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Sloop Brewing in East Fishkill.

SLOOP IS BREWING UP A BIGGER BREWERY

BY PETER KATZ

Pkatz@westfairinc.com

The Sloop Brewing Company in East Fishkill is hoping that \$975,000 in new financial assistance from New York state will be the catalyst for expansion not only of its physical plant and local business but also for expanding the reach and recognition of its brands on a national and international basis.

Sloop produces a product line of brews that recently included 18 varieties such as stouts, IPAs and pilsners. Some of the Sloop beers carry the flavors of various fruits, including oranges, raspberries and peaches. It markets some of the brews as what it calls “Juice Bombs.” One of its stouts is described as having “roasty notes of chocolate.”

Located in iPark 84, the former IBM campus, the Sloop facility features a restaurant, tasting room and event space along with the factory. The restaurant’s menu includes wood-fired pizzas, burgers, salads and side dishes.

Both a grant of \$650,000 from Empire State Development and a \$325,000 tax credit through the Excelsior Job Program are helping to fund the expansion of Sloop’s East Fishkill facility.

“The facility that we have now is a 30-barrel brew house, which allows us to produce about 1,000 gallons of beer per brew,” Justin Taylor, co-founder and chief product officer of Sloop told the Business Journals. “We operate 24 hours a day. The new facility will be constructed to have the same size brew house, which theoretically will allow us to double

our capacity.”

Taylor founded the company with Adam Watson, who serves as company president. They began in 2011 in a garage in Poughkeepsie, selling their beer at farmers markets in the Hudson Valley. In 2014, they began operating out of a barn in Elizaville, New York. In 2017, the company received \$565,000 in state funding to help it establish its 25,000-square-foot facility at the iPark site in East Fishkill.

Taylor said that in a 24-hour period the current plant is able to turn out about 2,800 cases of beer, an amount that would fill about 400 kegs.

“We’re one of the larger breweries in the Hudson Valley,” Taylor said. “In 2020, we were ranked as the 72nd largest craft brewery

SLOOP BREWING 6

Verso Records, a new music label, launches from Westport Library

BY JUSTIN MCGOWN

jmcgown@westfairinc.com

History was made on the evening of April 9 at the Westport Library – for the first time, an independent music label run as part of a public library launched a record.

Verso is the new record label run by the library that makes use of its collection of recording and editing equipment. The launch party for the new album, “Verso Records: Volume One,” was part of the larger three-day Verso Fest which the Westport Library billed as a celebration of music and media inspired by multimedia events such as SXSW in Austin, Texas.

During the event, Westport Library played host to panels, performances, and productions by a diverse array of local artists and creatives, including workshops and book launches. The keynote was presented by Michael Jai White, the film star who is launching a media production center in New Haven.

The name “Verso” stems from the Latin word for the left-hand page of an open book. It is meant to evoke fresh starts and the potential that comes from starting a new page and has no relationship with the publishing company Verso Books.

“Verso Studios is the media resource and production hub of Westport Library,” explained Brendan Toller, the marketing manager for Verso Studios. “Now what does that mean? It means that Westport Library is a futuristic library of the 21st century. We’ve accessed books at

libraries for hundreds of years and there’s media like DVDs and tapes, so why not extend it?”

Toller stated that the library’s makerspace, full of tools and toys for exploring STEM concepts like drones and 3D printers and components for making gadgets, was the seed of the idea.

“It had great user numbers, a big user base and the (board) thought, ‘How can we extend this? What would be the next area?’” he said.

The answer was to build a full-featured modern recording studio with all the necessary equipment for creating music, podcasts and films, with rentable equipment for anybody who has a library card.

“I think this space is ahead of its time,” Toller said as he geared up to film the launch party. “I think 30 years down the line every library will have a facility like this.”

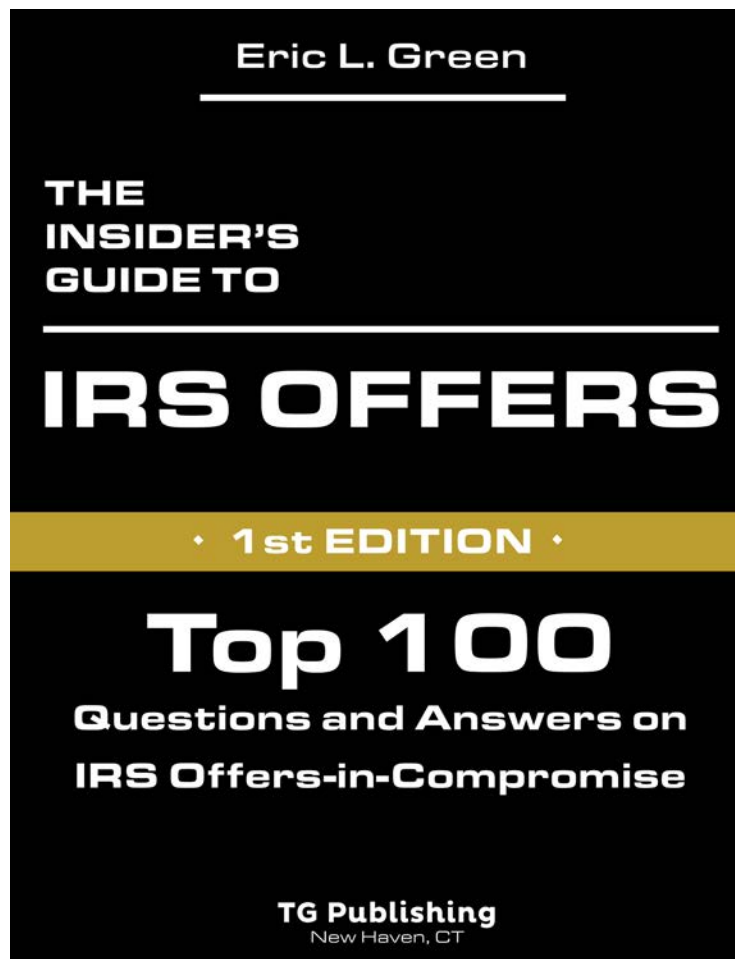
Bill Harmer, the executive director of the Westport Library, emphasized how historic the launch of “Volume 1” was from the stage, adding that other libraries will follow the trail blazed there that night. He credited the unique group of artists, which ranged from the indie-cool daniprobably to the tongue-in-cheek hockey-themed rock of the Zambonis to the smooth jazz stylings of the John Collinge Quartet, all mixed and produced by Grammy-winning producer Peter Cadas.

Asked why Westport Library was the first to take this historic step Harmer said, “That’s an

VERSO RECORDS 6



Eric L. Green and the cover of one of his books. *Contributed photos.*



Attorney enjoys second career as author and book publisher

BY PHIL HALL

Phall@westfairinc.com

Eric L. Green never set out to be an author, nor did he plan to run a publishing company. Instead, he was focused on growing his law firm Green & Sklarz LLC – a task that turned out quite successful.

“In eight years, we went from two people to 23 people,” he said about Green & Sklarz, which operates offices in Stamford, New Haven and West Hartford. “And from that sprung a coaching program where I coach accountants and lawyers on how to build a representation practice before the IRS. Every summer, when the accountants are available, we do workshops – and the most popular one I do is about how to do an offer-in-compromise from start to finish.”

So, where does the book writing and publishing fit into this? According to Green, that came in response to his workshop audience.

“I get hundreds of questions from the audience and one of my staff said, ‘It’d be great if we could take all these and just do a Q&A book.’ So, we pulled 4,000 questions over the last four years from that workshop and scrubbed them down until we had about 100 that came up constantly.”

Opting to take an entrepreneurial route to publishing, Green started his own company called TG Publishing in 2017 that focused on this niche subject.

To date, he has created four books that are available in both print and digital editions: “The Accountant’s Guide to Resolving Tax Debt,” “The Accountant’s Guide to Resolving Payroll Taxes and Personal Responsibility,” “The Accountant’s Guide to IRS Collections” and “The Insider’s Guide to IRS Offers.” The latter book, which was published in 2021, has generated the most positive feedback to date.

“The first part of it covers the process,” Green said. “If you’ve

never done an offer, it shows how the offer process works and then it goes through the top 100 questions and answers, all written out and cited. The feedback has been excellent – it’s very user friendly, you can pick it up and all of the questions are listed in the table of contents so the reader can scroll through and say, ‘Yeah, that’s my issue’ and flip to the page for an answer that is completely written out for them.”

Green’s latest book is “The Accountant’s Guide to IRS Representation Checklists, Letters, and Forms,” which is now with his printer and is scheduled to be made available later this month. This book provides its attorney and accountant readers with dozens of checklists and letters that enable them to respond to both clients and the IRS in a quick and impactful manner.

“They don’t have to sit there and start retyping a five-page penalty abatement letter,” Green said. “They can take what we’ve

done and just edit it. My goal was to make this very practical.”

Of course, the U.S. tax code is not chiseled in stone and Green is constantly watching to see where changes are taking place.

“We’re updating the book about every two to three years,” he said. “For instance, the IRS collections guide first came out in 2017 and we updated it at the end of 2019 – the book is still perfectly fine.”

In addition to TG Publishing, Green also operates the Tax Rep Directory Site, which helps consumers find tax resolution professionals with expertise in dealing with the IRS and state tax agencies, and the Tax Rep App, which is designed to help tax resolution professionals expand their business.

“I also created a training certificate program in IRS rep work, which I licensed to UConn Business School, and it is also selling nicely,” Green added. “I am a bit of a serial entrepreneur.”

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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

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Citrin Cooperman receives investment from New Mountain

BY PETER KATZ

pkatz@westfairinc.com

The accounting and consulting firm Citrin Cooperman, which has 16 offices, including in White Plains and Norwalk, says that it expects enhanced expansion following an investment by New Mountain Capital. New Mountain, which has more than \$35 billion in assets under management, made what Citrin Cooperman describes as a “major investment.” Citrin Cooperman did not disclose the amount of the investment, which was made six months ago but was not announced until April 11.

“As we got to know New Mountain Capital extremely well over the last 10 years, we knew they were the right strategic growth partner for our firm when the timing made sense. We are thrilled to be entering this next phase of our growth journey with them,” said Alan Badey, CEO of Citrin Cooperman.

Joel Cooperman, executive chairman and co-founder of Citrin Cooperman, said, “This exciting partnership with New Mountain will provide resources to continue to add talent and technological innovation as we grow. I am thrilled about the number of accounting firms across the United States and abroad that have reached out to us, and I expect the next several years to be exciting.”

Citrin Cooperman said that partnering with New Mountain has enabled it to aggressively seek out and acquire technology and advisory companies as it continues to build a fully developed financial services company. It was founded in 1979 and currently has 250 partners and 1,300 employees. Citrin Cooperman previously reported on its website that its revenues had surpassed \$300 million.

“We have already seen significant growth into several new markets in the short period we have been working with the Citrin Cooperman team and we look forward to building on this success,” said Nikhil Devulapalli, director of New Mountain Capital.

New Mountain was founded in 1999 by Steve Klinsky, who serves as its CEO. He had been co-founder of the Leverage Buyout Group of Goldman Sachs & Co., where he helped execute more than \$3 billion in transactions for Goldman and its clients. He then joined Forstmann Little and Co., helping to oversee seven private equity and debt partnerships totaling more than \$10

billion in capital.

New Mountain Capital says that its private equity strategy seeks to acquire leaders in carefully selected industries, and then to build those businesses. It says it generally invests between \$100 million and \$500 million per transaction in companies with enterprise values typically between \$100 million and \$1 billion.



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Benjamin pleads not guilty; resigns as NY Lt. Gov.

BY PETER KATZ

Pkatz@westfairinc.com

Brian Benjamin resigned his office as New York State Lieutenant Governor just hours after being arrested on April 12 and pleading not guilty to charges in a federal indictment alleging that he had engaged in wire fraud, conspiracy, bribery and falsification of records.

Benjamin had surrendered to the FBI in Manhattan. The case has been assigned to U. S. District Judge J. Paul Oetken.

The Business Journals reviewed a copy of the indictment, which says, in part, that Benjamin “participated in a scheme to obtain campaign contributions from a real estate developer in exchange for Benjamin’s agreement to use, his official authority to obtain a \$50,000 grant of state funds ... for a nonprofit organization con-



trolled by CC-1 (“Organization”). In so doing, Benjamin abused his authority as a New York state senator, engaging in a bribery scheme using public funds for his own corrupt purpose.” CC-1 is the individual Benjamin is alleged to have approached for the contributions and Organization-1 is the nonprofit.

Benjamin is charged with:

- one count of federal program bribery, which carries a maximum sentence of 10 years in prison;
- one count of honest services wire fraud, which carries a maximum sentence of 20 years in prison;
- one count of conspiracy to commit those offenses, which carries a maximum sentence of five years in prison;
- and two counts of falsification of records, each of which carries a maximum sentence of 20 years in prison.

U.S. Attorney Damian Williams said, “As alleged, Brian Benjamin used his power as a New York state senator to secure a state-funded grant in exchange for contributions to his own political campaigns. By doing so, Benjamin abused his power and effectively

used state funds to support his political campaigns. My office and our partners at the FBI and DOI (New York City Department of Investigation) will continue to ensure that politicians who put themselves over the public interest will be prosecuted.”

FBI New York Assistant Director-in-Charge Michael J. Driscoll said, “Exploiting one’s official authority by allocating state funds as part of a bribe to procure donations to a political campaign, and engaging in activity to cover up the bribe, is illegal. As we allege today, Benjamin’s conduct in this scheme directly circumvents those procedures put in place to keep our systems fair.”

