & Senior Graphic Designer

Katelynn DiBiccari
Senior Graphic Designer & Cinematographer

Mary Alice Franklin
ArtsNews Editor & Communications Manager

Rocío De La Roca
Contributor & Communications Associate

ArtsNews, your guide to arts and culture in Westchester County, NY, is published by **ARTSWESTCHESTER**, a private, not-for-profit organization established in 1965. The largest of its kind in New York State, it serves more than 150 cultural organizations, numerous school districts, hundreds of artists, and audiences numbering more than one million. The goal of ArtsWestchester is to ensure the availability, accessibility, and diversity of the arts in Westchester.

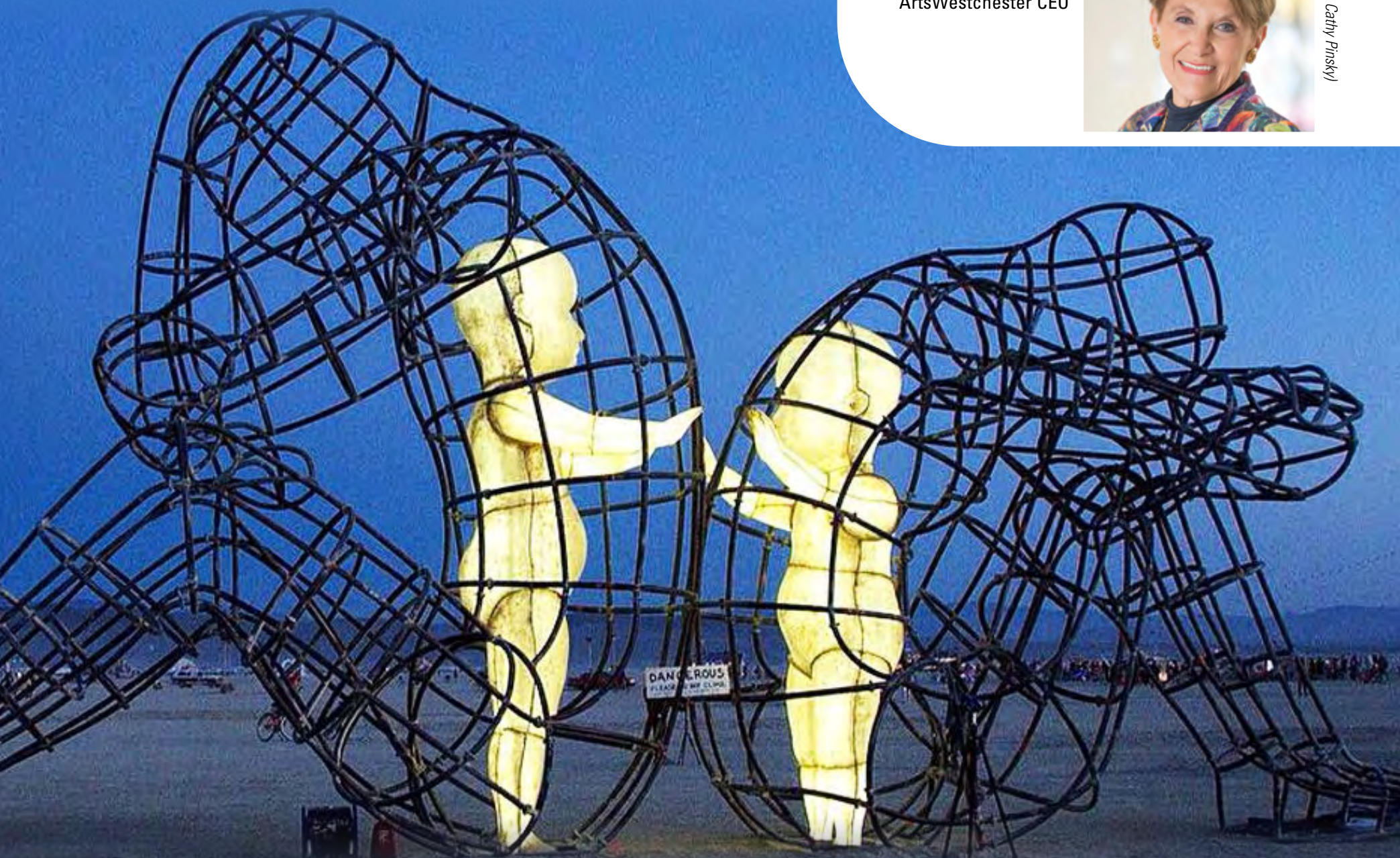


FROM THE CEO

by Janet Langsam,
ArtsWestchester CEO



(photo credit: Cathy Pinsky)



Ukrainian artist Alexander Milov, *Love* (photo credit: Emily Rosen)

Reflections on Ukraine

When I was just a kid growing up in Far Rockaway, there was a war raging in Europe. As a tot, of course, I was too young to understand the gravity of what was going on. Or was I? Something about the horror of what is happening in Ukraine took me back to a reoccurring scene in my childhood living room. I remember the setting as if it were yesterday. My parents were seated in armchairs, clustered around a large mahogany radio. They sat silently

and listened intently. Their faces were grim. Sounds of gun fire were audible. The mood was serious and somber. Somehow, I knew this was not a play. It felt real.

The other day, my daughter called. “Mom,” she said. “I can’t believe we are watching a war on television.” That is when I realized that I, long ago, was watching a war on the radio.



Don't miss Janet's weekly blog posts at: thisandthatbyjl.com

feature



Eric Rhein, *Leaves*—Installation of 12 (from *Leaves, an AIDS Memorial*)
(image courtesy of the artist)

From the Curator:

WHO WRITES HISTORY ■

An excerpt from an essay by Randy Williams, Co-Curator of ArtsWestchester's Who Writes History? exhibition

Who Writes History? is an exhibition that investigates four major themes in the fine arts. It helps to reshape historical objects, keep records, reinterpret monuments and make history....

As we refer to these themes, we may want to acknowledge that art is perhaps most effective when there are educational elements rooted in the work. This informative process can be overt or benign.

“Reshaping Historical Objects” allows the artist to have a dialogue within their social order. This process helps the artist to reshape physical materials into visual artifacts. Shaping, reshaping and defining physical materials helps to classify items into a new role. The viewer’s familiarity with the original materials helps in building a connection and encourages conversations with the viewer and the art objects. The artist helps to bridge the physical world and the art world by creating a relevant equivalent.

“Record Keeping” can be viewed as defining recorded experiences in a resourceful way to help balance historical omission.

“Reinterpreting Monuments” helps us to review what we learn. Monuments can mark a one-point perspective. It is the responsibility of self-selected artists to reinterpret their history if that history is fragmented or presents a false representation of the facts. These artists can offer unrevealed versions of their history.

“Making History” is what we all do; we all make history. Artists use their discipline to record their history as well as our history. It is the quality of recording those events that garners the most attention by elevating truth and omitted perspectives.

When history is reflected in a convex mirror, the truth is sometimes selective and fragmented. These distortions often represent a narrow perspective of past events, magnifying the accomplishments of some and diminishing the accomplishments

“When history is reflected in a convex mirror, the truth is often selective and fragmented.”



Sana Musasama, *I See Me Dolls* (image courtesy of the artist)

feature

Susan Manspeizer, *Adaptation* (image courtesy of the artist)

of others. We must be mindful that life is what we live, and language alone is an inadequate means of capturing accurate events. If we wish to experience a redeemable truth, we must be willing to view history in a true mirror, with multiple images that reflect a greater record of historical events. Our record of past events must have a diverse vision, as well as multiple voices. We must correct the way in which we encounter past events, and one way of addressing this historical deficit is to ask the question "Who writes history?" We must then listen for the answers.

In *A People's History of the United States*, author Howard

"If we wish to experience a redeemable truth, we must be willing to view history in a true mirror."

Zinn states that "one version of history might revolve mainly around a specific set of facts, while another version might minimize them or not include them at all." Zinn's view of "history

as a weapon” has motivated artists to revise their views and approaches to their historical culture. Like social scientists, artists must do their research. The artists must create their artworks with deliberate intent and a directed force. Yet more importantly, the artists must view their work not only as a weapon but as a tool to filter their accounts of their experiences. The artist understands that the essence of lived experiences can be scrutinized in many ways. The artist may interpose a haiku approach to past events or choose to use a chronicle citing of events. The artist may view past events as a chronological passage of time or simply see the past as chaotic and random. What’s important is that the artist creatively shares their evidence, realizing that when the truth is accessible, a fuller version of history is also accessible. Multiple approaches to viewing history can help to expand the caretakers of history. By adding additional voices to the chorus of history, we make listening to the stories of the past accessible, comfortable inclusive and meaningful.

A ***members-only*** reception for ***Who Writes History?*** will take place on April 23 in ArtsWestchester's gallery in White Plains.



Lauren Sandler, *Economies of Trade* (image courtesy of the artist)

feature

The World Turned Upside

by Taylor Michael

It may be difficult for visitors to think of a more opportune time for [Katonah Museum of Art](#) (KMA)'s [Constant Carnival: The Haas Brothers in Context](#) exhibition to be on view. The show provides an oasis from the real world. On view through July 26, this playfully psychedelic display of works by the Haas Brothers encourages viewers to consider that joy and humor are still possible when creating new, more equitable worlds.

"You can either look at their artwork and get a fart joke out of it, or look deeper and get something more," says Emily Handlin, KMA's Associate Curator of Exhibitions and Programs. She explains that artistic duo Nikolai and Simon Haas want to break down hierarchies within the art world and museums. Simple emotions and pleasures can also be prioritized in these elite spaces.

Placing historical and contemporary works alongside one another, the show explores the history of the "carnavalesque" from the fifteenth century to the present. KMA divides works from the Haas Brothers, as well as a number of other notable artists, into two categories: "The World Turned Upside Down" and "Bodies and Boundaries." The former features the brothers' signature "beasts," playful creatures that frequent their catalog. It also includes works from famed artists who played with inversion or surrealism, such as four selections from Salvador Dali's series *Fordali (Flora Dalinae)*. "Bodies and Boundaries" celebrates bodily expression and autonomy, exploring the realm of the profane.

The brothers' works merge functional design and visual art. *Amanda Seat* looks soft enough to sit on. This beast's Icelandic sheepskin resembles an alpaca in the form of an ottoman. In contrast, the brass bench *Kiss My Brass!* (2016) possibly wouldn't be so comfortable to take a nap on. Their organic textiles, textures and forms invite viewers into a sensual world.

Receptive viewers may find humor and a justice-oriented politic in this visual aesthetic. Uruguayan master woodcutter Antonio Frasconi's collection, while playful and cunning, addresses social and political mores of the mid-20th century, like racism, fascism and wealth inequality. For instance, his *The Dog Hunter's* reversal of a pheasant hunt sparks a conversation about labor, vaguely recalling George Orwell's *Animal Farm*.

Likewise, the Haas Brothers' art doesn't stop at whimsy. Handlin says they "push the limits of cuteness": "They're skilled at manipulating these forms for optimal emotional and empathetic response."

They also use their commercial success to make tangible impacts in vulnerable communities. The beading in *Fungi Richie* (2016) demonstrates this commitment. In 2015, the duo began collaborating with the South African Xhosa female bead workers and women in California's rural Central Valley. Through these partnerships, these women can become wage earners in their communities.

Recently, the brothers have also used their work to highlight existing stigmas in LGBTQ+ communities, particularly advocating for HIV/AIDS awareness. The

“Receptive viewers may find humor and a justice-oriented politic in this visual aesthetic.”



de Down

seven brass hex tiles in their *Advocates for the Sexual Outsider* installation (aka the “Sex Room”) work to retool typical reactions to nudity or sexual pleasure, such as shame or self-consciousness. The artists urge viewers to be curious and find joy in the body’s natural inclinations.

“We invite everyone to explore their personal sexual definitions without the burden of social expectation,” they state in their *Leather Manifesto: Advocates for the Sexual Outsider* installation. “We present sex as an extension of innocence, not a loss of it.”

On April 3, KMA will be awarding its [annual Himmel Award](#) to the Haas Brothers for their commitment to boundary-pushing art, process and ethos. The award, named for arts patron Betty Himmel, acknowledges distinguished creators who challenge society through art and design. The ceremony will include a conversation with the artists and a cocktail reception.



Haas Brothers, *Horn to be Wild* (image courtesy of Katonah Museum of Art)

feature

Copland House Arrives at the Emelin

After a two-year hiatus from live performances, *Music from Copland House* is getting ready to settle in for the spring season with a residency at the *Emelin Theatre*. The three-concert series will showcase more than 100 years of American music and

by Katherine Doherty



Music from Copland House (photo credit: Gabe Palacio)

includes the works of classic American composers in addition to today's emerging and established composers.

The residency marks Copland House's first public appearance in Westchester since March 2020, when the pandemic shuttered venues across the country.

The group's artistic and executive director, Michael Boriskin says that the pandemic had "a very profound impact" on the group since most of what they do depends on public engagement: "Early on, we were able to pivot quickly to virtual programming, and that enabled us to reach a national and global audience that we didn't have before. But there isn't any substitute for live interaction."

The residency took three years to come to fruition. Prior to the pandemic, Copland House was looking for a temporary home. The Merestead Estate in Mount Kisco, where it had been performing for many years, closed in 2019 for extensive renovations. Around the same time, Boriskin met Elliot Fox, the outgoing Executive Director of the Emelin, at an event and they discussed the possibility of a collaboration – until the pandemic put the idea on hold.

Boriskin says that the Emelin's size, location and loyal audience makes it a perfect location for the residency. Fox says that "while classical music has always been on [their] roster, it's never been a predominant genre." This would give them the opportunity to expand while spreading the word about Copland House's work and mission. As things began to open up, the discussion resumed.

The series exclusively champions past and present American chamber music, says Boriskin. The series kicks off on April 3, with [Sounds of Westchester](#), a salute to a generation of composers who have made Westchester home

to one of the richest musical legacies in America.

Says Boriskin: "We thought it would be fun and interesting to resume our live programs at home – not only physically, but artistically as well – with a concert that features Westchester natives or transplants."

In addition to Copland, featured composers – Joan Tower (New Rochelle), Samuel Barber (Mount Kisco), Pierre Jalbert (Bronxville), Charles Tomlinson Griffes (Tarrytown) and Percy Grainger (White Plains) – have all had a significant connection to Westchester in one way or another.

On May 1, [Lives Entwined](#) features three works that explore personal connections to inner selves, outer worlds and the relationships between them. The program includes

the world premiere of a piece by Emmy Award winner John Musto, which Boriskin describes as "a celebration of life and loss"; a rarely heard coming-of-age piece by Leonard Bernstein; and a work by Gabriela Lena Frank that "harkens back to her childhood and her heritage in Peru."

The series finale on June 19 is [Magic Charm...Up My Sleeve](#), a Juneteenth celebration "in music and word." The event "helps to put the spotlight on a whole segment of American music that has, for so many reasons, been marginalized," says Boriskin. "We look forward to restoring a musical balance in the repository and getting Juneteenth on the radar musically."

Audiences returning to the Emelin will experience a freshly renovated theater, with new seats, carpeting and enhanced lighting and sound. While Boriskin expects Copland House to return to the Merestead Estate once the renovations are over, he hopes the collaboration with the Emelin continues. "I am really excited to see where this goes."

“ We thought it would be fun and interesting to resume our live programs at home – not only physically, but artistically as well – with a concert that features Westchester natives or transplants.”

–Michael Boriskin, Artistic & Executive Director, Copland House

national poetry month feature



Various poems ready for installation (photo courtesy of...)

A Daily Dose of Poetry in Rye

"Poetry has the power to turn something inside out or upside down and make people think about things in a new way," says Amy Vijayanagar, founder of [Rye Poetry Path](#).

Beginning this month, this public art project will display 82 poetry installations at four locations throughout the City of Rye – Rye Town Park, Rye Nature Center, Edith Read Wildlife Sanctuary and the Knapp House.

"The nature of this project is that people discover it on their own. It's something that's just there for people to come across and engage with in their own way."

While the project is a brainchild of Vijayanagar, she says the development of it has been a purely collaborative effort among people in her community – including the local school, nature preserve, art center, library and historical society.

Iain Haley Pollock, the outgoing English Department Chair at Rye Country Day School, is the project's Poet-in-Residence. Come July, he'll also be Director of the Graduate Creative Writing program at Manhattanville College. Pollock explains that people often turn to poetry to mark milestones or console themselves in hard times, but "this project...makes a case for the benefits that a daily dose of poetry can have in our lives."

As such, the Poetry Path came about after Vijayanagar was thinking about "the context of the world we're living in – the pandemic, climate change, issues related to race – and how powerful poetry can be." The poems address three central themes: conservation, social justice and community.

Based on the themes, Pollock curated the poem selection process, spending hours at each location, making expert suggestions, and meeting with a team from each venue to help them choose individualized poems for each available spot.

Each venue had a slightly different approach. For Edith Read and Rye Town Park, the teams considered where people stop and gather, and places of interest. Rye Nature Center wanted the poems to appear on trails that are less visited; a way of encouraging people to explore the grounds. The poem

at Knapp House was chosen based on its historical context.

In fact, history played a significant role overall, as a goal of the project was to include poets and poetry with a connection to Rye. For instance, two Native American poems are featured, which Vijayanagar says Pollock and RHS's Director of Education Alison Relyea, spent a substantial amount of time selecting: "A lot of work went into figuring out how to best represent the native communities that were here before us."

Another historical example is the placement of Lucille Clifton's *Atlantic is a Sea of Bones*. "The Historical Society found that a ship came into Rye and smuggled in a group of slaves. There's a whole history there that should be known and discussed." RHS collaborated to provide an educational sign that explains the poem's context.

But it wasn't only the venues that partnered to make the project a reality. For one, the Rye Free Reading Room is hosting and creating the website.

[Rye Arts Center](#) (RAC) "was a natural fit" for taking on the design component. This was no small task, as each installation is unique, including laser-engraved metal, etching on stone, painted wood and more. Signs were created at RAC, by local artists, as a multi-disciplinary STEAM project for students at Rye Country Day School, and outsourced specialists. RAC will be managing a call for artists for several poems that lend themselves to mural or sculpture.

Vijayanagar wants the Path to be used in any way the community sees fit: "The point was to put something in our public spaces that anybody can use going forward. Whoever wants to use it can go for it." She hopes that "wherever a person is in their life, the poetry will offer them what they need."

Pollock adds: "Poetry can help us, in our hurried lives, to slow down...Its observations of the human and natural world can help us better understand ourselves and bind us together with those around us."

national poetry month con't.

Poetry News

City of Yonkers Appoints First Poet Laureate



Golda Solomon and Mayor Mike Spano (photo credit: Maurice Mercado / City of Yonkers)

The City of Yonkers recently announced its first-ever Poet Laureate, Golda Solomon. This position aims to enhance the presence of poetry in Yonkers and engage the community with poetry through activities that inspire writing and poetry programming.

Solomon, a published poet and Yonkers resident, is also an Adjunct Associate Professor at Manhattan College and CUNY. She has spent decades perfecting and sharing her craft, as well as teaching others, from children as young as five to adults as old as 85.

Solomon says she looks forward to “working with the community by unifying the diverse voices of our City through poetry,” adding that “we are all artists, we are all writers, we are all poets.”

According to Yonkers Mayor Mike Spano, “Solomon’s combined passion for the written and spoken word, and for [this] City, will prove to be a great asset in nurturing Yonkers’ flourishing arts.”

Solomon shared the following gogyohka (“five lines”) poem with *ArtsNews*. The poem, which she says took on new meaning during the pandemic, was written for Mike Longo, who passed away due to COVID-19. Longo, who was once “Dizzy” Gillespie’s musical director, ran a long-running East Village jazz series in which Solomon often participated.

**blow dizzie blow
spit out hosannas
healing riffs
blast ‘til heaven
busts wide open**

Westchester Poet Laureate BK Fischer Nominated for Prestigious Award

Westchester Poet Laureate BK Fischer was named as one of five finalists in this year’s [National Book Critics Circle](#) Poetry award. The prestigious awards, founded in 1974 at the Algonquin Hotel, honor “the finest books published in English” in six categories. These are the only national literary awards that are chosen by critics themselves. Fischer was nominated for her novella-in-verse, *Ceive*, which was published in September. *Ceive* is a poetic retelling of Noah’s Ark set in the near future. Says Fischer: “It’s been very exciting to be a part of this. Being a finalist has been an unexpected and thrilling thing for my book, and the winning book, *frank: sonnets* by Diane Seuss, is marvelous.”

N 41° 5' / W 73° 52'

from *Ceive* by B.K. Fischer

Gather your wits, girlie. You sit up on a pile of towels by the defunct sump pump—dead quiet, no hum. The basement is smeared with mud—in one corner, feces and mud—and someone is up there, in the kitchen. You hear a man’s weight on the floorboards, footsteps that fade toward the north corner then stop. For a moment there is no sound and you watch the space inside the picture frame swell up to fill it. The frame leans against the foundation—that’s the empty story, gray stones wedged in prickly cement, wet with groundwater, and you have been watching it. Then you hear the high pitch of a hinge and boots clomp down the stairs and he is there, a man, standing four feet away with his hands behind his back. Unarmed. Or his weapon concealed. He pushes a piece of candy toward you, which you eat. Who he is takes a long time to rise to the top of your mind: brown sleeves, canvas vest with pockets, shaking rain off his hat—Roy, the UPS man. *Get up*, he says, *there’s a ship that’s getting out.*

-- copyright 2021 BOA Editions, Ltd., www.boaeditions.org.



Westchester Poet Laureate BK Fischer (photo credit: Gina DeCaprio Vercesi)

More National Poetry Month Events



Hudson Valley Writers Center:

[In-Person and Virtual Poet Readings \(April 6-27\)](#)

Hudson Valley Writers Center will host a series of poetry readings on Wednesday evenings throughout the month of April: Kaveh Akbar, Elizabeth Metzger and L Lamar Wilson ([April 6](#) via Zoom); Ossining poet Sean Singer, Adrian Matejka and Roger Reeves ([April 13](#) via Zoom); a celebration of a new anthology by two of the Center's Slapering Hol Press editors, Susana H. Case and Margo Taft Stever, including readings by several poets published in the anthology (in person on [April 20](#)); and Patricia Smith, Erika Meitner and Victoria Redel (in person on [April 27](#)).

Bethany Arts Community:

[Poets-in-Residence Poetry Reading \(April 8\)](#)

This month, Bethany Arts Community will present an event that features all eight of its current poetry residents. Each poet is at BAC to develop and perfect their own projects. For instance, some of Emily Hockaday's works examine chronic illness and its effect on the body and spirit, while Matthew Guenette's manuscript discovers the political and ecological crisis exacerbated by the COVID-19 pandemic. Other poets explore the loss of friends, cultural and historical perceptions of marriage, climate collapse and more.

Peekskill Artist Association:

[Painting, Poetry and Music \(April 23\)](#)

The Peekskill Arts Alliance will host an outdoor event at the Beanrunner Café in Peekskill. During this multidisciplinary event, painters will respond on canvases to the work of poets. Likewise, musicians will respond to both poets and painters with works of their own. Three combined art forms will collide in a collaborative creative effort as audiences observe.

Blue Door Art Center:

[ArtSpeak/From Page to Performance \(April 23\)](#)

Yonkers Poet Laureate Golda Solomon is co-host of Blue Door Art Center's in-person and virtual "ArtSpeak/From Page to Performance" program with Robert Gibbons, which hosts local writers as well as writers from as far as England. As April is both National Poetry Month and National Jazz Appreciation Month, this workshop will incorporate jazz into its discussion. During the two-and-a-half hour workshop, participants will take part in writing prompt exercises before sharing, and giving feedback before an evening event during which writers are encouraged to read their works aloud.

Greenburgh Arts and Culture Committee:

[Poetry is for Everyone! \(April 23\)](#)

This event will feature Westchester County Poet Laureate BK Fischer and Westchester County Youth Poet Laureate Danielle Kohn, who will each talk about their tenure as the first in these literary positions. In addition, a dozen established poets from the Greenburgh Poetry Caravan will share their original poetry.

Pocantico Center:

[An Earth Day Poetry Reading \(April 27\)](#)

In celebration of Earth Day and Poetry Month, Pocantico Center will feature an event with three renowned Westchester poets – Iain Haley Pollock, Silvina López Medin, and Westchester County Poet Laureate BK Fischer – in its Abeyton Lodge building. Each poet will read work that explores what it means to inhabit human and natural landscapes in a time of environmental reckoning while grounding us in a sense of place. The event, which will also be livestreamed, concludes with a Q&A and reception.

Greenburgh Arts and Culture Committee:

[Teen Poets Celebrate National Poetry Month \(April 30\)](#)

Teen poets will gather to share their original poetry and winners in the Greenburgh Library's 2022 poetry contest will be announced. Additionally, attendees will be invited to participate in a pop-up poetry workshop.