The indictment also accuses Benjamin of “engaging in a series of lies and deceptions to cover up his scheme, including by falsifying campaign donor forms, misleading municipal regulators and providing

false information in vetting forms.”

The indictment outlined a number of meetings and events that it said took place from 2019 to 2021. It also alleged that Benjamin received a number of checks in varying amounts that included \$5,000, \$10,000 and \$25,000.

Among the first to react to the news was Republican State Assemblyman Mike Lawler of Pearl River. Lawler said, “The arrest of Brian Benjamin is just the latest in a long string of arrests, scandals, ethics violations, harassment and abuses of power.”

Republican Assemblyman Colin J. Schmitt of New Windsor said, “Lt. Gov. Brian Benjamin’s arrest further demonstrates the extent to which corruption continues to pervade state government. Gov. Hochul and the State Legislature must act immediately to remove him from office.”

High demand meets the return of Waveny LifeCare Network’s services

BY JUSTIN MCGOWN

jmcgown@westfairinc.com

New Canaan’s Waveny LifeCare Network reopened its outpatient facilities in February after almost two years of closure due to the Covid pandemic. The timing of the closure was especially unfortunate since the facilities were recently upgraded and modernized, according to Suzanne Cleary, Waveny LifeCare Network’s director of rehabilitation.

“We renovated our outpatient department in the year before we closed through a grant from the New Canaan Community Foundation,” Cleary said. “They provided some new state-of-the-art equipment, and we did some redesigning. And the Corbett Family speech therapy facility was also set up to provide services from a newly renovated room. All that had happened just in the year before we closed.”

Since the start of the pandemic, Waveny continued most of its in-patient and residential care services. But to ensure the safety of

residents and long-term patients, it became necessary to limit visits by all but the most essential personnel and to suspend outpatient services.

“We received calls all during the period we were closed asking when we were going to reopen,” Cleary said. “They came in daily and we always had to apologize and say, ‘Not yet, not yet.’ We’re very happy that it’s actually coming to fruition and that the demand has been high.”

Waveny is still staffing up to meet community demand, although scheduling has also been complicated by the sudden return of many patients all at the same time when operations resumed.

Among the programs that the health center offers are the LSVT Big and Loud Program, administered by therapists certified in specialized programs. Big and Loud is designed to help patients with Parkinson’s disease handle their symptoms.

“This technique uses big and

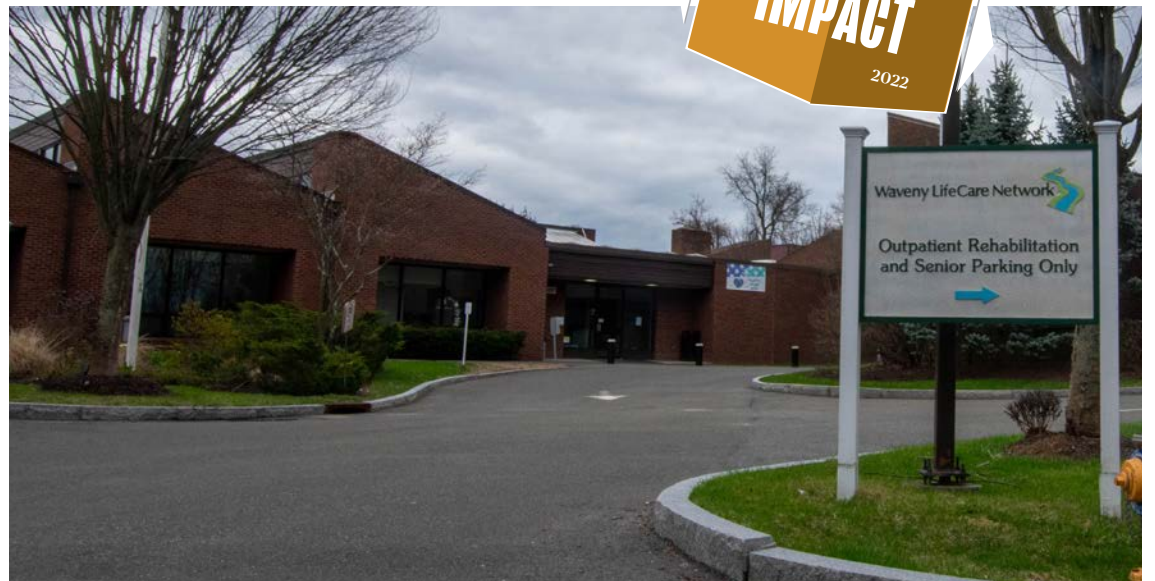


Photo by Justin McGown.

loud movements to facilitate movement,” Cleary explained. “Patients with Parkinson’s tend to sort of shuffle, their movements get very small. This program uses exercises to reopen those pathways so they can speak loudly and move better.”

The program involves work with both physical therapists and certified speech therapists, and Cleary pointed out that the pro-

gram is designed not only to provide direct treatment, but to also give patients the tools to continue taking care of themselves.

“The idea is that you will transition into your own maintenance program after that one-month period,” Cleary said.

The other new program is Vital Stim, where a certified speech therapist uses electrical stimulation of a patient’s vocal

records to help ensure function. It is also primarily for Parkinson’s patients.

“We’re always looking for ways for our therapists to improve their skills, and as people become certified we try and let the community know,” Cleary said. She also emphasized that there are currently spots available in many of their patient programs but that they are going fast.

COMPILED BY PHIL HALL

Datto is acquired for \$6.2 billion

Datto Holding Corp, the Norwalk-headquartered provider of cloud-based software and security solutions, has been acquired by Kaseya, a Miami-based provider of unified IT management and security software, in a \$6.2 billion all-cash transaction.

The transaction is expected to close in the second half of 2022, pending regulatory approvals. Upon completion, Datto's common stock will no longer be listed on the New York Stock Exchange.

Datto was founded by software programmer Austin McChord in 2007. The company was acquired in late 2017 by Vista Equity Partners for \$1.5 billion, which merged the company with its portfolio holding Autotask Corporation. Datto has been publicly traded since October 2020, and in its most recent earnings report (the Q4 2021 data published on Feb. 23), Datto reported revenue of \$164.3 million, up from \$139 million one year earlier,

and net income of \$5.7 million compared to the \$7.2 million net loss from the same period in the previous year.

"Datto has always been committed to creating world-class technology for SMBs (small to medium-sized businesses) and delivering it through our global network of MSPs (managed service providers) to align our growth with the channel," said Tim Weller, CEO of Datto. "Combining with Kaseya brings together a broader array of technology products to create additional opportunities for MSPs. I'm encouraged by the continued investment in the rapidly expanding global MSP community, and this transaction is another important validation of the channel."

"This is exciting news for Kaseya's global customers, who can expect to see more functional, innovative and integrated solutions as a result of the purchase," said Fred Voccola, Kaseya's CEO. "Datto has a legendary commitment to its customers and employees. The alignment of our missions and focus makes us a natural fit, that will help our greatly appreciated customers reach new levels of success."

911 dispatch center opens on SHU campus

Sacred Heart University's main campus in Fairfield is now hosting a new 911 dispatch center operated by the Fairfield and Westport police departments.

The center combines police and fire dispatchers and emergency responders from Fairfield and Westport in a single 24/7 location on the first floor of the school's Ryan Matura Library. The towns are paying a \$1 per year lease for the space and invested \$3.7 million into its creation. This marks the first time that a municipality-run emergency call center in Connecticut has combined two towns with an outside partner.

"While I was the police chief in Fairfield, the Westport chief and I were looking for ways to become more efficient and effective in the services we provided," said Gary MacNamara, executive director of public safety and government affairs at Sacred Heart University. "We looked at the 911 centers each of us had as a potential area to combine resources. SHU President John Petillo has always been

supportive of the larger community and first responders, and he agreed to help us find a solution."

Hemlock Castle up for sale again

Hemlock Castle, Greenwich's imposing 100-year-old mansion, has been relisted for sale at \$11.8 million.

The property last sold in 2007 for \$5.5 million. It was listed in January 2021 for \$9.85 million but was withdrawn from the market last October.

Located on a 4.18-acre property at 17 Hemlock Drive, the 13,500-square-foot residence was built in 1902 and features 14 bedrooms, 13 bathrooms and four half-baths. The property also includes a 7,000-square-foot carriage house with a staff apartment.

The property was originally known as Freestone Castle and its most prominent former owner was Harry H. Frazee, the Boston Red Sox owner who made one of the most disastrous decisions in baseball history in 1919 with his \$100,000 trade of Babe Ruth to the New York Yankees.

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1 Sloop Brewing –

in the country. I believe there are about 9,000 of them. We had a very good 2021, so we hope that number will get better, eventually cracking the top 50 in the country.”

Taylor said that the number of visitors to its plant, restaurant and tasting room has been on the increase recently.

“With the government lifting restrictions, what we’ve been seeing is there’s a lot more foot traffic throughout the weekends and especially as the weather warms, people feel more comfortable leaving their houses and coming out, enjoying some really good food and some wonderful beer,” Taylor said.

Sloop currently employs from 60 to 70 people in East Fishkill, with the number of people working at the restaurant dependent with how busy it is.

“On the manufacturing side, we have about 20 employees in a production team,” Taylor said. “We have upwards of 10 people in the office at one time and we have five sales staff with a sixth being added shortly. This new opportunity that we have will allow us to extend our production staff.”

Taylor said that the company has an internship program that extends to specialized populations. Known as Open Waters, the program offers paid internships covering all aspects of beer production to individuals age 21 and up who commit to a minimum of 20 hours a week for at least three months. In an effort to expand diversity in the brewing industry, the program has reached out to members of the LGBTQ+ community and special needs populations.

Taylor said that as the company



Sloop Brewing — some of the brewing equipment.

expands its facilities and staff, it also plans to expand its distribution. Sloop products currently are available in 18 states and the District of Columbia. The company also has limited international distribution.

“Our primary focus now is to grow with-

in the states that we have distribution. We have a couple more on the East Coast that we have to fill out and then we can start seeing some expansion westward,” Taylor said. “It’s a tremendous industry to be a part of. You’re constantly tapping into your creative

thoughts and ideas and at the same time you have to be savvy enough to be running an actual business. Running a brewery is not just about making good beer. It’s about making good business decisions and being part of the community.”

1 Verso Records—

easy question to answer because of the deep creative roots we inherited here. It started with the visual artists who have been here for over a hundred years. Now you’re starting to see it filled in by authors and musicians, producers, writers, people from the entertainment industry. We’re absolutely swimming in the richness of all the talent here.”

The event also included a special honor for a member of Westport’s visual arts community. The cover of “Volume 1” was selected from community submissions by members of the Westport Artists Collective and Neil Smith, the original drummer for Alice Cooper. The submissions featured a wide range of designs and concepts, all variations on the theme of what a library is.

The winner was Tammy Windsor, who arranged and photographed a whimsical mixture of figurines, including a dinosaur acting as a DJ to represent the idealized night club. In Windsor’s art, everybody



Chris Frantz of Talking Heads fame at the launch of Verso Records. Photo by Justin McGown.

is listening to music and united by their enjoyment of it even as they’re surrounded by interesting characters.

After the reveal of the album art, drummer and Talking Heads co-founder Chris Frantz – who is also a 35-year Westport resident – took the stage and made a champagne toast to the team responsible for creating the new space within the library.

“Emerging means to ‘come into the light,’” Frantz said, “and I’m so very happy to be able to bring new artists into the light here at the Westport Library. And I’m very proud of this record.”

The toast was followed by a sample of recordings off the record, and live performances by daniprobably and Enid Ze.

“Verso Records: Volume 1” will be released on June 1 as a limited-edition vinyl album; four tracks can be listened to now on the Verso Records Bandcamp page.

Japanese restaurants claim Verizon spiked internet bills

BY BILL HELTZEL

Bheltzel@westfairinc.com

Japanese restaurants in Yonkers and West Nyack that signed up for internet service for \$160 a month claim that Verizon Wireless suddenly charged \$4,568 a month without explanation.

Now New Path Yonkers Inc. is accusing Verizon of fraud and demanding \$40,596 in alleged overcharges, in an April 4 complaint filed in Westchester Supreme Court.

New Path operates a Sarku Japan Teriyaki & Sushi Express franchise at Cross County Center in Yonkers and Oyishi Japan restaurant at Palisades Center in West Nyack.

Around 2015 or 2016, New Path signed up for a 10 gigabyte internet service at \$80 a month for the Yonkers restaurant, according to the complaint. In January 2021, it added the same level of service at the same price for the West Nyack restaurant.

The company agreed to let Verizon



automatically deduct the monthly charge from its bank account.

But Verizon allegedly debited \$4,568 from New Path's bank account last May, \$7,167 in June and \$6,713 in July.

New Path claims it was unaware of

the charges until July when vendors complained that payment checks were bouncing and the bank said its account was overdrawn.

New Path says Verizon never notified it of a price increase or gave reasons for the

increase.

A New Path representative asked for a refund, the complaint states, and got nowhere.

Last October, Verizon disconnected the internet service and said it was owed \$18,489, according to the complaint.

"The letter," New Path says, "did not give any specific description regarding such balance."

New Path rejected the charges, according to the complaint, and in January Verizon billed the business for \$22,147.

New Path is accusing Verizon of breach of contract for charging "way above the agreed amount," unjust enrichment for allegedly taking \$40,596 from the company's bank account without justification and fraud for misrepresenting the terms of the contract.

Verizon did not respond to an email asking for its side of the story.