Hudson Valley Writers Center and Masters School:

[11th Annual Westchester Poetry Festival \(April 30\)](#)

This in-person outdoor festival, taking place on the campus of The Masters School in Dobbs Ferry, will feature seven poets who will read from their most recent works: Keynote poet Afaa Michael Weaver, Westchester Poet Laureate BK Fischer, Iain Haley Pollock, Mark Wunderlich, Brian Tierney, Yerra Sugarman and John Okrent.

feature

NOT YOUR GRANDMOTHER'S QUILT

by Scott Meaney

"There are many people who still see quilting as something their grandmother did," says Rona Spar, Publicity Chair of the [Northern Star Quilters' Guild](#) (NSQG)'s World of Quilts Show. As the Guild prepares for its forty-first annual Show on April 30 and May 1, Spar and her team have high hopes of attracting a newer and more diverse crowd.

"Although we have traditional quilts from fabulous traditional quilters, we want visitors to come away [recognizing] that quilting has come into the 21st century and has become a part of modern art and fiber art."

Spar also explains that [World of Quilts XLI](#), which will take place at SUNY Purchase, includes all aspects of quilting: "The sizes range from rather small – some artists' work is very tiny, you'd be amazed – to king size." Styles include modern, improvisational, historical and more. Some quilts are machine-made and others are handmade. Some quilts are traditional bed quilts while others are modern fiber art that hangs as art on the wall.

Among the more than 250 quilts on display, two invitational exhibitions will also be part of the show. The *40 x 40 @ 40* invitational celebrates the signature styles of world-renowned Manhattan Quilters Guild members, marking the group's 40th anniversary. Each exhibited artist has developed a large-scale work measuring 40" x 40". The second invitational will showcase the work of Leni Levenson Wiener, a renowned figurative collage artist whose works focus on the expressive and universal nature of body language.

This year's featured lecturer is Jane Sassaman, whose storied career in quilting began in 1980. She has since blossomed into one of today's most renowned quilt artists and fabric designers. In fact, her *Willow* quilt was named as



Quilt by Yvonne Clayton (photo courtesy of Northern Star Quilters' Guild)



2022 Charity Quilt created by Judy Gignesi and friends (photo courtesy of Northern Star Quilters' Guild)

one of the "One Hundred Best American Quilts of the Century" at the International Quilt Festival in Houston, Texas. Sassaman will lecture three times over the course of the two-day event.

NSQG wants to spread the word about the wonders of quilting beyond its usual fans: "We want young people to look at quilting as something they can do and participate in."

These usual fans of quilting, as well as the newly quilt-curious, can attend demonstrations and lectures, purchase quilt-related items from a large selection

of vendors and, of course, shop for quilts. Proceeds from the raffle quilt, sewn by NSQG members, will benefit [Friends of Karen](#), a charity dedicated to helping critically ill children and their families.

A spirit of competition is also alive and well at the show. Each year, NSQG offers a challenge to its members. This year is no different. "The challenge is to make a quilt with a heart included in it somewhere," says Spar. Where and how this heart will be incorporated? That's up to each artist's creativity and moxy.

feature



Allison Belolan, *Small Misty Landscape*
(photo courtesy of Arts on the Avenues)

Arts on the Avenues in Larchmont

by Michelle Falkenstein

For the month of April, people choosing blossoms at Larchmont's The Flower Bar can also pick out their favorite impressionistic landscape painting by Port Chester artist Deborah Petrucci. And those trying on glasses at Kurt Sauer Opticians can check their vision with artist Zahra Jlayer's swirling abstract paintings.

On April 2, Larchmont will become a strolling art gallery when [Arts on the Avenues](#) begins. The event, hosted by the Larchmont Chamber of Commerce, pairs Westchester artists with local businesses, who then work together to choose and display artworks in the shops.

This second annual Arts on the Avenues (the "avenues" being Palmer Avenue and Boston Post Road) includes more sponsors, more

artists, and what organizers believe will be more fun thanks to an expanded range of related activities for both adults and children.

"We're hoping to generate business in the village as we highlight the great artists of Westchester," says Ximena Francella, chair of this year's planning committee.

Laura Saravia, this year's event curator and coordinator, made it her mission to work exclusively with artists based in the County. Supporting Westchester-based makers is something of a personal mission for Saravia, a graphic designer who founded Westchester Handmade, a support organization for the County's creatives.

Saravia chose this year's artists through an open call and

invitational. "Part of the curation was finding artists who were complimentary to the stores," she explains. "We're trying to build relationships."

Nancy White, owner of The Flower Bar and president of the Larchmont Chamber of Commerce, voiced her excitement about the 2022 events calendar. "There are activities going on throughout the month, not just on opening and closing days," she says.

The festivities begin on the morning of April 2 at the Palmer Art framer shop, where kids will work with pop artist Michael Albert on a collage project. That afternoon, the community will take part in the coloring of a *Love Larchmont* canvas mural, and students from the School of Rock Mamaroneck will present a musical performance in Addison Park. Also on the agenda are guided walking tours, paper flower-making workshops at independent bookstore Andersons Larchmont, a hand-stamping necklace workshop with jewelry-maker Georgianna Kulianos, and an artist panel discussion at The Idea Kitchen, Larchmont's co-working space.

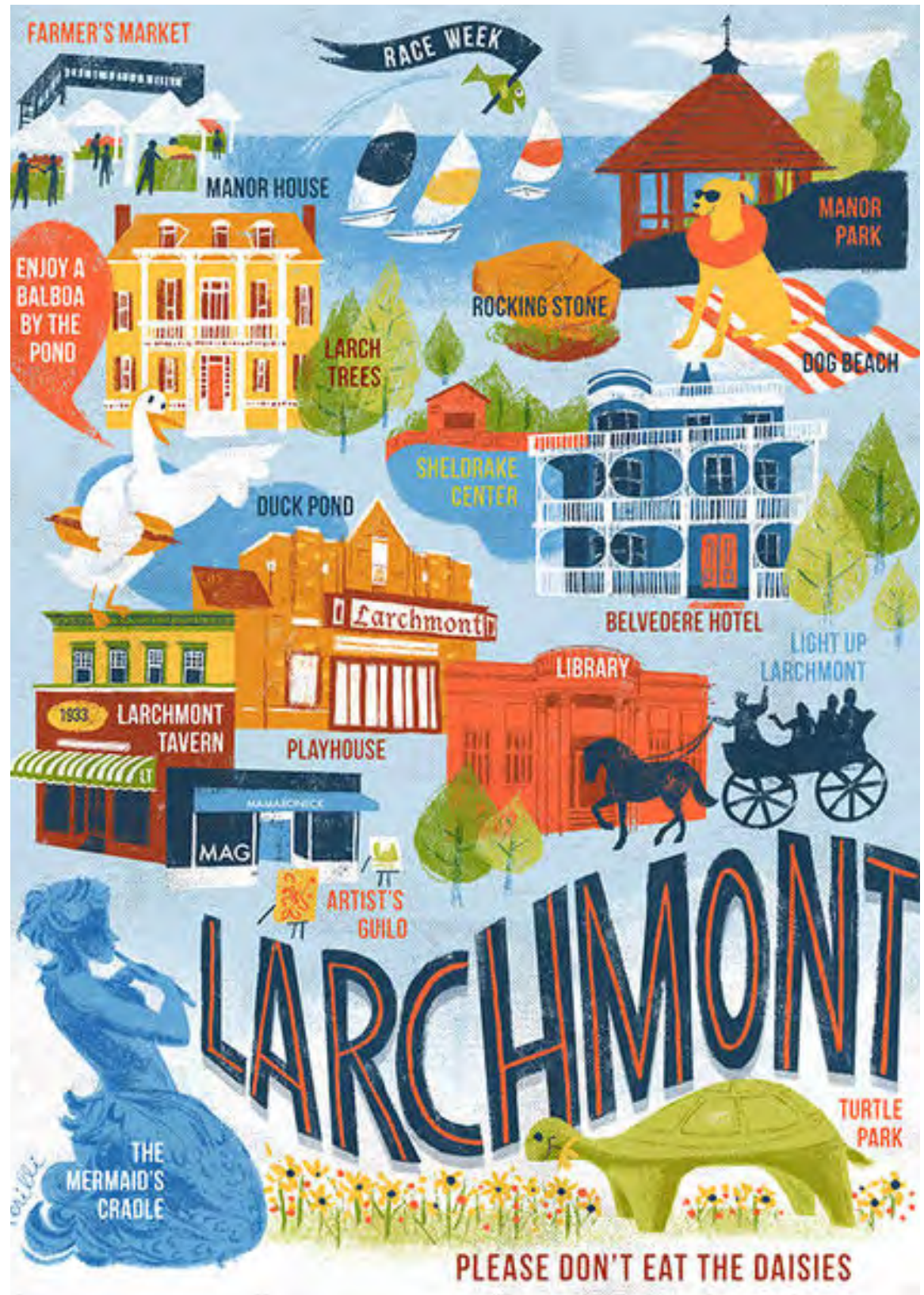
From April 1 to June 30, the nonprofit Furniture Sharehouse, which provides donated furniture to those in need, will display artworks at The Idea Kitchen for a fundraising sale. On April 21, they will host a brief talk, followed by a presentation by BAM Art Advisory founder Brooke Molinaroli.

Over Larchmont Spring Break, from April 11-18, a scavenger hunt will take participants on a search for illustrations of famous artists hidden around town, after which they'll enter the locations in a "passport." Completed passports can be entered into a drawing for a basket of art supplies and other gifts.

Concurrent to the festival, Mamaroneck Artists Guild will present its *17th Annual Small Works Open Juried Show* through April 23. On April 26, a solo show by photographer Mark Swartz will open there.

On closing day, April 30, Andersons Larchmont will offer community craft project workshops. In addition, Johnny Skinz, owner of the Larchmont-based custom sneaker service Skinz Time, will demonstrate sneaker painting. New Jersey-based Ani Ramen House, the event's main sponsor which opens its first Westchester location in Larchmont just one day before the start of Arts on the Avenues, will host a closing reception for the artists, sponsors, friends and families.

It all adds up to an artful month in Larchmont. "This is part of what makes Larchmont such a great place to live," says White.



Marilena Perilli, *Larchmont* (photo courtesy of Arts on the Avenues)

spotlight



The Healing Power of a Good Delay

by Nadine Bourne

Two former lovers run into each other by chance during their evening commute on a New York City subway. In this case, the imagined subway will be parked on stage in Armonk's Whippoorwill Theater; the lovers will be the subjects of [Hudson Stage Company](#) (HSC)'s upcoming production. After a year in the making, [Off Peak](#) is finally making its world debut with a premiere on April 22.

During the play, its characters' different views of the same past come into light. As a result, *Off Peak* explores themes of forgetting, forgiving and finding out about the healing power of a good delay.

It's no secret that the theater industry has taken a toll during the pandemic. "We've been through so much these past couple of years," says HSC Co-Founder Denise Bessette. So for its next mainstage play, Bessette and co-founder Olivia Sklar wanted to present a new production that was more than just a timely play. Bessette explains that they reviewed a lot of politically and socially relevant plays, but they "didn't want to hammer the audience over the head."

"We wanted to offer something that had light and hope and substance."

They knew just what to do. Bessette and Sklar reached out to playwright Brenda Withers to create a new play with this concept of light and hope.

Withers knew that this play would have two characters, and she had two actors in mind while writing: husband-wife duo Kurt Rhoads and Nance Williamson. The couple has starred together as lovers, siblings

and rivals over the years. *Off Peak* will be their 68th play together.

"Brenda Withers has written such great conversational dialogue," Rhoads said. "In just a few readings, it feels very much like we're just talking to each other."

While the duo has been rehearsing at home, performing a play with someone you know quite well has its perks and challenges. Williamson says there is generally a familiarity and trust that happens when you're working with people that you've worked with before.

"That's not to say that they can't surprise you and do new things," started Williamson. "But there's a certain familiar chemistry that happens when you're working with people that you know. I say that, because Kurt and I work together so much that marriage and working together are sort of graded. You know, it's like a braid."

As the cast and crew get ready for the premiere with Director Jess Chayes, Bessette says that it will be the last one for Hudson Stage Company before it closes for good.

"I feel very, very, very sad. But I also accept that it's time," she explains. "I'd rather close on this note, where nobody is forcing us to shut down financially."