New Path is represented by Queens attorney Yangting Guo.

Sacred Heart professor cited in ranking of nation's top business educators

BY JUSTIN MCGOWN

jmcgown@westfairinc.com

Mahfuja Malik, an associate professor of accounting at Sacred Heart University, was cited as one of the best in the country by Poets & Quants, a magazine dedicated to reporting on the top MBA programs across the country. Malik beat out more than 1,000 educators who were nominated for the 100 spots that were split evenly between graduate and undergraduate business education.

Malik is described by the students cited in her Poets and Quants profile as "the most caring, innovative, intelligent professor I have come across," "outstanding, the most enjoyable and most effective professor I had at Sacred Heart University," and "a G.O.A.T. (Greatest of All Time) when it comes to college professors."

"It's an incredible honor for me to be selected as one of the 50 best top professors," Malik said. "It's of course a great inspiration for me to be more dedicated, to spend more time with my students."

Malik has focused much of her research on corporate social responsibility.

"I want to show how corporations can get benefits by serving society and being socially responsible," Malik continued. "I started to analyze different factors that we can determine to be socially responsible for our population and the outcome in

terms of share prices or accounting."

According to Malik, these principles apply across the board to companies of any size, and companies that look beyond the short-term bottom line and consider the impact of their work on society and the local community will often see concrete benefits accrue over time.

Malik was nominated by Dr. Khawaja Mamun, an associate professor at Sacred Heart University and director of the Fairfield-based school's masters in business analytics program. He took into account both Malik's extensive work with the students' positive feedback when filling out a survey issued by Poets & Quants.

Malik grew up in Bangladesh, where her father was a professor of literature. Malik's passion was for business education, and that path led her to become a Fulbright Scholar and earn Sacred Heart's 2021 Inclusive Teaching Fellowship.

Sacred Heart University's "great breadth and diversity" also drew praise from Malik, who stated the university encouraged a great environment with easy communication and effective relationships between colleagues.

"But I believe that the students are what makes it incredible," Malik added. "We have a small class size, and we have really close relationships with our students."



Mahfuja Malik. Photo by Tracy Deer-Mirek / Sacred Heart University.

"Also, I like this area," Malik added of Fairfield and the surrounding area. She lives in Newtown and came to love the Northeast in general after pursuing her

Ph.D. in accounting at Boston University. She also added the region was a great place to raise her children and enjoy an academic atmosphere.

Rockland man accuses Chase of not refunding hacked bank accounts

BY BILL HELTZEL

Bheltzel@westfairinc.com

Six times in 17 days, a Rockland County man says, his JPMorgan Chase bank accounts were hacked and \$225,000 were stolen, but Chase has refused to reimburse him for the last \$44,000.

David Sabri accused Chase of violating the Electronic Funds Transfer Act in a March 28 complaint filed in U.S. District Court, White Plains, and is demanding treble damages for his losses.

Sabri discovered unauthorized transfers on Jan. 31 when access to his personal bank account was blocked because of suspicious activity. Someone had made two transfers totaling \$90,000 to a business account in his name and Sabri Realty Company in Illinois.

He told Chase that he was not familiar with Sabri Realty Company and is not involved in any real estate business.

Chase canceled the transfers, verified that Sabri had not opened the Sabri Realty Company business account, returned



\$90,000 to his personal account and referred the matter to its fraud team.

Sabri, at Chase's behest, transferred all of the funds to a new account on Feb. 1 to protect himself from fraud.

"Somehow, the identity thief immediately learned about the second account and promptly initiated an online transfer of \$90,000," the complaint states, "to another unfamiliar business account registered to the Sabri Realty Company."

Once again, according to the complaint, Chase returned \$90,000 to Sabri's personal account and confirmed that he had not opened the second Sabri Realty Company business account.

Sabri says he revoked authorization for electronic fund transfers and told Chase to approve only transfers made in-person at a Chase branch by someone with valid identification. He filed a report with Ramapo police, at Chase's request, and faxed a copy to the bank.

Then on Feb. 14, his account was hacked again. Two transactions were initiated by telephone, totaling \$24,000, and going to an account under the name Vincenthia N. Lair in Houston, Texas. Sabri alerted the Chase fraud department.

Two days later, Feb. 16, another \$20,000 was transferred to the same Houston account, according to the complaint. Again, Sabri notified the bank's fraud department, and he was told to file a new police report.

Chase notified Sabri on Feb. 17 that it had completed its investigation of the Feb. 14 transactions. But this time, according to the

complaint, Chase rejected his claim.

"We found that the transaction was processed according to the information you provided or was authorized," Chase said. "No adjustment will be made to your account at this time."

On the same day, Sabri reported the Feb. 16 incident to Ramapo police and on Feb. 23 hand-delivered a copy to a Chase branch in Monsey.

Chase, he claims, still has not issued a report on the last incident and has not reimbursed his account.

The Electronic Funds Transfer Act requires banks to investigate such alleged errors on consumer bank accounts, the complaint states, and report findings within 10 days.

If Chase had done so, Sabri says, it would have discovered that he had not consented to the disputed transactions; he had revoked authorization for electronic transfers and approved only in-person transfers at bank branches; Chase had previously concluded that he was the victim of identity theft and the thieves had opened at least two accounts under his name; nothing in Chase's records connect him to Vincenthia N. Lair; he has no history of making false or unverifiable fraud reports; he has no history of irresponsible or fraudulent account use; he has no criminal history; and no proof exists that refutes his claims.

Chase spokeswoman Briana Curran said she can't comment on pending litigation.

Sabri is represented by Brooklyn attorney Moshe O. Boroosan.

Westchester Community College Foundation

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5:30 PM – 7:00 PM



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Dr. Andrew Ashikari, regional director of the Breast Care Center at Northern Westchester and Phelps hospitals

BY PHIL HALL

Phall@westfairinc.com

Last month, Dr. Andrew Ashikari was named regional director of the Breast Care Center at Northern Westchester and Phelps hospitals, both part of Northwell Health Physician Partners. Ashikari joined the organization in January 2021, and before he was director of the Ashikari Breast Center since 1999. He is also the former chairman of surgery at Hudson Valley Hospital Center and former director of surgery at Dobbs Ferry Pavilion/St. John's Riverside Hospital.

In this installment of Suite Talk, Business Journal Senior Enterprise Editor Phil Hall speaks with Ashikari regarding breast cancer care and awareness.

What is the nationwide level of breast cancer today? Is it on the rise or in decline, or has it been unchanged in recent years?

If you look at overall numbers, it's definitely on the rise. But there are a lot of factors involved, and one is that we have a little bit of an aging population. And even though we hear about breast cancer and younger women, it's still a cancer in the postmenopausal older age group – and as people live longer, they're going to get more breast cancer. Luckily, those tend to be less aggressive cancers.

What about the today's level of breast cancer awareness? Are you seeing people taking advantage of the wealth of information that's now available for them?

People come in very educated, which is good for the doctors – it adds to the length of the conversations because people are coming in with a lot of information. The well-educated patient is definitely a better patient to take care of. And I've had patients definitely teach me a few things – not so much about the medical part, but about some of the psychosocial pieces that, to be very honest, doctors are not probably as good at.

What about the treatment of breast cancer during the pandemic over the last two years? How did you handle care during that health crisis?

It was tough. Before I joined Northwell a little less than a year-and-a-half ago, I



Andrew Ashikari
Contributed photo.

“We’ve been de-escalating surgery for four years now.”

was in private practice and it was probably the biggest practice in Westchester for breast cancer care. We were at a hold – we couldn't operate on patients for a good month-and-a-half. It forced us into using other therapies – we ended up giving more chemotherapy and hormonal therapy.

We saw no worsening of outcomes – patients did fine during this time because these therapies can keep the cancers at bay and give us the time we need until we were

able to see the patients. Our biggest problem was that people were not coming in for the screening. What we're seeing now is that delayed effect because people missed their screening – now, two years down the line, I'm seeing patients with later-stage disease, which is a problem.

What are the possible breakthrough treatments that you're seeing in breast cancer care?

We've been de-escalating surgery for four years now. Basically, we went from mastectomy to lumpectomy, and now in our mastectomies we spare a lot of skin. We can do reconstructions, which are just fabulous by using tissue from the belly without removing muscle. Surgically, those are our major advances.

We also can do things like radiation during surgery, which is just an amazing benefit where patients don't have to get a month of radiation afterwards. We can do that for early-stage disease and we've taken

less lymph nodes out.

If you look at the major survival advantages for breast cancer, I think most of those have come from the medical oncology side – and my medical oncology colleagues are just amazing. I envision a future where surgery may not be needed. In certain cases, we were finding that with certain types of breast cancer we give the patient chemotherapy, and by the time we get to surgery there's actually no cancer when we're doing the operation.

There are targeted drugs that go specifically at certain types of breast cancer. And also, there's the genetic positive breast cancers where we have a whole new group of agents called PARP inhibitors – I wouldn't even give them chemotherapy at this point, because they're not killing all our cells in the body and making us sick. Most of these agents are targeted, so a lot of them cause very little side effects and patients can tolerate these treatments and are getting incredible survival advantages.



BUSINESS INTEL NEWS

HEALTHCARE // REAL ESTATE & HOUSING // WORKFORCE DEVELOPMENT // DIGITAL CONNECTIVITY // ENERGY & SUSTAINABILITY



UPDATE

STUDY RELEASED CONCERNING THE IMPACTS OF WESTCHESTER MULTI-FAMILY HOUSING DEVELOPMENT ON SCHOOL ENROLLMENT

The Westchester County Association, along with the BRI and other members of the Welcome Home Westchester initiative, have released a data specific study that illustrates the positive local tax benefits and minimal school enrollment impact of recent multi-family developments throughout the County. This analysis is a valuable planning tool for local developers, planners, and government leaders.

WCA PARTNERS ON WEBINAR ABOUT HIRING CANDIDATES WITH DISABILITIES

It's not news that employers are struggling to fill open jobs. Across industry segments in the US, 1 in 3 companies (32%) report difficulty filling jobs. One solution? Recruiting outside the traditional talent pool, such as workers with disabilities. On March 30th, the WCA collaborated with ACCES-VR, Westchester Employment Network, Rockland Employment Network, Rockland Works, and the Westchester-Putnam Career Center Network to host a webinar about hiring difficulties faced by various industries, and possible solutions.



UPCOMING EVENTS

ANNUAL WORKFORCE SUMMIT

April 19, 2022 | 8:00am – 10:00am

Sleepy Hollow Hotel & Conference Center

Keynote speaker Empire State Development President & CEO Hope Knight will discuss New York's newest economic and workforce development initiatives and highlights from the NYS 2022 budget. There will also be a panel of thought leaders discussing innovative training and recruitment programs and workforce diversity.

WCA'S 2022 REAL ESTATE CONFERENCE - STATEWIDE SOLUTIONS TO WESTCHESTER'S HOUSING CRISIS

Featuring a Keynote Address from Dr. Jenny Schuetz, Senior Fellow, Brookings Institution

Tuesday, May 24, 2022 | 4:00pm - 7:30pm

Westchester County Club

New York's housing challenges, particularly acute in Westchester, are often cited. While other states are taking action, New York has not been able to marshal comprehensive statewide solutions. Join us to take part in a resurgent conversation around state-level fixes to this critical issue.

WCA'S SUMMER NETWORKING EVENT

June 15, 2022 | 5:30pm - 7:30pm

Whitby Castle at Rye Golf Club

Connect with the "Who's Who" of Westchester at this exclusive cocktail reception. Come generate ideas, make connections and build new professional relationships. Meet and greet leading professionals from both the public and private sectors including members of the WCA Board as this reception follows WCA's quarterly board of director meeting.



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PRESIDENT'S MESSAGE

MICHAEL N. ROMITA

DISPATCH FROM A SMART CITY

Last week the WCA was at the Smart Cities Connect conference in Columbus, OH to receive national recognition for Westchester's Y-Zone digital inclusion pilot. At the conference, government, business, and nonprofit leaders presented on issues as diverse as urban infrastructure, smart mobility, community planning, and sustainability. Unsurprisingly, the nexus between digital connectivity and economic growth took center stage.

WCA's Y-Zone is a bold, forward-thinking concept. Using a novel community-based outreach and service model, get an underserved neighborhood better connected to the economy by providing free internet access, devices, training, and technical support. Measure and analyze the results both for businesses and the community. Create a scalable template that can be used anywhere.

Across the country, a small handful of communities are leading this discussion and because of the Y-Zone, Westchester is seated at the table. Policy makers are catching on. The New York state budget includes funding for digital inclusion grants and loosens some burdensome restrictions on broadband infrastructure buildouts. The federal infrastructure law also includes money to help bridge the digital divide and accelerate technology enhancements. The regulations controlling how and where large-scale government investments will be made will soon be written. Some states and regions will do better than others. With a nationally recognized, results-driven pilot project and real-world data, we now have a head start.



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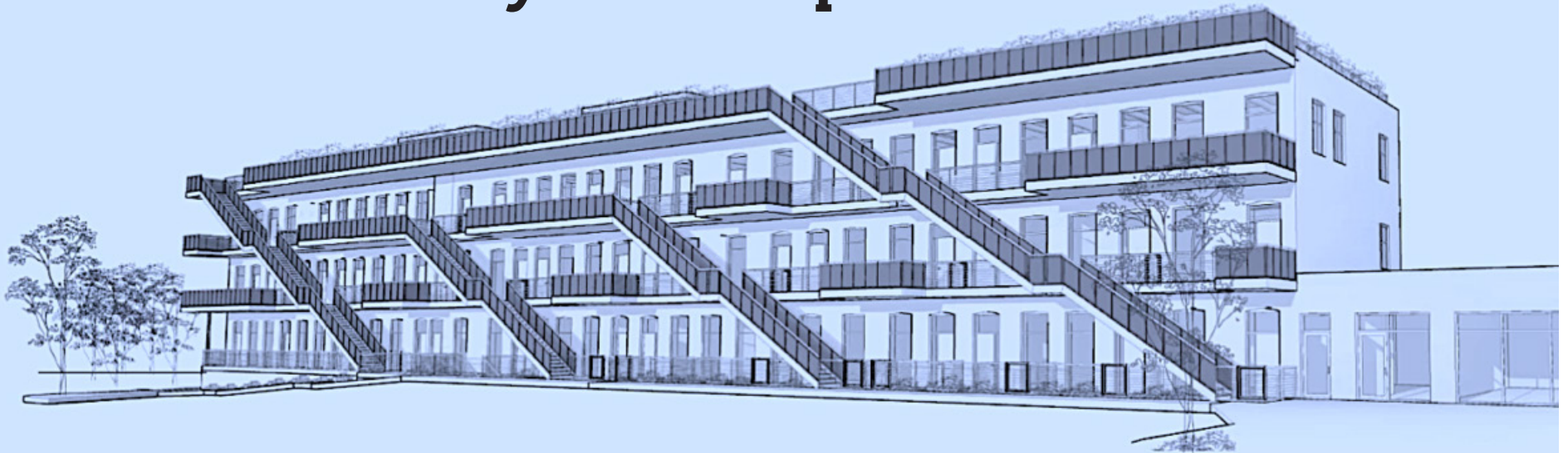
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Former shoe, boot and cigar factory may become apartments



Rendering of 15 N. Cherry St., Poughkeepsie.

BY PETER KATZ

Pkatz@westfairinc.com

A plan is in the works to transform what at one time had been a shoe and boot factory, then a cigar factory, into an apartment building.

The approximately 250-foot-long by 40-foot-wide three-story building is located at 15 N. Cherry St. in Poughkeepsie. North Cherry Holdings LLC, which is based in Monsey and has Chiam Hirsch as its president, has developed an adaptive reuse plan that would convert the structure into a 42-unit residential complex. An adjacent one-story masonry building would be used for a gym and co-working space for residents.

The current building was part of a complex originally built by John Osborne Whitehouse's J. O. Whitehouse Company that manufactured shoes and boots. The complex began on Main Street and ran around to North Cherry Street and stretched to a bank of the Fall Kill Creek.

According to information from the Poughkeepsie Public Library, at its peak the shoe and boot factory had 400 workers. In 1879, a lightning strike started a fire that virtually destroyed the factory. Instead of being rebuilt as a single massive complex, the factory was rebuilt in two sections, with one of the sections at 15 N. Cherry St. That section became home to the Consolidated Cigar Company.

The Poughkeepsie Planning Board is expected to schedule a public hearing to be held during May in its review of the application from North Cherry Holdings.

According to the developer's architect AB Architekten, which is based in Manhattan,



15 N. Cherry St., Poughkeepsie. *Photo via Google Maps.*

"The development takes advantage of the existing building's long narrow floor plate with east and west exposures. The units' floor-through layout affords desirable double exposure and cross ventilation to residents."

AB Architekten's redesign of the building adds exterior stairs and balconies to the façade fronting on North Cherry Street.

"The industrial character of the converted manufacturing building is preserved and celebrated while offering a more residential complexion as seen from the street," the architectural firm said in a filing with Poughkeepsie. "The composition of balconies and exterior stairs creates a memorable formal expression, with which residents can identify and connect, while lending individu-

ality to the variety of units."

The building would contain a mix of one-bedroom and two-bedroom units. A playground for children and a dog run are proposed for the north side of the building.

Variations would be needed from the city because of the parking situation. A total of 73 parking spaces are required under the city's code, but the developer is proposing to provide only 22 on-site spaces. In addition, the city allows no more than 12 parking spaces in a continuous row without being interrupted by landscaping. The developer proposes all 22 spaces in a continuous row in the front yard of the building.

"Consideration for a reduced parking requirement is sought in light of the proj-

ect's proximity to Main Street where public transportation is available," AB Architekten said. "The development seeks to appeal to an active, forward-thinking demographic, while still providing parking for less mobile residents. The remaining portions of the improved property shall be landscaped to provide buffering, minimize erosion and stormwater runoff and improve the aesthetic of the site."

The developer originally had contemplated putting apartments in the basement, but that idea was scrapped due to concerns about the site being in a 100-year floodplain. Whether basement space could be used for storage or additional amenities was being studied.

Route 17 expansion funding welcomed

BY PETER KATZ

Pkatz@westfairinc.com

Longtime advocates of converting New York State Route 17 into Interstate 86 were quick to welcome the \$1 billion in funding for the project that is contained in the state's new \$220 billion budget that was signed into law by Gov. Kathy Hochul on April 9.

In describing the background for the funding, Hochul's office said the money would be used to accelerate the conversion of the Route 17 corridor in Orange and Sullivan counties to Interstate 86. Route 17 has only two lanes in each direction whereas three lanes are routine in the interstate highway system.

"Landmark investments in the Mid-Hudson Valley have resulted in the expansion of Woodbury Common and the construction of Legoland and Resorts World Catskills Casino," Hochul's office said. "Over the past several years, projects have been completed by the Department of Transportation to further upgrade sections of Route 17, including reconstruction of the interchange at Exit 131, where Route 17 meets Interstate 87 and Route 32 (Woodbury Common) and reconstruction of Exits 122 and 125 (Legoland) to meet interstate standards."

A group that has been in the forefront of pushing the plan, the 17-Forward-86 Coalition, welcomed the \$1 billion for the project's environmental review as well as construction.

"We thank Gov. Kathy Hochul and the State Legislature for making Route 17 a priority for investment," said 17-Forward-86 Coalition co-chair Maureen Halahan, who also is president and CEO of the Orange County Partnership. "This project will improve mobility and safety in the region by making much-needed upgrades to Route 17. It's been a long road to this point, and we're overjoyed to see this project finally move forward now that the necessary resources have been allocated."

Sharon Soons, executive director of the organization Vision Hudson Valley, said, "This is welcome news for our residents, commuters, visitors and other travelers in the Hudson Valley and throughout the region. Safe and reliable mobility is a priority for us all, and we now have the opportunity to get the environmental studies going and chart the best path forward."

On March 10, the coalition staged a rally in Middletown with local, state and federal representatives to urge Gov. Hochul and



At the 17-Forward-86 rally in Middletown on March 10.



Route 17 near Woodbury Common. Photo via Google Maps.

state legislators to commit construction funding as part of the NYSDOT capital plan by using part of the more than \$5 billion in additional funding earmarked for New York state under the federal Infrastructure Investment and Jobs Act.

"As New York state continues to rebuild, we must seize opportunities to get our local economy back on track," said Greg Lavee, business manager of the International Union of Operating Engineers Local 825. "One of the surest ways to do that is to get people

to work and to attract investments here in Orange and Sullivan counties. Infrastructure plays a key role in all of this and upgrading the Route 17 corridor will go a long way toward helping our region recover and prosper. The construction project itself will create good-paying jobs and the end result will be a safer and more efficient means of transportation for all residents and visitors in the Hudson Valley."

Marc Baez, co-chair of the 17-Forward-86 Coalition and president and CEO of the

Sullivan County Partnership, said, "This is good news for our residents, visitors, first-responders and all those who travel Route 17. We now have the chance to improve safety on this corridor and ensure sustainability for generations to come."

Back in 2013, a study sponsored by Sen. Chuck Schumer found that an additional travel lane, safety upgrades and enhanced park-and-ride lots were needed to address safety and mobility needs across Route 17.



FOCUS ON
 REAL ESTATE



HV residential sales down in Q1; prices still going up

BY PETER KATZ

Pkatz@westfairinc.com

The number of residences sold in the Hudson Valley dropped during the first quarter of 2022 while prices continued in their upward spiral, according to the Hudson Gateway Association of Realtors (HGAR). The organization, which draws from data in its OneKey MLS multiple listing service, reported a

6.3% drop in sales of single-family homes, condominiums, co-ops and 2-4 multifamily homes in Westchester. There were drops elsewhere, with overall sales down 11.6% in Rockland, 28.1% in Putnam, 14.7% in Orange and 19.8% in Sullivan.

The inventory continues to be tight, especially in Westchester where 26.5% fewer single-family homes, 33.3% fewer condos and 20.7% fewer co-ops were available in the first quarter of 2022 than

were on the market in the fourth quarter of 2021.

The number of 2-4 family properties for sale in Westchester rose 17.9% from 134 in the fourth quarter of last year to 158 in the first quarter of 2022. At the end of the first quarter of this year, there also were 864 single-family homes, 238 condos and 665 co-ops listed for sale.

The median sale price for single-fami-

ly homes in Westchester rose by only 2.7% to \$729,000 in the first quarter of 2022, compared with \$710,000 during the fourth quarter of 2021. Condominiums saw an 18.7% median price jump to \$445,000 in the first quarter of this year from \$375,000 in the fourth quarter of 2021. Co-ops experienced a slight shrinkage of median pricing, losing 1.4% to stand at \$189,880 compared with \$192,500 in the last year's fourth quar-



ter. The median sale price of 2-4 family homes rose 11.6% to \$697,500 in the first quarter of 2022 from \$625,000 in the fourth quarter of 2021.

The median sale price of a single-family home in Putnam went up 21.8%. It stood at \$475,038, compared with \$390,000 in the fourth quarter of 2021. The median price for condos was up 3.2% at 264,950 in the first quarter of this year, compared with \$256,750 in the fourth quarter of last year. The one co-op that sold in Putnam in the first quarter of 2022 went for \$165,000.

The single-family median sale price in Rockland went up 14.9% in the first quarter of 2022 to reach \$600,000, compared with \$522,000 in the fourth quarter of last year. Condo prices were relatively steady, with the median rising only 0.6% to \$289,250 from \$287,500 in the previous quarter. The median co-op price hit \$100,000, an increase of 12.7% from \$88,725 in the fourth quarter of 2021.

Orange County saw a median sale price increase for single-family homes of 10.3%, coming in at \$375,000 compared

with the previous quarter's \$340,000. The median sale price for condos went up 7.9%, reaching \$231,000 compared with \$214,000 in the fourth quarter of 2021. The median price for a co-op in the first quarter of this year was \$90,000.

The median price for condos in Sullivan County soared by 59% to reach \$159,000 in the first quarter of this year, up from \$100,000 in the fourth quarter of 2021. Single-family house prices were up, with the median price reaching \$267,000, which was 20.3% higher than the \$222,000 in last year's fourth quarter.

"A dearth of inventory continues to plague the market in all parts of OneKey's footprint, and 'days on market' continues to decline," HGAR said. "The market is also facing the dual headwinds rising interest rates and increasing inflation. However, the market continues to evidence strength in spite of these headwinds as the economy in the Hudson Valley and greater New York City and suburban area continues to rebound from the pandemic. All in all, 2022 is off to a solid start."



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CT single-family inventory down, prices up

BY PETER KATZ

Pkatz@westfairinc.com

The real estate firm Berkshire Hathaway HomeServices New England/New York/Hudson Valley Properties (BHHS) has issued a report analyzing the single-family house situation in Connecticut for the first quarter of 2022.

The report concluded that total sales of single-family homes in the state decreased approximately 10% due to lack of inventory. It said that several markets have seen price increases of more than 20% year over year, with Waterbury seeing prices increase more than 40% since 2020.

The report found that inventory in all entry-level categories across the state is very limited, with many homes receiving 20 to 30 offers. It said that the entry-level end of the market in the state generally is in the \$300,000 to \$400,000 bracket but in the southeastern part of Connecticut it generally starts at \$1 million.

The report said that most single-family homes are selling after fewer than 20 days on the market. It found that in the first quarter in Connecticut there were 8,303



new listings and 6,682 total sales. It noted that in the first quarter of 2017 there had been a similar number of sales, 6,348, but back then new listings were dramatically higher at 13,482.

“Across all price points, if we had the inventory, we would sell it,” said Candace

Adams, president and CEO of BHHS. “We anticipate that total sales in 2022 will look much like they did in 2019 – a market that was widely considered to have been robust, but balanced.”

The average single-family sale price in Greenwich during the first quarter of 2022

was \$2.94 million, according to BHHS. In Westport, it was \$2.24 million while Darien recorded \$2.1 million.

The report suggested that prospective buyers in the entry-level market needed to consider looking at lower-priced properties so they’d be able to afford to make higher offers. For example, if \$400,000 is what someone can afford, they should begin looking at homes in the \$350,000 range and be prepared to overbid.

BHHS found that even though Covid-19 restrictions have eased, and New York City seems to be recovering, shoppers for second homes continue looking in the suburbs while simultaneously maintaining a presence in the city. BHHS expects that rising interest rates will impact the market but will affect entry-level buyers more than other categories.

“The real challenge of this market is in the psychology of realizing that we are still in a very healthy market,” Adams said. “Last year (2021) was so incredibly robust that even a very positive year wanes in comparison. We see tremendous ongoing interest in residential real estate, particularly single-family homes, so we are encouraging buyers to stay the course.”