Though *Off Peak* will only be running for a short time at HSC – from April 22 through May 7 – Bessette hopes there will be interest in this production beyond the world of HSC and that it continues to see success.

Harriet Tubman: *The Journey to Freedom*

A sculpture in commemoration of Harriet Tubman will be installed for a three month residence in White Plains this month. The work emphasizes the resilience of Tubman, an escaped enslaved woman who helped to lead enslaved people to safety along the Underground Railroad. *Harriet Tubman – The Journey to Freedom*, a nine-foot-high, 2,400 lb. bronze sculpture by artist [Wesley Wofford](#), was [previously on display in Peekskill](#) last year. It will now be on view at Renaissance Plaza in White Plains through June 30.

The City of White Plains and the White Plains BID will present a calendar of related programs. Below is a sampling of those events.

StoryWalks

Read about the life of Harriet Tubman in the children's book *Before She Was Harriet: The Story of Harriet Tubman* by Lesa Cline-Ransome as you take a walk around the host location.

- White Plains Library Plaza (April 1- June 30)
- Bryant-Mamaroneck Park (April 9 - June 30)
- Downtown White Plains Business District (May 1- May 31)

Outdoor Movie: *HARRIET* (May 21)

Court Street between Main Street and Martine Avenue

Concert: a Tribute to Harriet Tubman (June 22)

An evening of R&B, Gospel and Jazz at Renaissance Plaza, featuring Sounds of A&R aka SOAR

Visit the [BID's website](#) for a full schedule of events.



Wesley Wofford, *Harriet Tubman – The Journey to Freedom*
(photo courtesy of the artist)

feature

A ROCK OPERA: '80s Edition

"We are trying to create an event. That goes beyond just creating a piece of music," says John Krupa about *Choices: A Rock Opera*, a production that he wrote and directed. The rock opera will see its world premiere at the Whippoorwill Hall Theater in North Castle Public Library on April 1-3.

"We're doing our best so that every person who sees the production will take something away from it that they'll remember, whether it's lights, costumes or music. There's something for everybody in this...I think performers have a responsibility to put on the best show they can, and give it their all at every performance."

"It's taken on a life of its own. The project is as much other peoples' now as it is mine."

- John Krupa

This is a topic Krupa knows well. About four years ago, his friend playfully suggested that he write a book about his life as a successful rock star in the '80s. After all, he had played with the likes of Meat Loaf, Paula Cole and even members of the Rolling Stones.

Krupa remembers saying: "I'm not an author. I don't know how to do that. But as it turns out, I do know how to write music."

He put his music degree to good use to write a semi-autobiographical story about a musician who is forced to choose between a rock and roll life on the road and a life of domesticity with the woman he loves.

Co-Producer and Business Manager George Drapeau adds:

"There are opportunities out there, and you make a choice in life." *Choices* acknowledges the consequences of these decisions. "These are the big issues of existence that we want people to take from this."

What started as a personal "cathartic experience" for Krupa turned into something much larger: "It's taken on a life of its own. The project is as much other peoples' now as it is mine." Collaborators include business partners, Emmy and Grammy Award winners and other accomplished talents. Lead actor MiG Ayesa starred as Stacey Jaxx on Broadway's *Rock of Ages*.

The term "rock opera" isn't an accident either. Krupa explains that the show has the structure of an opera. "We have an aria and recitativo; we have some dialog and then a song...So it's a traditional opera in that way, but it has 100-percent rock and roll instrumentation."

The music, which starts out as "straight-ahead hair band rock and roll, with loud guitars and wailing synthesizers" takes a turn in the second act when the mood becomes much more somber. The music ebbs and flows to match the story. The story, in turn, matches the music.

Says Drapeau: There's messaging there, but at the core of it is a really good time. You go to the theater and you're entertained. It's a rock concert, so you're gonna be movin' and groovin' and stompin'."

Aside from a single enjoyable performance, Krupa and his team hope that people will see the show as an experience. He says that the goal is not only to bring this rock opera to Broadway, but also beyond: "We want the secondary schools of Butte, Montana to be putting this on as their spring musical."



MIG Ayesa as "Singer" in Choices: A Rock Opera (photo credit: Abigail Krupa)

spotlight

Photographer *Lori Adams* Wins Arts Award

The Larry Salley Photography Award is given each year during ArtsWestchester's [Arts Award celebration](#), taking place this year on April 6 at the Brae Burn Country Club in Purchase. The award was established in 2018 by ArtsWestchester, African American Men of Westchester and the family of Westchester community member Lawrence Salley as a celebration of Salley's life and artistic achievements.

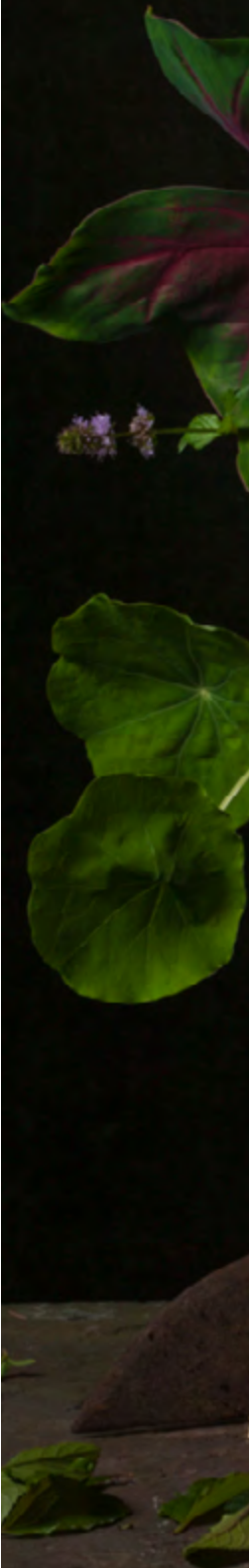
Lori Adams

2022 Larry Salley Photography Award

Lori Adams began by photographing plants as they grew in their natural glory. Moving to the controlled lighting of her studio, and inspired by the style of Netherlandish paintings of the 1600s, she began using combinations of plants and objects to develop her still-life photography. In all of her work, Adams represents the wonder of nature and the incredible qualities of flowers and seedpods. Through her botanical imagery, Adams is able to reflect the arrangements of the past and use plants, just as they were designed by nature, to tell a photographic story that expresses an obvious appreciation of botanical subjects. Lori Adams has exhibited her work in numerous solo exhibitions in Cold Spring, Poughkeepsie and Beacon.

For Arts Award info and tickets, [click here](#).

Photograph by Lori Adams (photo courtesy of the artist)





Lori Adams, *Melancholy #20103* (from the series *Netherlandish-Inspired*) (photo courtesy of the artist)

A R T S W E S T C H E S T E R

ARTS AWARD CELEBRATION

Wednesday, April 6, 2022

Brae Burn Country Club, Purchase, NY

★ HONORING ★

Livia & Marc Straus
Founders of Hudson Valley MOCA
EMILY & EUGENE GRANT
ARTS PATRON AWARD

Joanie Madden
Founder of Cherish the Ladies
ARTIST AWARD

Lyndhurst
A National Historic Trust Property
ARTS ORGANIZATION AWARD

Steffi Nossen Dance Foundation
SOPHIA ABELES ARTS EDUCATION AWARD

Juneteenth Commitees
COMMUNITY AWARD

Lori Adams
LARRY SALLEY PHOTOGRAPHY AWARD



Reserve your tickets, sponsorship package, or journal ad today at: artsw.org/artsaward
or by calling: 914-428-4220 ext. 326

All proceeds will benefit the ArtsWestchester Artist Relief Fund.

Libraries Remain Cultural Gateway for Local Communities

by Ed Friedman

"Libraries are really all about discovery and connection," says Patricia Brigham, Director of Development at [Westchester Library System](#).

Beyond the expected books and computer terminals, visitors at many of Westchester's thirty-eight public libraries can find a vast array of cultural programming.

"For many Westchester residents, these cultural programs are a gateway to a life-long appreciation of the arts and learning," adds Brigham.

Some of the most democratic of all our institutions, libraries charge no admission, are essentially barrier-free, age-neutral and welcoming to everyone in the community. They are generally known to all and considered a safe space.

[Yonkers Public Library](#) Director Jesse Montero offered: "The library is the most accessible place for all people to practice and experience the arts, whether through books, exhibitions, virtual programs or in-person events."

With the outbreak of COVID-19, libraries had to quickly adjust to a new reality. Despite initially closing off their public spaces, library staffs created new pathways for community members to utilize their services, including arts programming. With more people experiencing the isolation of a restricted life, virtual activities took on even greater importance.

Lisa Itzkowitz, Marketing and Communication Coordinator at [New Rochelle Public Library](#) explains: "It's our goal to engage with as much of the community as possible. To that end, we believe that there will continue to be a place for hybrid and virtual programs. This provides access for community members who may not be able to get to the library."

[White Plains Public Library](#) Director Brian Kenney praised his staff for the speed at which they pivoted their programs and services to accommodate the virtual world. Kenney sees the crucial importance of active involvement in the arts: "Our commitment to art programming goes beyond painting and sculpture. Every summer, we feature a foreign film series in our auditorium, we have arts



Lori Kapner Hosp, *Malaysian Melange*, on view in White Plains Public Library's *Visions of Home Lands* exhibition, 4/3-5/27

and craft programs for teens and adults, writing workshops, digital photography workshops for seniors, and so much more. Increasingly, White Plains residents are looking to the library as a place to not only see art, but to participate in its creation as well."

Many libraries discovered that, even aside from COVID-19-related restrictions, there has been a general appetite for virtual programming. As such, many libraries are already exploring the possibility of continuing their hybrid programs. Kenney feels it's important to continue serving those who may not be able to physically get to the library but have embraced their offerings virtually.

At the [Ossining Public Library](#), Director Karen LaRocca-Fels sums up her library's approach to the arts: "Arts and artists are integral to the fabric of our society. As a library, we feel that providing arts and cultural programming for all ages is a key part of our mission and our service to our community."

spotlight



Arts Alive grantee Ray Blue performing (photo courtesy of the artist)

State Funding Keeps the

Arts Alive

in Westchester and Rockland

Though the COVID-19 pandemic has thrown the cultural sector a curveball, the arts will come alive again throughout both Westchester and Rockland Counties in the coming year. ArtsWestchester's [Arts Alive grant program](#) will help to fund projects by 50 arts groups and artists, making the arts accessible to every resident and countless visitors. This year's application pool included 20 first-time applicants.

From public murals with a social message to dance classes that are tailored for special needs participants, the Arts Alive program champions local, grassroots arts groups and supports artists in the creation of new work. This aligns with ArtsWestchester's restated

commitment to equity and access, as the intention of the funding is to support programs that provide access to the arts. However, the plethora of proposals also speaks to the perseverance of the arts, and the creative communities that Rockland and Westchester have reinforced during the pandemic. Included among the grantees is:

Greenburgh Public Library's World Music Concert Series will showcase various genres of music by Westchester musicians, thereby providing the audience with an opportunity to explore the diverse cultures of the world through music.