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Jonathan B. Mills, Esq.
203.351.4100
jmills@cl-law.com

Michael J. Hinton, Esq.
203.351.4492
mhinton@cl-law.com

Joseph Cessario, Esq.
203.351.4259
jcessario@cl-law.com

Scott Witthuhn, Esq.
203.351.4476
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STAR 99.9 MORNING SHOW RAISES FUNDS FOR TINY MIRACLES



Star 99.9 radio Dance-a-Thon.

Star 99.9 morning show Anna and Raven's Dance-a-thon on March 27 at the Sono Collection in Norwalk, raised more than \$12,000 for the Darien-based Tiny Miracles Foundation, which helps support families with premature babies.

Thirteen dance troops representing Fairfield and New Haven counties spent the last few weeks fundraising and then

performed in front of a packed house at the mall. All types of dance were represented — jazz, tap, contemporary, acrobatics and Broadway.

"After my cousin, Tina, lost her premature baby in July of 2020, we wanted to do something to honor his memory," said Anna, "Our shared love of dance has always been an outlet, and what could

be better than six hours of beautiful dancers celebrating his life while raising money for other families going through the same struggles?" Westport-based Connoisseur Media owns market-leading radio clusters in regions, including Nassau-Suffolk, New York; metro-Fairfield and New Haven, Connecticut; and Frederick, Maryland.

NWH AWARDED TOTAL HIP, KNEE REPLACEMENT CERTIFICATION

The Orthopedic and Spine Institute at Northern Westchester Hospital (NWH) in Mount Kisco has earned The Joint Commission's Gold Seal of Approval for Total Hip and Knee Replacement Certification by demonstrating continuous compliance with its performance standards. The Gold Seal is a symbol of quality that reflects a health care organization's commitment to providing safe and quality patient care.

The certification, offered in collaboration with the American Academy of Orthopedic Surgeons, focuses on the pre-surgical orthopedic consultation to the intraoperative, hospitalization or ambulatory surgical center admission, rehabilitation activities and follow-up visit with the orthopedic surgeon.

"Total Hip and Knee Replacement Certification recognizes health care

organizations committed to fostering continuous quality improvement in patient safety and quality of care," said Mark Pelletier, RN, MS, chief operating officer, accreditation and certification operations, and chief nursing executive, The Joint Commission.

Besides hip and knee replacement, The Orthopedic and Spine Institute at NWH uses leading-edge technologies and techniques for minimally invasive and arthroscopic surgeries.

"Most patients are so pleased with their new joints that they wish they had not put off surgery for so long," said Joel Buchalter, M.D., director of joint replacement surgery at the institute. "After years of pain and inactivity they are back to hiking, biking, horseback riding and playing with their grandchildren without pain and usually within a few short months."

NEW PARTNER AT 85-YEAR-OLD FIRM

Bleakley Platt & Schmidt LLP, which enjoys an 85-year legacy of providing legal counsel to residents and businesses of Westchester, the entire Hudson Valley and Fairfield County, Connecticut, has announced the appointment of Sara L. Keating as the firm's newest partner. She will be a member of the elder law and trusts and estates practice groups.

Previously, Keating served as a partner and the principal attorney at her own law firm. She earned her law degree, magna cum laude, from Quinnipiac College School of Law and is



Sara L. Keating

admitted to practice law in New York, Connecticut, and the U.S. District Court Southern District of New York.

FOUNDATION'S GRANT INQUIRY CYCLE BEGINS

Grants awarded by Field Hall Foundation in Cortlandt Manor ranging from \$5,000 to \$50,000-plus will be awarded to pilot, expand and/or support programs and projects that directly impact the lives of low-income and vulnerable older adults and their caregivers in Dutchess, Putnam and Westchester counties.

Priority is given to those that address basic needs, including food insecurity; home-based care services; respite and support services for spouses/relatives caring for older adults at

home; safety, security and elder abuse; social work/case management; and transportation for older adults, caregivers or home health aides.

The deadline for submitting a Letter of Intent (LOI) is June 3.

To discuss a proposal, call Patti Lavan Horvath at 914-813-9103 or email phorvath@fieldhallfdn.org or visit fieldhallfoundation.org.

*Grants for more than \$50,000 will be considered for exceptional programs and must be discussed with the Foundation prior to submitting an LOI.

ARTS COUNCIL WELCOMES NEW BOARD MEMBERS



Jonathan Gatsik

The Orange County Arts Council (OCAC) in Goshen recently announced the addition of Jonnie Wesley-Krueger, Daniela Velez and Jonathan Gatsik to its Board of Directors.

With a career spent largely in health care and human services, Wesley-Krueger has worked tirelessly to aid, assist and advance people's life experiences and provide support along the way.



Jonnie Wesley-Krueger

Velez is a creative fundraising consultant with a background in institutional giving and government relations. She has secured grants from many prominent institutions and is currently working with the Center for Artistic Activism.

Gatsik, a local Hudson Valley entrepreneur with a deep passion for the arts, serves on the board of several other Or-



Daniela Velez

ange County charities and has long taken an interest in supporting the local arts community.

"Orange County Arts Council is fortunate to have the nonprofit experience, knowledge of the arts and fresh outlook that these new board members provide," said Sarah McKay, executive director of the OCAC.



Paul Antinozzi

CHAMBER AND FIRM EXTEND ACHIEVEMENT AWARD

Antinozzi Associates Architecture and Interiors will partner with the Bridgeport Regional Business Council (BRBC) to honor former President Paul Antinozzi, AIA, with a Lifetime Achievement Award in Economic Development in June.

The multigenerational architectural firm was founded by Antinozzi's father Daniel in 1956 and re-located to Bridgeport in 2007 where it has remained the largest architectural and interior design firm in the city.

"My three successors will take Antinozzi Associates to a new level of success. They are a team with the perfect combination of talent and enthusiasm. Their leadership is complemented by a staff of professionals who make the firm a wonderful work environment..." said Antinozzi.

"This award offers Antinozzi Associates and the BRBC a most fitting way to recognize the impact that Mr. Antinozzi had within the Bridgeport region's economic development arena," said Michael Ayles, principal of the firm.

Dan Onofrio, president and CEO of the Bridgeport Regional Business Council, said, "...What better way to honor our good friend and long-time board member than with this award..."

The Bridgeport Regional Business Council will hold its annual meeting and luncheon on Tuesday, June 21, at The Knowlton, a waterfront event venue located at 305 Knowlton St, Bridgeport.

HOME RUN FOR LOCAL BREWER



Chris Basso

The Newburgh Brewing Company, celebrating its 10th anniversary this year, recently learned its Pale Ale IPA will be on tap at Citi Field again this season. Back in 2012, former financier Paul Halayko went into business with his boyhood chum, brewer Chris Basso, purchasing a factory on the Newburgh waterfront for the future ale house. Today, with a full line of specialty beers that are served around the region, Halayko was thrilled to learn Newburgh Brewing's ale would be on tap for Mets' fans once again.



Brewing company building in Newburgh.



Dr. Diana Kaye Williams

MOUNT VERNON RESIDENT HONORED

At its recent Women's History Month Celebration cocktail reception, the Greater New York Chamber of Commerce acknowledged women who improve the lives of New York City residents. Mount Vernon resident Dr. Diana Kaye Williams was among the eight honorees. She is the co-founder of Comrie Enterprises LLC, which was launched in 2001 as a consulting company in response to the rising energy bills for low- to middle-income buildings. It was clear that energy cost was financially crippling community-based organizations offering to house middle- and low-income tenants, she said. Williams currently runs Adopt Clean Energy in Mount Vernon and New Rochelle, a New York State Energy Research and Development Authority's Clean Heating and Cooling campaign, which is a public service campaign granted to the Urban League of Westchester, where Comrie serves as program director. Adopt Clean Energy promotes clean energy technology, assists residents with obtaining unbiased information about heat pump installers and financing and provides free heat pump training.

Before creating Comrie, Williams was the executive director of the Doctors Council, the largest doctors' union in the U.S. She spent several years as a dentist in Harlem, New Rochelle and Port Chester after earning an undergraduate degree from New York University, a DDS from Howard University College of Dentistry, and an MBA from Bridgeport University. Williams completed her internship and residency in General Dentistry at Harlem Hospital — Columbia University College of Dentistry.

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GOOD THINGS

HEELS & WHEELS AT HOSPITAL



Past participants at Burke Rehabilitation's Heels and Wheels event.

Burke Rehabilitation Hospital recently announced the return of its Heels & Wheels 5K Race & Fun Run to its White Plains campus Sunday, May 1. The event takes place rain or shine and is open to walkers, runners, hand cyclists and wheelchair athletes of all ability levels.

The race begins and ends on Burke's 61-acre campus at 785 Mamaroneck Ave. and features a 5K race for adults and a fun run for children ages 4 to 9 as well as inclusive activities for wheelchair athletes.

Burke's Director of Development Elizabeth Walsh, said, "...At Burke, we

encourage people of all abilities to reach their potential and live full and meaningful lives. Heels & Wheels provides an opportunity to meet new people and see Burke's mission in action while enjoying the beauty of the campus in the spring."

Registration for the 5K is \$25 for adults, \$10 for youth runners under 14, and free for children 4 and under. These discounted rates are available to those who register prior to April 28. Online registration can be completed at <https://raceroster.com/events/2022/56823/heels-and-wheels>. Registration packets can be

picked up beginning at 9 a.m. on the day of the event. The 5K starts at 9:45 a.m. Kids Fun Run registration begins at 9 a.m., with the run commencing at 9:30 a.m. Refreshments will be available at the finish line.

Heels & Wheels is open to the public, and community members are encouraged to attend and cheer on the athletes. Volunteers are also needed to help in areas such as registration and water stations and to act as traffic guides.

Proceeds from Heels & Wheels benefit Burke Rehabilitation's Adaptive Sports and Fitness programs.

EARTH DAY CELEBRATION AT CROPSY FARM



Cropsey Farm

After a two-year hiatus due to Covid-19, Cropsey Community Farm in Blauvelt has reopened to the public and will be hosting an Earth Day volunteer event Friday, April 22, from 9:30 a.m. to 4 p.m. The Cropsey family, which had

farmed the land when New York was still an English colony, sold their 25-acre farm in 1915 to Rockland County and the town of Clarkstown. Now listed on the National Register of Historic Places, Cropsey Farm offers a community

shared agriculture program, partnering with the 300-acre Liberty Farms in Ghent this year. Cropsey Farm continues to offer a variety of agricultural programs under the direction of the Rockland Farm Alliance



Some examples of participating classic cars.

CRUISE FROM DUSK TO DARK

The popular, family-friendly Paradise Classic Cruise Nights begins May 3 at Litchfield Crossings, New Milford's largest shopping center. From 5 p.m. until dusk every Tuesday for the entire summer, meet members of the cruise club, admire their cars or bring your own. Reminisce, talk cars and take a chance on the 50/50

drawing.

Kristen Gizzi, executive director of Litchfield Crossings, said, "We are so excited to have Paradise Classic Cruisers back for an exciting eighth season...."

Cruise nights take place at 169 Danbury Road in the parking lots between Webster Bank and Panera Bread.



Thomas P. Lambert



Laura A. Penney

FLB LAW PARTNERS AMONG LEGAL AWARDS HONOREES

Thomas P. Lambert and Laura A. Penney, partners at FLB Law in Westport, have been named honorees of the 2022 annual Connecticut Legal Awards presented by the "Connecticut Law Tribune."

Lambert and Penney will be among the 80-plus winners from 45 firms who will be honored in 13 categories at the awards dinner Wednesday, May 11, at the Aqua Turf Club. Lambert is one of three finalists in the Best Mentor category, and Penney has been named to the 2022 class of New Leaders in the Law. Mentoring for Lambert became a serious undertaking while serving as chair of the associates and partner advancement

committees of his former firm. He recognized the need for a system and created one at FLB Law. Over the past 20 years, Lambert counts at least 15 attorneys he mentored from the beginning of their careers through promotion to partner, and another 50 he materially helped advance in their careers.

Penney is a skilled civil litigator, who was promoted to partner in 2021, after less than a decade in practice. She primarily handles matters involving premises liability, auto liability, professional liability, condominium law, contract law, insurance coverage, employment discrimination and construction defects.

FORMER PARTNER JOINS FULLERTON BECK

American Law 200 firm partner, Philip DeNoia, has joined Fullerton Beck LLP, a White Plains-based, women-owned firm, which over the past two years has welcomed nine attorneys, including a leading medical malpractice team and a managing partner of a new Connecticut office.

"We offer unique opportunities and a culture that attracts attorneys..." explained Eileen Fullerton, managing partner, Fullerton Beck. "With 26 attorneys across three offices - New York, New Jersey and Connecticut - we have greater flexibility with our operations and can ensure that our values and culture extend throughout the firm."

Flexibility and culture at Fullerton Beck were selling points for DeNoia whose insurance defense practice is well aligned with the firm. Some of his focuses are on general liability matters; representing insurance



Philip DeNoia

companies and their insureds, hospitals, bars, nightclubs; and commercial real estate companies. He also represents municipalities and large, self-insured organizations, including major utility companies.

DeNoia is admitted to practice in New York and New Jersey. He graduated, magna cum laude, with a Bachelor of Arts degree from Manhattanville College and earned his Juris Doctorate from Elizabeth Haub School of Law at Pace University in White Plains.

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

CONNECTING CUSTOMERS WITH COOKIES

Girl Scouts of Connecticut is making it easier than ever for customers to get their hands on their favorite Girl Scout Cookies this season. Options range from buying directly from troops at Cookie Booths across the state, to DoorDash delivery at home when a cookie craving strikes.