Hudson Valley Mural Arts is a Rockland-based project that partners

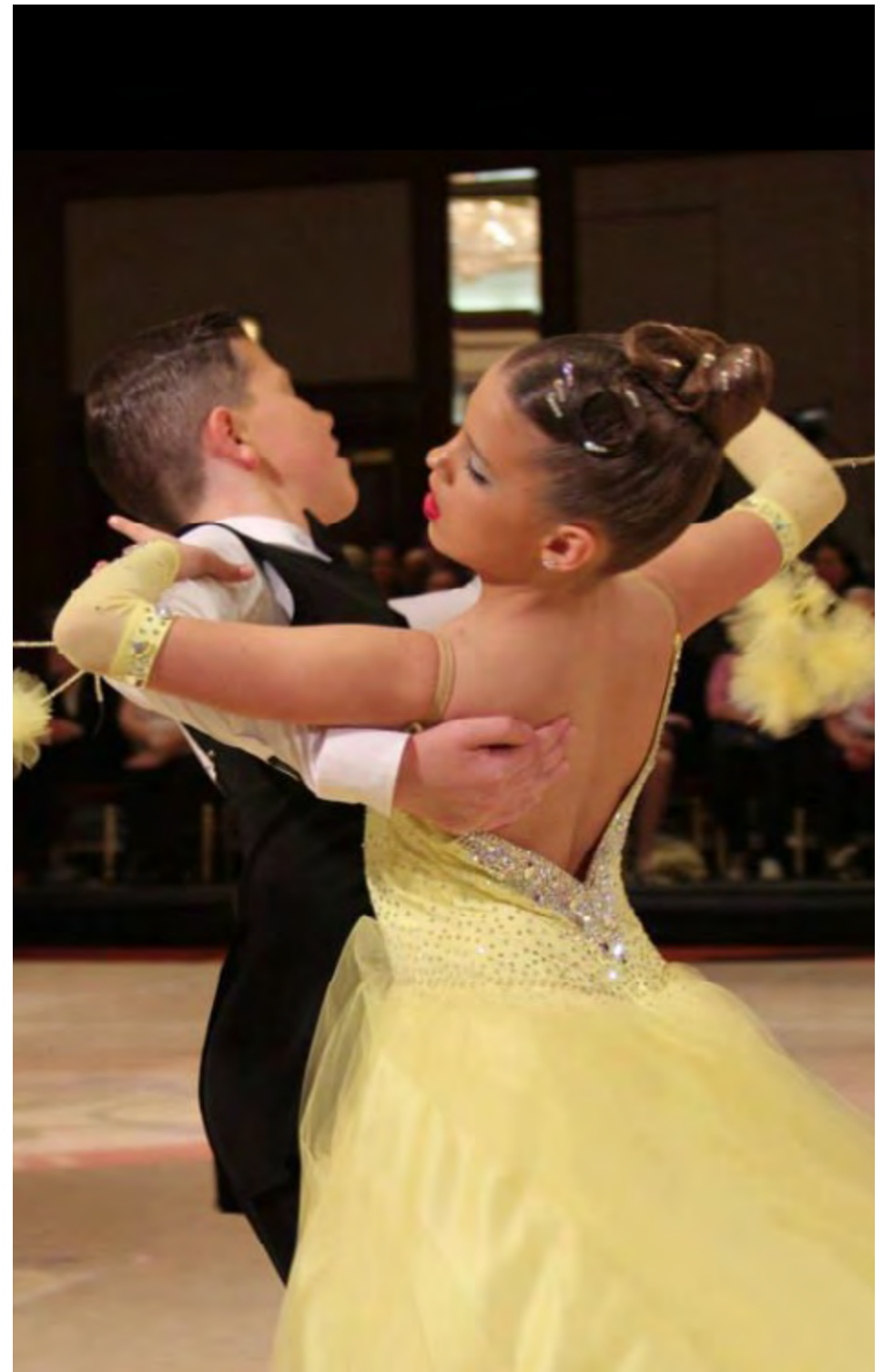
local artists with venues for mural projects. The project, which is dedicated to educating youth artists through muralism “seeks to create an experiential and enriching program for future generations of artists.”

Chiku Awali African Dance, Arts & Culture in Rockland offers African dancing and drumming classes in-person and on Zoom.

Young at Arts’s education program at Amani Charter School provides comprehensive music education to “encourage young people to expand their horizons and build character, leadership and commitment through music, drama and movement.”

Here is a full list of this year’s Arts Alive grantees:

Adina Andrus (Port Chester)	Miguel Braceli / VAEA New Rochelle (New Rochelle)
Alice Mizrachi (West Nyack)	New Westchester Symphony Orchestra, Inc. (White Plains)
Andrew Algire (Valley Cottage)	Northern Star Quilters' Guild, LLC (Somers)
Antonia Arts, Inc. (Peekskill)	Nowodworski Foundation (Port Chester)
ArchForKids (Harrison)	Nowodworski Foundation, (Yonkers)
Arts and Culture Committee, Town of Greenburgh (Greenburgh)	Pamela Sklar (Port Chester / Rye)
Asbury Crestwood United Methodist Church (Tuckahoe)	P-CoC Inc Parenting Children of Color (Hasting on Hudson)
BridgeMusik, Inc., (Tappan)	Peekskill Arts Alliance (Peekskill)
Brooklyn Demme (Nyack)	Porter Carroll, Jr. (Greenburgh)
Chiku Awali African Dance, Arts & Culture, Inc. (Suffern)	Ray Blue (Peekskill)
Commemorate (Irvington)	REALM: Recognizing Enslaved Africans of Larchmont Mamaroneck (Mamaroneck)
David Simons (Chesnut Ridge)	RISEUP: Research Initiatives for the Strategic Empowerment of Urban Populace (Mount Vernon)
Emotions Physical Theatre (Suffern)	River's Edge Theatre Company, Inc. (Hasting on Hudson)
Friends of Chappaqua Performing Art Center (Chappaqua)	Rockland Arts Festival (Bardonia)
Gooseberry Studio (Rye / Yonkers)	Rockland County Pride Center (Nyack)
Greenburgh Public Library, (Greenburgh)	Savannah Green (Palisades)
Haifa Bint-Kadi (Yonkers)	Shunzo Ohno (Briarcliff Manor)
Igor Sharapanyuk (New City)	Westchester Public /Private Partnership for Aging Services (Yonkers)
InVision U, Inc (New Rochelle)	Westchester Youth Alliance (Chappaqua)
Irvington Shakespeare Company (Irvington)	Yonkers Public Library/Riverfront Art Gallery (Yonkers)
JCC of Mid-Westchester (Scarsdale/ New Rochelle)	Young at Arts (and school partner: Amani Public Charter School) (Bronxville / Mount Vernon)
Jeff Watkins (Pelham)	
Just the Place, Inc. (Peekskill)	
Katonah Village Library (Katonah)	
Katonah-Bedford Hills-Bedford Village Arts League (Katonah)	
Kris Campbell (Tappan)	
Kyle Dries (Mamaroneck)	
Limelight Theatre Company (Chappaqua)	
Mia Brownell (Port Chester)	



Previous program by grantee Nowodworski Foundation (photo courtesy of Nowodworski Foundation)

spotlight

White Plains Hospital Keeps the ArtsMobile On the Road

by Michael Keough

With the sun peeking out from behind the clouds and the frigid air growing milder by the day, signs of spring signal the return of [ArtsWestchester's ArtsMobile](#). Since its inception in 2019, ArtsMobile has been a traveling beacon for creation throughout Westchester. Now it will return to local farmers' markets, fairs and events throughout the spring, summer and fall. Equipped with supplies for a variety of different arts activities, the ArtsMobile van can roll up to virtually any location and open up shop, providing participants young and old with a free arts activity.

ArtsWestchester's Director of Arts in Education, Jessica Cioffoletti, says that the ArtsMobile has become one of [the organization's] key programs: "This is especially true as we emerge from the pandemic. The community has been able to safely gather using creative expression to feel good, socialize and reduce stress under the guidance of a professional artist."

The program connects trained artists with eager creatives in communities throughout Westchester to help fabricate what may have been an intangible idea, thought or feeling into a tangible final product or experience. Past workshops have included painting, printmaking, clay work, bucket drumming and dancing.

Any person of any age and artistic skill level can immediately participate. Cioffoletti notes that she has seen families, youth, seniors and teens all take part. Once finished, they are left with a creative experience that they may not have had otherwise. The workshops eliminate the need for purchasing supplies or signing up for an art class; everything required is already there at the disposal of an imaginative mind.

Cioffoletti says that while some participants are initially hesitant to try something new, the team of teaching artists and staff puts these worries to rest as they help to carefully guide each individual through their own creative journey.

"There is no 'messing up' at an ArtsMobile workshop; only a discovery of what's possible. Just like the late Bob Ross used to say: 'We don't make mistakes, we have happy accidents.'"

The ArtsMobile, which is sponsored by White Plains Hospital, can be spotted throughout Westchester at upcoming events, including the Down To Earth Farmers' Markets in Ossining (April 16) and Katonah Art Walk (April 23).



ArtsMobile participant at Port Chester Playground workshop last year

Legislator Colin Smith Highlights Recent Visit to KinoSaito Art Center



colin4assembly



"Art is the language of our collective consciousness. The expression of how we see the world and our connection to it. Art is beautiful, frightening, sublime and inspiring. It helps us interpret the complexities of nature and the human soul. Art is the antithesis of rationality and logical expression. Simply put: Art is.

I had a lovely time yesterday visiting the re-opening of the [@kinosaito](https://www.kinosaito.org) Art Center in Verplanck. The new exhibits are crisp and engaging. I would encourage all who have an interest in the arts to go visit. You can find more information on their website: [kinosaito.org](https://www.kinosaito.org)."



MARSHA ON THE MOVE Monthly Web Feature

When Business Council of Westchester President Marsha Gordon, is not advocating for businesses in the County, she can be found at the cinema or theater. Read Marsha's reviews on ArtsWestchester's "As a Matter of Art" blog: artsw.org/artsblog.



Still from *Munich – The Edge of War* (photo source: Netflix)

Munich – The Edge of War (Netflix)

It is always amazing with history, that even though we clearly know "the end of the story," we can still be pulled into a moment in time when the world could have changed...and still believe it may be so. This historical thriller (yes, it kept me at the edge of my seat) shows the precursor to WWII, when Neville Chamberlain (then Prime Minister of the United Kingdom) met with Hitler, Mussolini and Daladier to sign the Munich Agreement, an agreement for Germany to take over Czechoslovakia's Sudetenland. His thinking was that this would avert a war. That is history. And, alas, we know what happened next. But the thriller in this movie is the desperate attempts of two men to get the truth out. A relationship that is intense, honest and emotional coming together to try to save the world. This period piece will engage, educate and encourage you to learn more about this moment in history. This was an engrossing film with great acting and an excellent story.

spotlight

NEW YORK STATE LEGISLATORS RESTART THE ARTS

New York State legislators *helped to secure a \$1 million* allocation in the State's budget to be regranting to arts groups in Rockland and Westchester counties for COVID-19 recovery. The new *Restart the Arts grant program*, administered by ArtsWestchester, helps to fund projects that require the engagement of an artist or creative professional. When State legislators recently gathered with ArtsWestchester and Restart grantees to celebrate the program, many shared the potential and projected benefits of the program:

"Usually when you want to restart the economy, you start with the arts. Now the artists can continue to create and pour their heart into what they do."

– Senate Majority Leader Andrea Stewart-Cousins

"Arts are the cultural glue that holds us all together. This is what makes Westchester and Rockland Counties such a wonderful place to live."

– Senator Elijah Reichlin-Melnick

"This translates into real dollars that keeps artists paid and projects going."

– Senator Shelley Mayer

"The arts are an incredible economic engine."

– Assemblyman Chris Burdick

"I'm getting excited as an individual to be attending and supporting so many of these arts programs. The arts are alive and it's great!"

– Assemblywoman Sandy Galef

"The spring is here, our economy is coming back, and the arts are going to be a big part of that. It's the soul of Westchester County. It gives us an understanding of what humanity is all about."

– Assemblyman Thomas Abinanti

“There’s nothing like live art to help you come back to life.”

– *Assemblywoman Amy Paulin*

“YoFiFest plans to use this funding to pivot on a new post-pandemic course to better serve our community by employing artists to train young people who are entering the creative workforce.”

– *Patty Schumann, YoFiFest*

“Thanks to this transformative and timely support, we’re able to offer more public art-making workshops and provide meaningful work opportunities to artists.”

– *Leslie Schultz, Katonah Museum of Art*

“These funds will help us to pay performers and invigorate downtown New Rochelle.”

– *Theresa Leghorn, New Rochelle Council on the Arts*

“These funds will help us to bring unique programs to the local community through our ‘Learn the Past, Discover the Future’ arts series.”

– *Rachel Whitlow, Haverstraw Brick Museum*

“The grant will enable us to rehire artistic carvers from our annual Great Jack O’Lantern Blaze event for a short film that highlights the artistry that happens behind the scenes.”

– *Waddell Stillman, Historic Hudson Valley*

“We can now continue to pay artists to provide free public programs that bring people together.”

– *Charlotte Mouquin, Pelham Art Center*

“These funds will greatly expand our Poetry Path project and allow us to involve many more artists from all over the County.”

– *Adam Levi, The Rye Arts Center*

“These funds make it possible for us to resume live theatrical productions for the first time in more than two years. Our new season features four world premieres brought to life by a diverse group of playwrights, performers, directors and designers.”

– *Andrew Horn, Penguin Rep Theatre*

“This grant allows us to film in-prison arts presentations to show the talents and humanity of incarcerated people to the Westchester community.”

– *Ricki Gold, Rehabilitation Through the*

spotlight

“The funds enabled us to support professional actors and artists and bring the highest quality theater experience to our community.”

– Theresa Lant, Arc Stages

With this funding, we have been able to continue our support of emerging filmmakers and young media makers.”

– Mary Jo Ziesel, Jacob Burns Film Center

“We will launch our Overtures Family Concert Series, which will feature African dance, a flute & marimba duo, an Irish band and more, all free to the public!”