"Cookie sales are critical for individual troops and for our organization, so we wanted to increase convenience for our customers," said Diana Mahoney, CEO of Girl Scouts of Connecticut (GSOFC). "The proceeds ensure we can offer a broad range of enriching experiences for girls, including summer camp."

Cookie booth sales at local restaurants, and retail and grocery stores will continue until May 8.

To purchase Girl Scout Cookies quickly and easily, use the Cookie Finder system on the GSOFC website or download the app.



Girl Scouts of Connecticut is offering customers convenient options to purchase Girl Scout Cookies from now until May 8. Photo courtesy Girl Scouts of Connecticut.

Most booth sales will also offer customers the opportunity to purchase cookies through Girl Scouts of Connecticut's Gift of Caring program, Cookies for Heroes, which donates boxes

of Girl Scout Cookies to service women and men overseas and at home, as well as local community heroes.

For more, visit gsofct.org/findcookies.

LINCOLN DEPOT MUSEUM OPENING



The 2022 season of the Lincoln Depot Museum in Peekskill opens with a weekend event May 6, 7 and 8.

Ken Serfass, a professional living history impressionist, will be on site Friday evening when members of the museum acknowledge Ulysses S. Grant's 200th birthday with a special cake and celebration.

Weekend admission is \$10 per person and free to children 12 and under as well as members of the museum. Tickets can be obtained at the Lincoln Depot Museum Visitor's Center before entering the site. Doors open 7 p.m. Friday and 11 a.m. Saturday. Normal operating hours of 1 to 4 p.m. will be in effect on Sunday.

Taking part in the living history week-



end will be military reenactors of various local civil war units. All living history activity will be held outdoors on the museum grounds.

The outdoor living history activity will begin at 11 a.m. Saturday with the doors of the museum opening at 1 p.m. Entry to the site is through the Lincoln

Depot Museum Visitor's Center.

The 2022 season for the museum runs from Friday, May 6 to Sunday, Nov. 5. The museum will be open every Saturday and Sunday, excluding holidays, from 1 to 4 p.m. For more, visit lincolndepotmuseum.org, call 914-402-4318 or email lincolndepotfdn@gmail.com.

HEART DISEASE PREVENTION PROGRAM DEBUTS AT MEDICAL CENTER

The Westchester Medical Center Health Network (WMCHHealth) in Valhalla recently launched its new cardiovascular program that aims to stop preventable coronary death and disease in its tracks.

Located at Westchester Medical Center and MidHudson Regional Hospital, the Cardiovascular Health Promotion and Disease Prevention Program (CH-PDP) prioritizes prevention, education and wellness while using best-practice methodologies to assess and manage the myriad factors that can lead to cardiovascular disease, the leading cause of death in the United States.

"For so long, the specialty of cardiology has focused on treating patients after they have a problem, rather than trying to get to them before things become an issue," said Joshua Melcer, M.D., a cardiologist with WMCHHealth's Heart and Vascular Institute and the CHPDP's clinical lead. "When treating individuals who are at risk of developing heart disease, you want to be aggressive and proactive. This is extremely important for disadvantaged populations where cardiovascular diseases often develop earlier in life, which places additional stress on these communities as well as the entire health system. Ours is a program that wants to care for these and all patients, so we can diagnose and treat

them before the onset of disease."

Depending on the results of the initial evaluation, a program participant may also participate in echocardiograms, stress tests and coronary calcium scoring, which is a screening for asymptomatic coronary artery disease. And because exercise is vital for cardiovascular health, a cardiologist or nurse practitioner helps patients develop a personalized plan to get moving.

"The program calls for at least 150 minutes of moderate-intensity exercise a week," said Melcer. Patients also connect to a clinical dietitian who aligns their eating habits with their health goals.

"Heart disease is a complex matter, based on genetics, environment and personal choices, and optimal heart health is the result of a lifelong plan and commitment," Melcer said.

The CHPDP program is designed for individuals, regardless of their ability to pay, with a concern about their cardiovascular health. Melcer encourages those with a family history of heart disease or individuals seeking to monitor their heart health to call 914-909-6922 or visit <https://wmchealthnetwork.tforms.net/337> to request a convenient appointment. Additional CHPDP program information can be found at WMCHHealthaps.com/Heart.

ATTORNEY JOINS LAW FIRM'S SPRINGFIELD OFFICE

Pullman & Comley, one of Connecticut's largest firms, which for more than 100 years has provided a wide range of legal services to clients in the New England region, as well as throughout the United States and internationally, recently welcomed James F. Martin, a leader in the legal and business community in western Massachusetts, to its Springfield office.

With more than 43 years of experience practicing in the areas of corporate and business counseling, commercial real estate, real estate planning and permitting, solar and wind and litigation, Martin is recognized as a leading automotive franchise attorney throughout New England. He has handled the purchase and sale of numerous car dealerships and related real estate, franchise negotiations, floor plan and real estate financing, in addition to litigation arising from the operation of a dealership. He



James F. Martin

is a member of the National Association of Dealer Counsel and the Massachusetts Automobile Dealer Association.

Martin received his Bachelor of Arts degree from Georgetown University and his Juris Doctorate from Georgetown University Law Center.

Martin brings with him to the firm paralegal Sara M. Winniman Rossman and administrative assistant Lori Baru.

'YOUNG AND BLACK'

The student art exhibition "Young and Black" is now open at Mount Saint Mary College's Kaplan Family Library and Learning Center, which is located on the first floor of the Dominican Center on the Mount campus at 330 Powell Ave. Newburgh.

Free and open to the public, Young and Black features the work of lifelong Newburgh resident Christopher Lane, a senior majoring in business management and administration with a graphic design minor. In this series, Lane delves deep into the life he has come to know as a young African American man living in the city of Newburgh.

Composed of photography, paintings and digital pieces, Lane's work intersects the boundaries of fine art and social activism, utilizing the creative power of visual communication to engage and challenge the viewers' perceptions.



Christopher Lane, a business student at Mount Saint Mary College, discusses his art at the recent opening of the "Young and Black" exhibition on campus. Photo by Lee Ferris.

SCHOLARSHIP FUND ENRICHED BY \$1M



From left: Honorees William P. Magee Jr., DDS, M.D., Operation Smile co-founder and CEO; Kathleen S. Magee, BSN, MSW, M.Ed., Operation Smile co-founder; Seamus Carey, Ph.D., president, Iona College; Karen D. Seitz '84, founder and managing director, Fusion Partners Global LLC; and Peter G. Riguardi '83, '16H, chairman and president New York Tri-state Region, Jones Lang LaSalle Brokerage Inc. Photo courtesy Monika Graff.

Iona College in New Rochelle raised \$1 million to help support deserving students at its recent annual Trustees Scholarship Award Gala. Attendees gathered at Cipriani 42nd Street in New York City, to celebrate distinguished business and community leaders who have contributed to the success of Iona.

The Legacy Award was presented to Peter G. Riguardi '83, '16H, chairman and president, New York Tri-state

Region, Jones Lang LaSalle Brokerage Inc.; and Karen D. Seitz '84, founder and managing director, Fusion Partners Global LLC.

The Blessed Edmund Rice Humanitarian Award, bestowed upon those who, by their activities and service to others, have reinforced Iona's identity as a college founded in the tradition of the Congregation of Christian Brothers and American Catholic higher education, was presented

to Dr. William and Kathleen Magee, co-founders of Operation Smile, a nonprofit medical organization providing safe and free surgeries for those born with cleft lips and palates around the world.

Seamus Carey, Ph.D., president of Iona, said of the event, "...The funds raised will change lives and families for generations, as students are afforded the opportunity to benefit from a transformational Iona education...."

FOCUS MEDIA CELEBRATES ITS 20TH

A strategic full-service marketing, public relations and advertising agency based in New York's Hudson Valley, Focus Media, is celebrating its 20th anniversary of growing businesses, creating jobs and fostering community investment and philanthropy.

Founded by Josh Sommers who in April 2002 after a career as a radio broadcaster, recognized the need for Madison Avenue-quality public relations, marketing and advertising services in the Hudson Valley and the Catskills. Part of that need was at the day-to-day marketing operations at Monticello Gaming and Raceway for which he was retained for three years, and later remained a consultant for 15 years to its parent company, Empire Resorts, which later built Resorts World Catskills. Sommers, his business partner and wife, Lisa Sommers, and his company have serviced clients resulting in \$2 billion in economic investment in the region. For example, Sommers was the public relations strategist and lobbyist who helped secure government and regulatory approvals for some of the largest,

most complex and dynamic projects in the Hudson Valley and Catskills like the construction and opening of a \$500 million destination theme park in Goshen, Resorts World Catskills in Sullivan County, and the expansion of Woodbury Common Premium Outlets in Central Valley.

Inc. magazine named Focus Media to its Fastest Growing Companies list for its expansion during the 2009-2011 recession and the firm has won more than 200 national awards for marketing in health care, tourism and economic development.

Sommers credits the firm's success to its team members. "I'm very grateful for their myriad talents, dedication and commitment to our clients," he said, Sommers also significantly credited Lisa Sommers as a stabilizing force. "I could not be prouder to operate a family business that offers the professionalism and culture of a Manhattan public-relations firm," Sommers said "Lisa's expertise, vision, counsel and strategic approaches have been absolutely integral to that success."

HOW TO IDENTIFY A TEEN'S ADDICTION

The Auxiliary of Saint Joseph's Medical Center of Yonkers and The Maxwell Institute of Tuckahoe will host a program for parents on how to identify hidden references and paraphernalia that could indicate a teen's drug or alcohol use.

The program, "Hidden in Plain Sight," will feature a replica of a teen's bedroom that will test the knowledge and strength of parents' observational skills. The interactive program is presented by Lillian Neuman, CASAC, director of outreach and prevention education for The Maxwell Institute, which is part of Saint Joseph's Medical Center.

The program will be held Thursday, May 19 from 7 to 8:30 p.m. at the Bronxville Public Library, 201 Pondfield Road, Bronxville. Doors will open at 6:30 p.m. for this free event. Preregistration is required. To register visit saintjosephs.org/about-us/event/hidden-in-plain-sight.

The Maxwell Institute offers a range of individual and group outpatient services, including medication-assisted treatment, for adults and adolescents. Services are provided by licensed professionals who work collaboratively with outside providers as needed. The Maxwell Institute is a Community Fund-supported program.

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STREET FAIR, A MAGNET FOR VISITORS



Visitors at Nyack Street Fair.

Gloomy skies didn't deter the hundreds who flooded the village of Nyack on Sunday, April 10, for its annual Spring Street Fair. Showcasing more than 200 vendors

and offering an array of food, Nyack business owners and restaurants welcomed everyone. One thing all fairgoers had in common: the joy of attending an outdoor event

once more, something no one will take for granted going forward. Nyack's weekly farmer's market returns every Thursday on Main Street from 8 a.m. to 2 p.m.

THE PICTURE HOUSE 100th COMES TO A CLOSE



U.S. Senator Chuck Schumer.

The Picture House of Pelham and Bronxville Regional Film Center's year-long centennial events recently came to a close at the Centennial Celebration at Glen Island Harbour Club overlooking Long Island Sound in New Rochelle. Picture House supporters from Westchester County and beyond came together to revel in a century of film and community and celebrate a momentous year marked most notably by the film center's expansion to a second 1920s-era theater in Bronxville.

The Centennial Celebration honored U.S. Senator Chuck Schumer with the Second Century Award; Janet Langsam, CEO of ArtsWestchester, with the Life-

time Achievement Award; and Michaela Jaé Rodriguez received the Cicely Tyson award from Billy Porter.

Schumer led the charge for the creation and passage of Save Our Stages legislation, which provided a vital lifeline to the nation's venues, cultural organizations and performance spaces during the pandemic.

Laura deBuys, executive director and president of The Picture House (TPH), said "...Without this legislation and the generosity of our supporters, we would not be here today with two re-opened theaters after long pandemic closures. As we move forward into our

second century, we do so with a focus on our mission, understanding that we must continue to build bridges, improve access and equity in the arts and share our tears and our laughter for many years to come."

Housed in two historic theaters from the 1920s, TPH is a thriving regional film center providing dynamic film and education programs to a diverse and multigenerational audience in Westchester County and beyond. The Picture House has two locations: The Picture House Pelham is located at 175 Wolfs Lane, Pelham; The Picture House Bronxville is at 84 Kraft Avenue, Bronxville.

GOOD THINGS

FOUNDATION KICKOFF DRAWS ENTHUSIASTS

On Saturday, April 2, more than 100 automotive enthusiasts and industry leaders filled the Autostrada automotive facility in Westport, Connecticut, to kick-off the Piston Foundation's 2022 season. Attendees who had traveled from across the U.S. and Europe to the nonprofit foundation learned its mission is "to bring more young people into the collector-car industry so the craftspeople who built this American touchstone can transfer their skills to a new generation."

Gioel and Ronni Molinari donated use of the newly constructed and detailed Autostrada event space as an impressive setting for the kickoff. Attendees dined on gourmet appetizers and cocktails while strolling among an impressive collection of exotic automobiles and exhibits displayed throughout the dramatic venue.

At one end of the large space, renowned metal craftsman Steve Hall of The Panel Shop in Stratford demonstrated the art of panel shaping on a century, old English wheel. The 1,600-pound machine, which looks like a giant c-clamp, was brought to America by Hall when he immigrated here in 1981 after learning his craft at Rolls-Royce where he started as an apprentice. Hall's English wheel is 104 years old and has a storied history, including shaping body panels for Spitfire fighter planes during WWII and fenders for Carrol Shelby's legendary Cobra sportscars in the sixties. Guests who tried their hand at the wheel quickly appreciated the years of experience and skill required to turn flat metal sheets into beautifully curved fenders.

Greenwich resident Robert Minnick, Piston Foundation founder and CEO, addressed the crowd with a stirring

presentation, which culminated in a check presentation from Luigi Orlandini, chairman and CEO of Canossa Events, for \$30,000. Orlandini and Federica Magnavacchi, Canossa senior account manager, traveled from Modena, Italy, for the occasion.

Several Piston Foundation staff members, all of whom are volunteers, are Fairfield County residents who bring impressive resumes to the foundation. Mayo T. Smith of Westport, a partner in Sound Shore Management Inc., is the Foundation's director of donor relations; Fairfield resident Kent Bain is the founder of Automotive Restorations in Stratford and, in his role as Piston Academy director, heads up the Foundation's apprenticeship programs; Karl Maruyama is the Foundation's creative director and as a Wilton-based award-winning designer, he is responsible for all of the Foundation's print and digital materials; and New Canaan's Maria Homann is a special advisor who helped launch Ferrari's North American Motorsports operations. Kevin Gosselin of Westport, an advisor to the Piston Foundation, is the global creative director for Save the Children and brings decades of marketing, advertising and automotive experience to the board. Gregory Nussbaum of Black Rock is the Piston Foundation's partner program manager.

At the end of the evening, Piston Foundation President and COO Jeffrey Mason summed up the event. "Young people are looking for career opportunities and the collector car industry needs their energy, talent and skills. Supporting the Piston Foundation is the way all of us who share a passion for cars can help build a sustainable future for our car community."

PROCLAIMING '#ENDJEWHATRED DAY'

New York State Senator Elijah Reichlin-Melnick (D-38th) will present a Proclamation declaring April 29, day after Yom HaShoah (Holocaust Remembrance Day), to be #EndJewHatred Day in the 38th Senate District recognizing the urgent need to act against antisemitism. He will present the Proclamation at the Holocaust Museum & Center for Tolerance and Education in Suffern at 11 a.m.

Hate crimes have surged in New York state and around the country in the past few years, threatening the tremendous gains made by minority commu-

nities to be included equally in society, without discrimination or violence.

The skyrocketing attacks against Jews inspired the formation of a grassroots End Jew Hatred civil rights movement to alter public discourse.

Leading figures from the Jewish community will attend and participate in this historic event on April 29, recognizing that the End Jew Hatred movement is incredibly important in changing the narrative and taking action to assure consequences for hate crimes and bigotry.

NEW BUSINESS ON MONROE'S MAIN STREET

Covid-19 created havoc across the nation, but it also inspired thousands of hesitant entrepreneurs to take the leap of faith and open their own businesses. The Shoppes at Lake Street was the brainchild of a local business owner who wanted to bring more shoppers to the village of Monroe's Main Street. The result is The Shoppes at Lake Street LLC, which provides the space home-based start-ups need to promote their products. Open Friday through Sunday each week, it also offers a weekend event to help encourage visitors. Former Met/Yankee Dwight Gooden made an appearance on Saturday, April 9, signing autographs and chatting with fans of all ages. More than 20 new start-ups have taken space at the Lake Street location, which expects to see business grow as the popular location's outdoor dining season begins.



Dwight Gooden, whose pitching career saw him play for both the Mets and the Yankees, with Jennifer Sta-Ines and Alan Ma.

RCC HOSTS JOB FAIR



Kevin Stump, vice president, Economic Mobility and Workforce Development, left, with Rockland County Executive Ed Day.

More than 80 businesses recruiting for a variety of positions were on hand at Rockland Community College on Tuesday, April 12. "The tight labor market is seeking a skilled workforce," said Kevin Stump, vice president of Economic Mobility and Workforce Development. "I am happy to say that Rockland Community College is open for business, bringing employers on campus and doing what needs to be done to prepare tomorrow's workforce today." Among the dozens of employers on hand was Lauren DiGangi, owner of The Demo Queen. "Finding qualified candidates has been a challenge," said DiGangi, "even with hourly rates of \$20 and up being offered by many of the companies taking part at the job fair." Another obstacle to finding candidates is that many



Lauren DiGangi, owner of The Demo Queen, markets specialty products to Westchester/Hudson Valley grocers.

who worked from home during the many months of Covid closures want to avoid commuting and continue working remotely or see their work week shortened

to four days. "Rockland's unemployment rate is currently at 3%," noted County Executive Ed Day. "It is certainly a job seeker's market today."



LIFE'S MOST IMPORTANT CONVERSATION

"Let's Talk About Death Over Dinner," an urgent conversation on how to expand our perceptions of life, death and grief sponsored by Trinity Episcopal Church and the Trinity Spiritual Center will take place Sunday, May 1, from 5:30 to 7:30 p.m. at Trinity Episcopal Church in Southport.

This unusual, one-of-a-kind dinner party hosted by "underground restaurateur and provocateur" Michael Hebb will lean into fears we all have, consider what we want, both now during the remainder of life and at its close, so that we might enjoy deeper connections and the sweetness of life's final chapters. The discussion will be followed by dinner in the Parish Hall.

Hebb is the founding partner of Convivium, a creative agency that specializes in shifting culture through the use of thoughtful food and discourse-based

gatherings. Hebb's "Let's Have Dinner and Talk About Death" project has been rapidly inspiring people to transform this seemingly difficult conversation into one of deep engagement, insight and empowerment. More than one million people have attended these dinners across the world over the past 10 years.

Following a highly interactive discussion over wine, beer and a family-style dinner, attendees will begin to have "those conversations" in a safe, low-key and light-touch way said Mark Grayson, director of Trinity Spiritual Center.

All are welcome; no affiliation with Trinity is required.

"Death Over Dinner was created to help families and friends address the basic human fact that we are all, at some point, going to die," said Hebb. "We suffer more when we don't communicate our wishes,



we suffer less when we know how to honor the wishes of our loved ones. As we build greater comfort and literacy around this important topic, every single one of us wins. In fact, this is a conversation about life and how we want to live."

Hebb currently serves as a board advisor at the Friedman School of Nutrition Science and Policy at Tufts University.

In 2019, Hebb launched the Health-care Edition of Death Over Dinner in partnership with the Cleveland Clinic, initiating a national, grassroots discussion through these important dinners, conversations and virtual events.

UNITED WAY AWARDS \$1.5 MIL



United Way of Westchester and Putnam announced the awarding of \$1.5 million in funding from Phase 39 and Phase ARPAP of the Emergency Food and Shelter Program to Westchester County

nonprofits.

"Housing and food insecurity still plague many residents in Westchester County," said United Way President and CEO Tom Gabriel.

This program, which is administered locally by United Way of Westchester and Putnam, provides federal funding to extend currently available services for the hungry and homeless.

PHILANTHROPIC EXPERT JOINS ART CENTER

The KinoSaito Board of Directors welcomed philanthropic expert and Westchester County resident Suzanne Grossberg to its nonprofit art center in Verplanck. She became the organization's inaugural director of arts.

A novel 501(c)(3) nonprofit rooted in the creation and practice of abstract art and committed to nurturing experimentation in every form and medium, Kino-Saito Inc. opened in 2021 upon the completion of the renovation of its 1921 former St. Patrick's School building located in the Hudson River hamlet. It houses two galleries, two artist-in-residence studios, an 80-seat theater, 35-seat classroom, café and garden.

Collaborating with the Board of Directors in its efforts to advance Kino-Saito's unique mission, Grossberg will be responsible for strategic growth planning, board and advisory council expansion, donor relations, fundraising, grant writing, program/event creation and execution and public/community relations.



Suzanne Grossberg

Most recently, Grossberg was president and CEO of her own consulting company and helped numerous nonprofits with planning, board development, fundraising, grant writing and public relations. She earned a Master of Arts degree in creative arts interdisciplinary from San Francisco State University and a Bachelor of Science degree, magna cum laude, in communication arts from SUNY New Paltz.

The Yonkers Arts'

The Yonkers Arts' Poet in Residence is spearheading a series of programs, events and creative workshops centered around the education, history and various aspects of poetry and the spoken word in celebration of April as National Poetry Month.

The organization will be activating a series of initiatives designed to positively impact creatives of all ages and backgrounds. The entire month will feature educational programs for young people, creative writing workshops for adults, spoken word, open mic nights and finally a community poetry festival at the Yonkers Riverfront Library.

"It's a great honor to serve as 'Poet-in-Residence' for Yonkers Arts allowing me to have the opportunity to curate programs designed to support, lead and engage developing writers and poets in our community," said Phyllisha Villanueva.



Executive Director Ray Wilcox said, "The Poet in Residence program is a unique opportunity for a local poet, author or teaching artist to directly engage aspiring writers and poets in our community."

For more information on Yonkers Arts' offerings for National Poetry Month, follow Yonkers Arts on all social platforms.

Yonkers Arts was founded in 2007 by a collection of community leaders who perceived the need for an all-encompassing arts organization for a city the size of Yonkers.

For more, visit yonkersarts.org.

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GOOD THINGS

LAW SCHOOL'S ROBERT S. TUCKER PRIZE

The Elisabeth Haub School of Law at Pace University in White Plains will bestow the 2022 Robert S. Tucker Prize for Prosecutorial Excellence on Bronx District Attorney Darcel D. Clark and the Bronx District Attorney's Office, in recognition of outstanding contributions to the field of criminal prosecution and excellence in prosecutorial practice.

"District Attorney Clark, along with the entire Bronx County District Attorney's Office, consistently work toward the end goal of a fair and just criminal justice system for all, with an emphasis on criminal justice reform. The last two-plus years of the global pandemic have been challenging for our entire criminal justice system, however, Darcel Clark and the Bronx

County DA's office have not skipped a beat and have stuck to DA Clark's mission – pursuing justice with integrity," said Dean Horace E. Anderson Jr.

Clark became District Attorney for Bronx County on Jan. 1, 2016. She is the first woman in that position and the first African American woman to be elected a district attorney in New York state. She received her bachelor's degree in political science from Boston College, where she serves as a member of the Board of Trustees, and her law degree from Howard University in Washington, D.C.

"District Attorney Clark's remarkable career has been a testament to the values and commitment to equal justice that we seek to honor with this award," said Robert S. Tucker,



Darcel D. Clark

er, chairman and CEO of T&M, whose gift has endowed this annual award.

The ceremony for the Robert S. Tucker Prize for Prosecutorial Excellence will be held on Tuesday, April 26, at 6 p.m. at the Elisabeth Haub School of Law at Pace University.

SENIOR LEADERSHIP POSITIONS FILLED AT MEDICAL CENTER

Matilde Roman has been appointed senior vice president, chief equity, inclusion and diversity officer, and John Brand was appointed senior vice president for marketing and communications at the Westchester Medical Center Health Network (WMCHHealth) in Valhalla.

Roman will develop strategic plans that ensure patient-first service alignment across all network hospitals of WMCHHealth, skilled nursing facilities and provider practices. Within the network itself, Roman will champion a work culture that encourages individual expression and idea-sharing.

A graduate of New York Law School, Roman has devoted her career

to developing policies and programs that support underserved communities, improve meaningful access to important services, and drive positive social change at an institutional, structural and individual level.

Previously Roman, was employed by NYC Health + Hospitals. She also served as deputy commissioner and general counsel to the New York City Mayor's Office of Immigrant Affairs.

Brand joins WMCHHealth after serving in Philadelphia at Jefferson University/Jefferson Health, where he was vice president and chief communications officer. He arrives at WMCHHealth with more than two decades



Matilde Roman

of experience developing multifaceted health care marketing plans that include tactics for workforce engagement, press interaction, social media and web strategies as well as customer relations management. Earlier in his career, Brand was a journalist before moving into health care marketing.

SUPERMARKET, TV & RADIO STARS TO BE HONORED

Make-A-Wish® Hudson Valley recently announced that it will honor ShopRite Supermarket Inc., WNBC's Darlene Rodriguez and WHUD's Mike Bennett at its annual Wish Ball – Restoring Hope with a Wish on Friday, May 13, at Brae Burn Country Club in Purchase.

Shoprite, through its annual April point-of-sale campaign at dozens of its locations throughout the Hudson Valley, has raised more than a half-million dollars over the past

five years to support the chapter's efforts to grant life-changing wishes to children with critical illnesses.

The gala, which is Make-A-Wish® Hudson Valley's largest annual fundraiser, will be held in person for the first time in two years due to the pandemic. Cocktails and a silent auction at 6 p.m. will be followed by dinner, dancing, inspiring wish stories and a live auction. Tickets are \$450 per person or \$4,500 for a table of 10. Also available are

sponsorship opportunities ranging from \$5,000 to \$15,000 and journal ads ranging from \$100-\$1,000. To purchase tickets and to learn more, visit hudson.wish.org/wishball or call Sara Rizzi, manager of events, at 914-478-9474.

Since its inception in 1986, the Hudson Valley Chapter has granted wishes to more than 3,000 children in the community it serves, which spans eight counties of the Hudson Valley.