– Marigene Kettler, Rockland Conservatory of Music

“This grant will help to fund our Fellowship program, which supports emerging artists with monetary and organizational help as they build their careers and community practice.”

– Abigail Lewis, Bethany Arts Community

“We are thrilled to receive this funding, which will help us to pay camp teachers so that our scholarship donations can go even further.”

– Wendy Weinstein, Clay Art Center

“Thanks to this transformational grant, we’ll be able to hire videographers, graphic designers, writers and film editors to get audiences back to our Pelham and Bronxville theater locations.”

– Laura deBuys, Picture House Regional Film Center

“This funding has enabled us to present the leading lights of the Jazz firmament for the enjoyment of the entire Westchester community (and beyond), especially during these challenging times.”

– Mark Morganelli, Jazz Forum Arts

“Caramoor is so grateful for the Restart the Arts grant to support our free Soundscapes event on June 5.”

– Ed Lewis, Caramoor Center for Music and the Arts

“Funds for this grant will be used to support filmmakers and other artists, most of them within our region.”

– Matthew Seig, Rivertown Film Society

“This not only supports us as a venue, but also supports the artists who perform here, and the local businesses that cater to our patrons.”

– Bjorn Olsson, Tarrytown Music Hall

ARTSWESTCHESTER RALPH MARTINELLI MEMORIAL

GOLF OUTING

TUESDAY, JUNE 21, 2022

Whippoorwill Club, Armonk



Get ready for the ArtsWestchester Ralph Martinelli Memorial Golf Outing at a **NEW VENUE THIS YEAR!**

**Foursomes & sponsorships available by visiting:
artsw.org/golf2022**

For information: afabrizio@artswestchester.org

Media Sponsor:

WESTCHESTER
MAGAZINE

**CROSS COUNTY CENTER IS
BUZZING THIS SPRING!**



Get more

**HONEY
& SUNNY**

**EARTH DAY CELEBRATION
SUNDAY, APRIL 24, 1PM – 4PM**

**JOIN US FOR FAMILY
ACTIVITIES.**

FREE!

CrossCountyCenter.com



upcoming virtual and in-person arts activities



Jazzmeia Horn, Caramoor Center for Music and the Arts, 4/30 (photo credit: Jacob Blickenstaf)

4/1 FRIDAY

Theater: Arc Stages presents *The Curious Incident of the Dog in the Night-Time*. This production is based on the 2003 mystery novel by Mark Haddon. Through 4/9. 8-10pm. arcstages.org

Reception: Bethany Arts Community presents *Opening Reception: An Object of Curiosity*. This is an opening reception is the works of the Artists' Association members at Katonah Museum Art, which explore the definition of an object of curiosity. 5-7pm. bethanyarts.org

Theater: Broadway Training Center presents *The Lightning Thief*. This production follows the story of a teenager, Percy Jackson, who discovers that he's a demigod and embarks on an epic journey to find Zeus' missing lightning bolt. Through 4/3. 7-9:30pm at Hastings High School. broadwaytraining.com

Tours: The City of White Plains and the White Plains BID presents *StoryWalks*. Audiences will read about the life of Harriet Tubman in the children's book "Before She Was Harriet: The Story

of Harriet Tubman" as they walk around the walk around the White Plains Library Plaza. Through 4/29. wpbid.com

Music: Emelin Theatre presents *Bill Frisell Trio*. All three of these musicians have a deep sense of structure along with their exploratory approach to making music. 8-10pm. emelin.org

Music: Hoff-Barthelson Music School presents *HB Artist Series: Faculty in Performance*. The Music School's faculty will perform works by

Claude Arrieu, Randal Woolf and Carl Maria von Weber. 7:30-. hbms.org

Music: North Castle Public Library presents *Choices: A Rock Opera*. The new musical follows the arc of a spandex-wearing frontman of a successful 1980s "hair band" when he is confronted with deciding what path his life should take. Also 4/2. 8-10pm at Whippoorwill Hall. northcastlelibrary.org

Music: Tarrytown Music Hall presents *Tab Benoit with Special Guest Whiskey Bayou Revue*. Benoit is a Grammy nominated singer, songwriter

upcoming virtual and in-person arts activities

and guitarist who has built a remarkable 30+ year career on the foundation of his soulful Delta swamp blues. 8-11pm. tarrytownmusichall.org

Comedy: Westchester Collaborative Theater presents *Blind Tiger Improv*. The troupe will provide a night of wild comedy. 8-10pm. wctheater.org

4/2 SATURDAY

Music: Emelin Theatre presents *Ladies of Laughter*. The event showcases female comedians doing stand-up today. 8-10:30pm. emelin.org

Class: Hoff-Barthelson Music School presents *Master Class with Allen Lieb*. Lieb to give suzuki violin master class, which features world-class musicians and educators. 2-4:30pm. hbms.org

Class: Hudson Valley Writers Center presents *A Poetry Revision Workshop via Zoom*. Participants will leave with

new insights on how to claim their unique voice through the revision process. 12:30-4:30pm. writerscenter.org

Family & Kids: The Larchmont Chamber of Commerce presents *Arts on the Avenues*. The event will kick-off a month-long exhibition by Westchester Artists at various local businesses with arts activities and music performances. 2-5 pm in Addison Park. larchmontchamber10538.org/artsontheavenues

Music: The Tarrytown Music Hall presents *Marc Broussard*. Broussard supports his new studio album and book, which was created to educate and inspire younger audiences. 8-11pm. tarrytownmusichall.org

Music: Westchester Children's Chorus presents *Community Sing*. This program will invite the community to join together in song and learn from one of the country's

leading choral conductors. 1-4pm at Larchmont Avenue Church. wcchorus.org

4/3 SUNDAY

Music: Emelin Theatre presents *Sounds of Westchester*. The concert features a trio of Pulitzer Prize winners Aaron Copland, Joan Tower, and Samuel Barber, Old and New World masters. West 4-6:15pm. emelin.org

Class: Hudson Valley Writers Center presents *A Poetry Craft Class (via Zoom)*. Students will use the practice of making poems to dig into the relationship between the sentence and the line. 12:30-2:30pm. writerscenter.org

Reception: Katonah Museum of Art presents *Himmel Award and Conversation*. The event will honor boundary-defying artists the Haas Brothers—Simon and Nikolai Haas—who will discuss their imaginative

works. 5-7:30pm at Bedford Playhouse. katonahmuseum.org

Music: Tarrytown Music Hall presents *The Wailin' Jennys*. The group has earned their place as one of today's most beloved international folk groups. 7-10pm. tarrytownmusichall.org

Theater: The Play Group Theatre presents *The Dinosaur Musical*. This comedic and heartwarming prehistorical musical adventure will include participation from the Theatre's students. Through 4/6. 2-4pm. playgroup.org

Music: Westchester Chamber Music Society presents *American Brass Quintet*. The quintet has been internationally recognized as the most distinguished of all the brass quintets. 4-5:30pm at Congregation Emanu-El of Westchester. westchesterchambermusicsociety.com

4/4 MONDAY

Class: Color Camera Club of Westchester presents *Boudoir Photography*. Visitors will learn the intricacies of the boudoir photography business. 7-9pm. colorcameraclub.org

4/5 TUESDAY

Music: Tarrytown Music Hall presents *Jason Isbell with S. G. Goodman*. Isbell has established himself as one of the most respected and celebrated songwriters of his generation. 8-11pm. tarrytownmusichall.org

4/6 WEDNESDAY

Reception: ArtsWestchester presents *the 2022 Arts Award Celebration*. The event will recognize individuals and organizations for their extraordinary impact on arts and culture in Westchester. 12pm at Brae Burn Country Club. artsw.org

Music: Downtown Music at Grace presents *Cellist David Heiss and Pianist Warren Jones*. This classical recital, performed by renowned artists. 12-1pm. dtmusic.org

Spoken Word: Hudson Valley Writers Center presents *Poetry Reading via Zoom*. Kaveh Akbar returns to the center to read from his second collection with poets L. Lamar Wilson and Elizabeth Metzger. 7-8:30pm. writerscenter.org

Lecture: Northern Star Quilters Guild presents *Heidi Parkes*. This lecture is a guided hand yoga practice and a discussion of hand care principles.



The Wailin' Jennys, Tarrytown Music Hall, 4/3 (photo courtesy of The Wailin' Jennys)

for more arts events, visit artsw.org

6pm at Kennedy Catholic High School. northernstarquilters.com

Music: Tarrytown Music Hall presents *The Magnetic Fields*. The Magnetic Fields are pleased to announce a sixteen-date tour of select US and Canadian cities in April 2022. 8-11pm. tarrytownmusicichall.org

4/7 THURSDAY

Reception: Neuberger Museum of Art presents *Artist Talk: Judy Pfaff*. Pfaff will discuss her work and how it is often, and perhaps best described, as painting in space. 6-7pm. neuberger.org

Music: Tarrytown Music Hall presents *Colin Hay*. Hay's voice and visage are familiar to millions as front-man, songwriter and vocalist of pop sensation Men at Work. 8-11pm. tarrytownmusicichall.org

4/8 FRIDAY

Theater: The Harrison Players presents *Priscilla Queen of the Desert*. The musical follows two trans women who perform a drag show at a resort town in the remote Australian desert, but encounter a number of strange characters, as well as incidents of homophobia. Also 4/9 & 10. 8- at The Veterans' Memorial Building. harrisonplayers.com

Spoken Word: Bethany Arts Community presents *Poets in Residence at Bethany Arts*. Poets in residence will host the 2nd annual poetry reading. 7-8pm. bethanyarts.org

Music: Tarrytown Music Hall presents *Gordon Lightfoot*. The singer-songwriter and musician will perform his well known hits as well as some lesser-known works. 8-11pm. tarrytownmusicichall.org

4/9 SATURDAY

Music: Friends of Music Concerts, Inc. presents *Cellist Jonathan Swensen concert*. The performance will feature works by J.S. Bach, Beethoven and Khachaturian and Prokofiev. 8-10pm at Kusel Auditorium at Sleepy Hollow High School. friendsofmusicconcerts.org

Class: Hudson Valley Writers Center presents *Danger & Daring II (via Zoom)*. In this two-hour workshop, students will brainstorm, write and receive verbal feedback on a brand-new lyric essay in the spirit of danger. 12:30-2:30pm. writerscenter.org

Class: Hudson Valley Writers Center presents *Intensive Hybridity Workshop*.

Participants will think about their own work in relation to the markers of lineation, prose poetry, the essay and the list. 12:30-4:30pm at Hudson Valley Writers Center. writerscenter.org

Class: Hudson Valley Writers Center presents *Law for Writers: Book Contracts via Zoom*. Participants will learn how to protect their rights and interests next time they're faced with a contract. 12-1pm. writerscenter.org

Class: Hudson Valley Writers Center presents *Open Write (in person & via Zoom)*. This is an evening of generative writing, story swapping and community building. 7:30-9:30pm. writerscenter.org

Music: Jazz Forum Arts presents *Jitterbugs Jazz for Kids*. This program for kids aged 2-7 years explores the culture, history and sounds of jazz music. 10am-11am. jazzforumarts.org

Music: Tarrytown Music Hall presents *A Bronx Tale*. Chazz Palminteri will perform his one-man stage version of the hit movie and recent Broadway musical. 8-11pm. tarrytownmusicichall.org

Music: Walkabout Clearwater Coffeehouse presents *Womens Voices -Benefit Concert*. Proceeds from this concert will support the work of an area not-for-profit involved in the Nationwide problem of missing and murdered indigenous women. 7:30-10pm at Memorial United Methodist Church. walkaboutchorus.org

Music: Westchester Collaborative Theater presents *Jazz Masters Series: Ray Blue*. The saxophonist and his band will perform live. 7-10pm. wctheater.org

4/10 SUNDAY

Class: Hudson Valley Writers Center presents *Rising Action, the Engine of Story via Zoom*. Fiction and non-fiction writers, poets and script makers, and anyone who wants to work on story structure are welcome. 12:30-4:30pm. writerscenter.org

Class: Hudson Valley Writers Center presents *A Generative Workshop with Jennifer Militello (via Zoom)*. Participants will read poems that employ image, metaphor and music to prioritize the instinct over the intellect. 12:30-4:30pm. writerscenter.org

Class: Hudson Valley Writers Center presents *Memoir Intensive*. This

four-hour class will offer a supportive environment where participants will be talking about memoir writing, writing in class and sharing for constructive feedback. 12:30-4:30pm. writerscenter.org

4/13 WEDNESDAY

Music: Downtown Music at Grace presents *Baritone Ivor Klayman and Pianist Svetlana Gorokhovich*. This is an all-English program that features the great folk song arrangements of Benjamin Britten. 12-1pm. dtmusic.org

Spoken Word: Hudson Valley Writers Center presents *Poetry Reading (via Zoom)*. A group of poets will read from their latest collections and engage with the audience for a Q&A. 7-8:30pm. writerscenter.org

Music: Tarrytown Music Hall presents *Bela Fleck : My Bluegrass Heart*. Fleck returns with his first bluegrass tour in 24 years. 8-11pm. tarrytownmusicichall.org

Reception: The Katonah Museum Artists' Association presents *Artist Talk: An Object of Curiosity*. Exhibiting artists will speak about their work, their methods, and their response to the exhibition theme. 6:30-7:30pm. bethanyarts.org

4/14 THURSDAY

Music: Tarrytown Music Hall presents *Marc Maron: This May Be The Last Time Tour 22'*. Marc Maron has four hit stand-up comedy specials on Netflix. 8-11pm. tarrytownmusicichall.org

4/15 FRIDAY

Spoken Word: Hudson Valley Writers Center presents *Open Mic (in person & via Zoom)*. This is an opportunity to share talents in a comfortable space. 7:30-9pm. writerscenter.org

Music: Tarrytown Music Hall presents *One Night of Queen*. Gary Mullen and his band The Works will recreate the look, sound, pomp and showmanship of arguably the greatest rock band of all time. 8-11pm. tarrytownmusicichall.org

4/16 SATURDAY

Film: Jacob Burns Film Center presents *JBFC Kids: NYICFF Kid Flicks One*. This short film program from New York International Children's Film Festival will showcase creative films from all over the world. 11:30am-12:30pm. burnsfilmcenter.org

The best way to
#RestartTheArts
is to support the arts.

artsw.org/membership

ARTSW
ARTSWESTCHESTER

upcoming virtual and in-person arts activities

Music: Tarrytown Music Hall presents *Melvin Seals & JGB*. Seals is most revered for his powerful, high-spirited, Hammond B-3 organ and keyboards in the Jerry Garcia Band. 8-11pm. tarrytownmusichall.org

4/20 WEDNESDAY

Music: Downtown Music at Grace presents *Winners of the New York International Piano Competition*. This performance will be led by virtuosic young pianists. 12-1pm. dtmusic.org

Spoken Word: Hudson Valley Writers Center presents *Poems on Marilyn Monroe*. This in-person and virtual event will celebrate a new anthology of poems on Marilyn Monroe, and address questions about gender roles and their enactment. 7-8:30pm. writerscenter.org

Music: Tarrytown Music Hall presents *Old 97's*. The alt-country band returns to rock the Music Hall. 8-11pm. tarrytownmusichall.org

4/21 THURSDAY

Reception: Neuberger Museum of Art presents *Opening Reception and Presentation Ceremony: 2022 Roy R. Neuberger Prize*. The event will celebrate

the 2022 Roy R. Neuberger Prize Award recipient. 5-7:30pm. neuberger.org

4/22 FRIDAY

Dance: Bethany Arts Community presents *Open Rehearsal: Apparatus of Repair*. Jo Kreiter of Flyaway Productions and artists will perform and rehearse a new piece. 3-4pm. bethanyarts.org

Tours: Clay Art Center presents *Virtual Gallery Tour of The Garden Exhibition & Artist Talk*. Artist Anat Shifitan will host a tour of her exhibition, which is open at the Center through May 9. 12-1pm. clayartcenter.org

Music: Emelin Theatre presents *Hollis Brown*. Hollis Brown is an American rock band, formed by songwriters Mike Montali and Jonathan Bonilla. 8-10:15pm. emelin.org

Theater: Hudson Stage Company presents *Off Peak*. This is a new play about forgiving, forgetting and the healing power of a good delay. Through 5/7. Times vary at Whipoorwill Hall at North Castle Public Library. hudsonstage.com

Music: Tarrytown Music Hall presents *The Zombies*. The iconic British psychedelic pop legends will celebrate their long-

awaited induction into The Rock & Roll Hall of Fame, with a new album in the works and their 2022 Life Is A Merry-Go-Round Tour. 8-11pm. tarrytownmusichall.org

Theater: White Plains Performing Arts Center presents *Side Show*. This production is based on a true story of famed entertainers and twins, Violet and Daisy Hilton, who became famous during the 1930's. Through 5/8. 8-10:30pm. wppac.com

4/23 SATURDAY

Reception: ArtsWestchester presents *Opening Reception: Who Writes History?*. The show how images and language shape our collective history. 3-6pm. artsw.org

Class: Bethany Arts Community presents *Photography is For the Birds Workshop*. Participants will learn about the best techniques for photographing birds. 10am-12pm. bethanyarts.org

Class: Blue Door Art Center presents *ArtSpeak/From Page to Performance*. The in-person and virtual workshop and reading will host local poets and writers who will participate in writing exercises and share their works. 1:30-5pm at Studio 423 C Sharp, Yonkers. bluedoorartcenter.org

Music: Friends of Music Concerts, Inc. presents *Jerusalem Quartet chamber music concert*. The ensemble will perform works by Mendelssohn, von Webern and Tchaikovsky. 8-10:30pm at Auditorium of Ossining High School. friendsofmusicconcerts.org

Spoken Word: Greenburgh Arts and Culture Committee presents *Poetry is for Everyone*. A dozen established adult poets from the Greenburgh Poetry Caravan will share their original poetry. 1-3pm at Greenburgh Town Hall. greenburghartsandculture.org

Music: Hoff-Barthelson Music School presents *Youth Orchestras Virtual Open House*. Audiences will learn about the School's four-tiered youth orchestra pyramid. 4-5pm. hbms.org

Reception: Oak & Oil Gallery presents *Opening Reception: Bellezza da Spazzatura*. Artist Natalya Khorover's ode to the beauty of flowers is formed and stitched from single-use plastic. 5-8pm. oakandoil.com

Music: Peekskill Artist Association presents *Painting, Poetry and*

Music. The outdoor, multidisciplinary event will combined three art forms in a collaborative creative effort. 1:30-4pm at Beanrunner Cafe in Peekskill. peekskillartsalliance.org

Film: Studio Theater in Exile presents *Mary Lou Williams: The Lady Who Swings the Band*. This documentary film is about Mary Lou Williams, the renowned yet unsung jazz genius who fought to create in a world that couldn't see past her race and her gender. Also 4/24. studiotheaterinexile.com

Family & Kids: Tarrytown Music Hall presents *Illusionist Rick Thomas*. Thomas continues to entertain millions of people across the world with intricate magic tricks. 2-5pm. tarrytownmusichall.org

4/24 SUNDAY

Music: Hoff-Barthelson Music School presents *Chamber Music Concert*. The Annual Elaine Stamas Chamber Music Residency will feature chamber music concert and master classes with musicians from the New York Philharmonic. 7:30-9pm. hbms.org

Class: Hudson Valley Writers Center presents *A Craft Talk and Writing Experience via Zoom*. Participants in this craft talk will learn about dream archetypes and how they do or don't match up with characters in their own work. 12:30-4:30pm. writerscenter.org

Class: Hudson Valley Writers Center presents *The Joy of Editing with Daniel Lawless & Frances Richey (via Zoom)*. This workshop focuses on the art of editing, and offers techniques that help writers on their poems. 12:30-4:30pm. writerscenter.org

Music: New Choral Society presents *Music of Rutter, Copland and Lauridsen*. This season finale will feature a cycle of folk songs by John Rutter, paired with favorite choral songs by Lauridsen and Copland. 3-4:30pm at Hitchcock Presbyterian Church. newchoralsociety.org

Music: The Rye Poetry Path presents *Ebb and Flow*. The program will celebrate National Poetry Month through poetry and music by local young musicians and students. 4-5pm at Rye High School Performing Arts Center. ryepoetrypath.ryelibrary.org

4/25 MONDAY

Lectures: Color Camera Club of Westchester presents *Why Black*

**JOURNALISM:
BECAUSE
REGIONAL
NEWS
MATTERS.**

Westchester & Fairfield County
Business Journals

WESTFAIRONLINE.COM

for more arts events, visit artsw.org

Songcatchers Seeks New Home in New Rochelle

Songcatchers, a nonprofit dedicated to providing affordable access to high quality music education and enrichment to children, is seeking a new facility in the downtown or southwest section of New Rochelle, where it can hold lessons and programming throughout the week. The desired facility will ideally have features that include handicapped accessibility, restrooms, nearby parking, a secure entrance and bright lighting. Onsite or nearby auditorium/performance space would also be a plus. The nonprofit organization is eager to collaborate with members of its community to explore any possible facilities and/or partnerships. Contact karenann@songcatchers.org for more info.

and White Presentation. In about 75 minutes, Cole Thompson will make the case that black and white is the perfect medium for any subject. 7:30-9:30pm. colorcameraclub.org

4/27 WEDNESDAY

Music: Downtown Music at Grace presents *The Westchester Philharmonic Brass Quintet*. The group will perform its signature blend of classics, jazz and pops led by Phil trumpeter Wayne du Maine. 12-1pm. dtmusic.org

Spoken Word: Hudson Valley Writers Center presents *An In-Person Reading (also via Zoom)*. Poets Patricia Smith, Erika Meitner and Victoria Redel read from their latest collections. 7-8:30pm. writerscenter.org

Spoken Word: Pocantico Center presents *An Earth Day Poetry Reading*. Three renowned Westchester poets will read work that explores what it means to inhabit human and natural landscapes in a time of environmental reckoning. 6:30pm. rbf.org/pocantico

Class: The Rye Arts Center presents *BYOB Paint The Masters*. Adults will create their own masterpiece

inspired by Georgia O'Keeffe. 6:30-9pm. ryeartscenter.org

4/28 THURSDAY

Reception: Neuberger Museum of Art presents *Artist Talk: Kay WalkingStick*. The self-described Cherokee painter will discuss her work and focus on the American Landscape and its metaphorical significances. 6-7pm. neuberger.org

4/29 FRIDAY

Music: Emelin Theatre presents *Stanley Jordan Plays Jimi*. This concert will re-imagine Jimi Hendrix's music and his persona. 8-10pm. emelin.org

Music: Tarrytown Music Hall presents *Kevin James*. James began his career as a stand-up on the Long Island comedy scene. 7:30-11pm. tarrytownmusicHall.org

4/30 SATURDAY

Music: Bethany Arts Community presents *International Jazz Day*. A trio of renowned jazz artists will perform music by legendary composer and visionary artist Hermeto Pascoal. 7-9pm. bethanyarts.org

Music: Caramoor Center for Music and Arts presents *Jazzmeia Horn*. The jazz vocalist will showcase her songs of daring musicality, emotional power and social relevance. 8pm. caramoor.org

Music: Friends of Music Concerts, Inc. presents *Pacifica Quartet chamber music concert*. In a return engagement on our series the Pacifica Quartet, together with guest artist pianist Orion Weiss, will perform Florence B. Price's String Quartet No. 1 in G Major; Prokofiev's String Quartet No. 2 in F Major, Op. 92; and Dvorak's Quintet for Pian 8-10:30pm at Kusel Auditorium at Sleepy Hollow High School. friendsofmusicconcerts.org

Spoken word: Greenburgh Library & the Arts and Culture Committee presents *Teen Poets Celebrate National Poetry Month*. Teen poets gather to share their original poetry and celebrate National Poetry Month. 1-3pm at Greenburgh Public Library. greenburghartsandculture.org

Class: Hoff-Barthelson Music School presents *Master Class with Pianist Ingrid Jacobson Clarfield*. Jacobson Clarfield will host a piano master class, which is open to the public. 2-4:30pm. hbms.org

Festival: Hudson Valley Writers Center presents *11th Annual Westchester Poetry Festival*. The festival will host

seven exceptional poets as they read from their most recent work. 1-4pm at The Masters School, Estherwood Mansion Lawn. writerscenter.org

Class: The Rye Arts Center presents *Make a Tiger with Polymer Clay*. Kids will use polymer clay to make simple shapes with clay and put them together to form a sculpture. 2 & 3-. ryeartscenter.org

Theater: Westchester Collaborative Theater presents *One-Act Plays Festival: Attitude Adjustments*. This is a festival of never-seen-before one-act plays. 8-10pm. wctheater.org



Jerusalem Quartet, Friends of Music Concerts, 4/23 (photo credit: Felix Broede)

upcoming virtual and in-person arts activities

EXHIBITIONS & WORKSHOPS

Arc Stages | arcstages.org

- **Exhibition: *From the Wings: Broadway Behind the Scenes*.** This is an exhibition of photographs that celebrate the reopening of Broadway by noted local photographer Chad David Kraus. Through 4/30. Times vary.

ArtsWestchester | artsw.org

- **Exhibition: *Who Writes History?*** The exhibition explores how images and language shape the collective memory and mainstream narratives. 4/23-7/3. Wed-Fri & Sun: 12-5pm, Sat: 12-6pm.
- **Workshop: *Teen Tuesdays & Thursdays*.** Youth aged 12-16 years will participate in arts activities, including portrait drawing, collaging stories and storyboarding. 4/12, 4/19, 4/28 at 4:30-6pm.
- **Workshop: *ArtsMobile*.** The program offers free, hands-on arts experiences at events, festivals, and organizations led by professional teaching artists in the visual and performing arts.. 4/16 at Down To Earth Farmer's Markets in Ossining & 4/23 at Katonah Art Walk at varying times.

Bethany Arts Community | bethanyarts.org

- **Workshop: *Outdoor Sculpture for Kids*.** Students will work together to create temporary site-specific sculptures and engage in the playful nature of outdoor work. Mondays, April 4, 11, 18, 25. Times vary. , 3:30-5pm.
- **Workshop: *Magic, Myth and Monsters: The Middle Ages*.** This course will explore the art of the medieval world and identify the threads that connect it to subsequent traditions. Tuesdays, 4/12-5/17 at 10-11am.



CENTER FOR DIGITAL ARTS

OFFERING CREDIT AND WORKFORCE TRAINING COURSES

Fulfill your dream, whether on campus or online, at the Westchester Community College Center for the Digital Arts Peekskill Extension and take courses in Digital Design, Digital Filmmaking, Drawing, Digital Imaging, Digital Photography, and more. Get a workforce training certificate in 3D Animation, UX Design, Social Media Specialist, Digital Photography, and Mixed Reality (XR), visit our Maker Space, and create a 3D print. At the Center for Digital Arts you'll get started on your portfolio, meet other artists, and develop a network within the rich artist district of downtown Peekskill.

REGISTER NOW!

914-606-7300 ■ sunywcc.edu/peekskill
peekskill@sunywcc.edu



- **Workshop: *Introductory Printed Sculpture*.** Students in this workshop will learn how to conceive, design, and finish a sculpture using a 3D filament printer and a resin printer on loan. 4/1-4/3. Times vary.

Blue Door Art Center | bluedoorartcenter.org

- **Workshop: *Children's Saturday Art*.** This workshop for children aged 5-12 is taught by the Center's teaching artists. Sat: 10am-12pm.

Center for the Digital Arts, Peekskill | sunywcc.edu/peekskill

- **Exhibition: *Create*.** The exhibition explores the creative process and the ephemeral quality of the digital medium. Through 4/27, 10am-4pm.

Chroma Fine Art Gallery | chromafineartgallery.com

- **Exhibition: *Photography Exhibition*.** This four-week exhibition is wide-ranging, featuring more than 40 vintage black and white prints from the 1960s to the 1980s. 4/3, 11am-5pm.

The City of White Plains and the White Plains BID

- **Exhibition: *Harriet Tubman – The Journey to Freedom*.** This 9-foot high sculpture by artist Wesley Wofford commemorates Harriet Tubman will be installed for a three-month residence in White Plains. 4/1-6/30 art Renaissance Plaza in White Plains.

Clay Art Center | clayartcenter.org

- **Exhibition: *Anat Shifan: The Garden Solo Exhibition*.** This solo exhibition includes themes of the garden expressed in three-dimensional still life and centerpieces. Through 5/9.
- **Exhibition: *Object/Image: In the Space between Thoughts and Things*.** SUNY New Paltz Ceramics Program students and faculty reflect on the generative potential between internal and external space. Through 5/9,

Harrison Public Library | harrisonpl.org

- **Exhibition: *Informed by Nature*.** Suzanne Montresor has been a watercolor artist for the past 35 years. 4/3-5/6, 9:30am-5:30pm.

Hudson River Museum | hrm.org

- **Exhibition: *Frida Kahlo in Context*.** The show explores her relationship with Diego Rivera through legendary photographs of Kahlo as well as artwork related to her personal life and Mexico. Through 5/22, 12-5pm.
- **Exhibition: *The World of Frida*.** The show features works of art that include Frida Kahlo as subject, as well as pieces inspired by her life, Mexican culture, art and more. Through 5/22, 12-5pm.

Hudson River Potters | hudsonriverpotters.net

- **Exhibition: *Annual Hudson River Potters Spring Show*.** The show will feature the stoneware and porcelain functional and sculptural pieces of 16 local potters. 4/9-4/10, 10am-5pm.

THE RYE ARTS CENTER

Spring & Summer 2022
 Classes, workshops, & lessons are now open for registration!

VISUAL ARTS + PERFORMING ARTS + DIGITAL ARTS
 MUSIC LESSONS + STEAM EDUCATION

RYEARTSCENTER.ORG 914-967-0700

for more arts events, visit artsw.org



Anat Shifan, *Flora and Orchard #4*, on view in Clay Art Center's *Anat Shifan: The Garden* exhibition through 5/9 (photo courtesy of Clay Art Center)

Hudson Valley Writers Center | writerscenter.org

- **Workshop: *Poetry as Thought via Zoom*.** This craft and reading class will be about using poetry to improve and clarify thinking. 4/21-5/19, 6:30-8:30pm.
- **Workshop: *Write, Write, Write!: A Fiction Workshop for Teens (via Zoom)*.** In this five-week workshop, teens will use all sorts of prompts to create new stories. 4/3-5/15, 1-3pm.

Katonah Museum of Art | katonahmuseum.org

- **Exhibition: *Constant Carnival: The Haas Brothers in Context*.** This show explores the work of contemporary artists Simon and Nikolai Haas within the art historical tradition of the carnivalesque. Through 6/26, 12-5pm.
- **Exhibition: *An Object of Curiosity*.** Members of the Katonah Museum Artists' Association have responded to this theme in this juried exhibition. 4/1-4/30, Mon-Fri 10am-4pm.

KinoSaito | kinosaito.org

- **Exhibition: *Regeneration*.** The show assembles a body of recent work by the multidisciplinary artist Christina McPhee that draws upon her decades-long exploration of remote landscapes, memory and more. Through 4/24, 10am-5pm.
- **Exhibition: *Material Presence: Jilaine Jones + Fran O'Neill*.** Jones, a sculptor, and O'Neill, a painter, both make the physical properties of their materials carriers of emotion and drama. Through 4/24, Fri-Sun: 10am-5pm.
- **Exhibition: *Material Presence: Kikuo Saito, 1975-76*.** The show features lively abstractions of the mid-1970s by Kikuo Saito who began developing his own visual language. Through 5/22, Fri-Sun: 10am-5pm.

Larchmont Chamber of Commerce | larchmontchamber10538.org/artsontheavenues

- **Exhibition: *Arts on the Avenues*.** The month-long exhibition will feature the works of Westchester Artists displayed at local businesses. 4/2-4/30. Times and locations vary.

upcoming virtual and in-person arts activities

Mamaroneck Artists Guild | mamaroneckartistsguild.org

- **Exhibition:** *Open Juried Small Works Art Show*. The show features small works in all media. Through 4/23. 12-5pm.
- **Exhibition:** *Reflections: Photography Art Show*. The show will feature the works of Mark Swartz. 4/26-5/14. 12-5pm.

Neuberger Museum of Art | neuberger.org

- **Workshop:** *Wellness Wednesday Sound Bath*. This is an immersive healing and restorative experience with Yoga and Meditation Instructor Janelle Berger and her Crystal Singing Bowls. 4/13, Wed-Sun: 12-5pm.
- **Exhibition:** *Following the Clues: The Roy R. Neuberger Collection Provenance Project*. The exhibition showcases Roy R. Neuberger's passion for collecting art through four research stories. Through 4/24, Wed-Sun: 12-5pm.
- **Exhibition:** *Roy R. Neuberger Prize Award*. This is a dynamic, immersive multimedia experience floor-to-ceiling projections and soundtracks by internationally acclaimed painter, printmaker, and video artist Tomashi Jackson. 4/30, Wed-Sun: 12-5pm.
- **Exhibition:** *The Friends at 50: Selections from the Collection*. This exhibition is comprised of works that have come into the Museum's collection through the efforts of the Friends of the Museum organization. Through 7/3, Wed-Sun: 12-5pm.

Northern Star Quilters Guild | northernstarquilters.com

- **Workshop:** *Framed Quilt in a Day*. Participants will learn to hand piece a small patchwork, quilt it and then stretch it on a frame like a painting. 4/5-4/6, 9am-4pm at Millwood Fire House.
- **Exhibition:** *World of Quilts XLI*. The show will display the many facets of the art and craft of quilting, from traditional to modern and improvisational to fiber art. 4/30 at 10am-5pm, 5/1 at 10am-4pm at Purchase College, Purchase.

New Rochelle Council on the Arts Rotunda Gallery | newrochellearts.org

- **Exhibition:** *The Subjective Portrait: Reflections of Our Humanity*. The show reflects on humanity and major events that impact who people are, such as a global pandemic, racial reckoning, food insecurity and more. Through 5/7, 9am-5pm.

Oak & Oil Gallery | oakandoil.com

- **Exhibition:** *Bellezza da Spazzatura* Natalya Khorover provides an ode to the beauty of flowers through single-use plastic, which is transformed into petals and leaves from sophisticated peonies to humble corn flowers. 4/16-5/15. 11am-5:30pm.
- **Exhibition:** *Real and Remembered by Ellen Hopkins-Fountain*. Watercolorist Ellen Hopkins Fountain celebrates imagery ranging from the Hudson Valley to Southern New England. 4/6, 11am-5:30pm.

Pelham Art Center | pelhamartcenter.org

- **Exhibition:** *Artist Club Exhibition*. The show will feature a selection of recent works by members of the Pelham Art Center Artist Club. 4/7-5/21, 10am-5pm.
- **Workshop:** *Suminagashi Paper Marbling Workshop*. Participants will learn the magical and Zen process of the Japanese art of Suminagashi Paper Marbling. 4/16,
- **Workshop:** *Chinese Brush Painting and Beyond*. This program will include a brief introduction of Chinese brush painting and the materials that will be utilized to create the paintings. 4/21-4/28, 12-3pm.
- **Workshop:** *Intro to Textile Design*. Participants will create designs for pillows, tea towels, t-shirts, bags and more. 4/30-5/14, 1:30-3:30pm.

The Picture House | thepicturehouse.org

- **Workshop:** *Spring Break Camp*. Emerging filmmakers, young actors, and wordsmiths will be inspired by different, well-known poems each day. 4/11-4/14, 9am-2pm.

The Play Group Theatre | playgroup.org

- **Workshop:** *Spring Break Encanto Camp*. Children aged 9-12 will learn the songs, dances, story and appreciate the magic of the Disney film. 4/11-4/15, 10am-2pm.

Rye Arts Center | ryeartscenter.org

- **Workshop:** *School Break Week-Long Workshops*. Students will spend each morning or afternoon of their April School Break exploring the arts and getting creative. 4/11-4/15, Times vary.

Studio Theater in Exile | studiotheaterinexile.com

- **Exhibition:** *Encore*. Carla Rae Johnson's installation and video performance imagines what artists Fanny Lou Hammer, Frida Kahlo, Harriet Tubman and Virginia Woolf would be doing today. Through 4/20. 11am-5pm.

A World of Quilts XLI

PRESENTED BY
Northern Star Quilters' Guild

Sat., Apr. 30 | 10am-5pm
Sun., May 1 | 10am-4pm

SUNY Purchase Phys Ed Bldg
735 Anderson Hill Road, Purchase, NY

Info & Discount Tickets at www.northernstarquilters.com



Interested in Writing for *ArtsNews*? We want to hear from you!

To be considered, tell us about your interest/experience in the arts, and include a writing resume and writing clips. When we have an article to assign, we may get in touch with you!

Contact artswnews@artswestchester.org.
No phone calls, please.



Gotta love the arts!

Visit artsw.org for our Top Arts Picks & Calendar of Fun Arts Events.

ARTSW
ARTSWESTCHESTER

Artist Daniel Carello works on his mural in downtown White Plains, a public art partnership between ArtsWestchester and LMC, a Lennar Company.