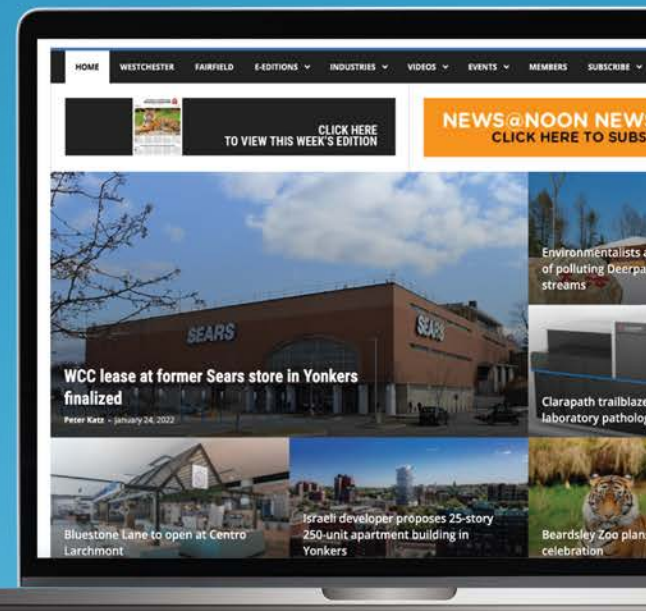
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U.S. BANKRUPTCY
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Local business cases, April 6 - 12

James Goldman, Pleasant Valley, re. Brother Jimmy's BBQ.

22-35204-CGM: Chapter 11, assets \$969,500, liabilities \$3,591,000. Attorney: Anne Penachio.

U.S. DISTRICT COURT,

White Plains

Local business cases, April 6 - 12

Cyndy Broas, Walton County, Florida vs. Hudson Valley Hospital Center, Cortlandt Manor.

22-cv-2837-KMK: Americans with Disabilities Act. Attorney: April L. Forbes.

Juul Labs Inc., San Francisco vs. Yorktown Fuel Service Inc., Fishkill, 22-cv-2884-VB.

Trademark infringement. Attorney: Robert T. Parker.

Donna Dennison, Port Jervis, et al. vs. Bon Secours Charity Health System Medical Group, Suffern, et al., 22-cv-2929-CS.

Job discrimination. Attorney: Steven M. Warshawsky.

Blue Elephant Financing, Irvington vs. Citadel Recovery Services, Covington, Louisiana, 22-cv-2937-NSR.

Breach of contract. Attorney: Jerome Reisman.

Miguel Martinez, Nyack vs. State Line Family Restaurant Inc., Tappan, et al., 22-cv-2953-NSR.

Fair Labor Standards Act. Attorney: Daniel Schlade.

Lynda and Richard Edwards, Ringwood, New Jersey vs. Cybex International Inc., Harrison, 22-cv-2985-KMK.

Personal injury, removal from Westchester Supreme Court. Attorney: Elliot Hahn.

Seth Eisenberger, Aventura, Florida vs. Lawrence Plaza Associates LLC, Monsey, et al., 22-cv-3025.

Fraud. Attorney: Elliot Hahn.

DEEDS

Above \$1 million

62-66 Theodore Frend LLC, Armonk. Seller: Karen R. Shanes. Property: 62-66 Theodore Fremd Ave., Rye. Amount: \$1.1 million. Filed April 4.**365 Warburton Avenue LLC,** New Rochelle. Seller: Cesarano Realty LLC, Yonkers. Property: 57 Belmont Ave., Yonkers. Amount: \$1.2 million. Filed April 4.**Chai Center Inc.,** Bronxville. Seller: Caligiuri Family Realty LLC, Somers. Property: 455 White Plains Road, Eastchester. Amount: \$3.6 million. Filed April 6.**Diamond, Olivia and Shane Guineau,** Watertown, Massachusetts. Seller: BNB Tech LLC, Windermere, Florida. Property: 937 Post Road, Scarsdale. Amount: \$1.3 million. Filed April 5.**Dyer, Gregory and Eleanor Rothman,** Katonah. Seller: Wheeler Road LLC, North Salem. Property: 20 Wheeler Road, North Salem. Amount: \$1.7 million. Filed April 8.**E102-104 LLC,** Rye. Seller: Opra III LLC, Harrison. Property: 120 Old Post Road, Rye. Amount: \$2.7 million. Filed April 8.**KL Toll Fort AIV LLC,** Fort Washington, Pennsylvania. Seller: CL-S Chappaqua Fee Owner I-A LLC, Southport, Connecticut. Property: 480 Bedford Road, New Castle. Amount: \$21.2 million. Filed April 6.**Main Enterprises 400 LLC,** Tarrytown. Seller: 400 Main Street Corp., Peekskill. Property: 400 Main St., Peekskill. Amount: \$1 million. Filed April 5.**Nikolov, Alexander and Mackenzie Nikolov,** Jersey City, New Jersey. Seller: Elk Homes Partners LP, Rye. Property: 144 Osborn Road, Rye. Amount: \$1.5 million. Filed April 8.**Ossining Union Free School District,** Ossining. Seller: New York Annual Conference of the United Methodist Church, White Plains. Property: 1 Emwilton Place, Ossining. Amount: \$1.9 million. Filed April 8.**Red Barn New York II LLC,** Dallas, Texas. Seller: 510 Commons LLC, Mount Kisco. Property: 510 N. State Road, Ossining. Amount: \$1.4 million. Filed April 6.**Rutkowski RE Properties LLC,** White Plains. Seller: Ciarletta Westchester Properties LLC, Eastchester. Property: 84 Howard St., Mount Pleasant. Amount: \$1 million. Filed April 8.**Sunrise of Tarrytown Group LLC,** McLean, Virginia. Seller: 99 Realty Group LLC, Bronx. Property: 99 White Plains Road, Greenburgh. Amount: \$9.5 million. Filed April 5.**TKT Property Group Corp.,** Thornwood. Seller: Lockwood Associates LP, New York City. Property: 428 Central Park Ave., Greenburgh. Amount: \$3.1 million. Filed April 4.**Van Dyke, Steven A. and Anne C. Van Dyke,** Naples, Florida. Seller: Opra III LLC, Harrison. Property: 120 Old Post Road, Unit E106, Rye. Amount: \$3.7 million. Filed April 7.**Weichert Workforce Mobility Inc.,** Morris Plains, New Jersey. Seller: Jean-Luc Fischer and Valerie Fischer, Harrison. Property: 139 Sterling Road, Harrison. Amount: \$1.2 million. Filed April 6.

Below \$1 million

13 Porach LLC, Brooklyn. Seller: Krystyna Bagan, Yonkers. Property: 13 Porach St., Yonkers. Amount: \$980,000. Filed April 4.**66 PSY LLC,** Brooklyn. Seller: Liseann F. Reid, Yonkers. Property: 66 Post St., Yonkers. Amount: \$525,000. Filed April 6.**Benerjee, Samprit and Debipriya Chatterjee,** New York City. Seller: 245 Secor Road Realty Corp., Brooklyn. Property: 1 Ivy Place, Greenburgh. Amount: \$999,999. Filed April 7.**Dalmore Realty LLC,** Pleasantville. Seller: 45 Gibson LLC, Pleasantville. Property: 45 Gibson Ave., Greenburgh. Amount: \$320,000. Filed April 8.**Degollado, Angel and Jeannette A. Romera,** Riverside, Connecticut. Seller: SC Rye Brook Partners LP, Pawling. Property: 3 Gardena Lane, Rye. Amount: \$200,000. Filed April 8.**Eatough, Anna and Mathew Eatough,** Mamaroneck. Seller: 184 North Columbus Avenue LLC, Bronx. Property: 725 Prospect Ave., Mamaroneck. Amount: \$675,000. Filed April 8.**Forty Mill Realty LLC,** Yonkers. Seller: Anthony Tarricone, Hasting-on-Hudson, Joseph Tarricone, Hartsdale and Claire Podolski, Dobbs Ferry. Property: Saw Mill River Road, Greenburgh. Amount: \$325,000. Filed April 5.**Glazer, Sara and Sean Heikkila,** New York City. Seller: Westchester Property Development Inc., Nyack. Property: 376 Bear Ridge Road, Mount Pleasant. Amount: \$910,000. Filed April 6.**Main Street Towers LLC,** Tarrytown. Seller: Marco J. Reali, Cortlandt Manor. Property: 51 Main St., Greenburgh. Amount: \$550,000. Filed April 6.**MAPAE107 Group Corp,** Richmond Hill. Seller: HSBC Bank U.S.A., Ewing, New Jersey. Property: 47 Maple Ave., Yonkers. Amount: \$356,500. Filed April 4.**Marinovic, Oliver,** Bedford. Seller: 505 5th LLC, Pelham. Property: 505 Fifth Ave., Pelham. Amount: \$725,000. Filed April 5.**Minaya, German W.,** New Rochelle. Seller: 6 Villus LLC, Mahopac. Property: 6 Villus Ave., New Rochelle. Amount: \$771,800. Filed April 8.**Subinprara LLC,** Yonkers. Seller: Eszak Professional Property LLC, Yonkers. Property: 970 N. Broadway, Yonkers. Amount: \$475,000. Filed April 8.**Tennis Indoors of New York Inc.,** Mahopac. Seller: Jaime Vasquez Urena, Yonkers. Property: 14 NorthWind Road, Yonkers. Amount: \$605,000. Filed April 8.**Weichert Workforce Mobility Inc.,** Morris Plains, New Jersey. Seller: Thomas Whitwell, White Plains. Property: 55 McKinley Ave., Unit D1-9. Amount: \$279,900. Filed April 6.**Yang, Din Qi,** White Plains. Seller: Wichert Workforce Mobility Inc., Morris Plains, New Jersey. Property: 55 McKinley Ave., Unit D1-9, White Plains. Amount: \$290,000. Filed April 6. Federal Tax Liens, \$10,000 or greater, filed in Westchester County, April 4 - 8**Cecil, Charles and Janis Cecil,** North Salem, personal income, 2018 & 2020, \$160,388.**Colbourne, Colin:** Mount Vernon, personal income, 2019 - 2020, \$50,314.**Grasso, John Jr.:** Hawthorne, failure to collect employment taxes, 2005 - 2006, 2009 - 2010, \$756,601.**Hatono, Hiroshi:** White Plains: personal income and retirement plan, 2017, 2019 - 2020, \$237,854.**Leiva, Andre:** Yonkers, personal income, 2012 - 2015, 2017, \$298,224.**Machuca, Edgar:** Yonkers, personal income, 2019 - 2020, \$75,937.**Rooney, Reta:** New Rochelle, personal income, 2014, 2019, \$11,714.**S&L Plumbing & Heating Corp.:** Armonk: employer quarterly tax, 2019 - 2020, \$363,596.**Z&A Carpentry Inc.:** Mohegan Lake, employee quarterly tax and S corporation income, 2017, 2019 - 2020, \$11,694.

JUDGMENTS

Akwaa, Linda A., Yonkers. \$8,226.39 in favor of Bank of America National Association, Charlotte, North Carolina. Filed April 4.

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

Questions and comments regarding this section should be directed to:

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

Facts & Figures

AP Diagnostic Imaging Inc., Edison, New Jersey. \$9,831.98 in favor of A&P Coat Apron and Linen Supply LLC, Mount Vernon. Filed April 5.

Byron Place Associates LLC, Katonah. \$6,063.72 in favor of Onekey LLC, Hackensack, New Jersey. Filed April 7.

Fernandez, Krystle, Mohegan Lake. \$8,567.97 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed April 4.

Fletcher, John J., Chappaqua. \$27,201.86 in favor of Capital One Bank U.S.A. National Association, Glen Allen, Virginia. Filed April 4.

Fonseca, Samuel M., Cortlandt Manor. \$7,991.72 in favor of Bank of America National Association, Charlotte, North Carolina. Filed April 4.

Gateway II LLC, Elmsford. \$13,556.70 in favor of Braxton Engineering PC, Bronxville. Filed April 8.

Grealy, Caitlin K., Bronxville. \$13,528.36 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed April 4.

GS Utah Wind Acquisition LLC, New York City. \$1,142,248.56 in favor of CNB Contracting Corp., Bronx. Filed April 7.

Gustavo Auto Repair, White Plains. \$9,877.23 in favor of Genuine Parts Co., Atlanta, Georgia. Filed April 6.

Heights 163 LLC, Port Washington. \$6,152.55 in favor of Braxton Engineering PC, Bronxville. Filed April 8.

Kunar, Andrew, Hartsdale. \$33,347.13 in favor of American Express Centurion Bank, Sandy, Utah. Filed April 4.

Lauer, Sharon, Tarrytown. \$13,284.76 in favor of Parker Jewish Institute for Healthcare & Rehabilitation, New Hyde Park. Filed April 8.

Martin, Gerald, White Plains. \$15,627.44 in favor of Capital One Bank U.S.A. National Association, Glen Allen, Virginia. Filed April 4.

McBride, Nicole, Yonkers. \$9,330.94 in favor of American Express National Bank, Sandy, Utah. Filed April 4.

Mejia, Rodolfo C., Monroe. \$8,370.73 in favor of Capital One Bank U.S.A. National Association, Glen Allen, Virginia. Filed April 4.

Mora, Cesar A., Peekskill. \$5,059.01 in favor of Southern Glazers Wine and Spirits of New York LLC, Syosset. Filed April 5.

Paese, Jonanthony, Croton-on-Hudson. \$40,963.19 in favor of Bank of America National Association, Charlotte, North Carolina. Filed April 4.

PG Advisers LLC, Hartsdale. \$37,301.24 in favor of American Express Centurion Bank. Filed April 4.

Tanis Management & Company Inc., New York City. \$15,962.34 in favor of 360 Equipment Finance LLC, Austin, Texas. Filed April 8.

Wynn, Lauren J., Mount Vernon. \$16,753.64 in favor of Bruce Pinker DPM P.C., Nanuet. Filed April 4.

Yobak, Nicholas, Verbank. \$85,204.77 in favor of Long Island Minimally Invasive Surgery PC, Roslyn Heights. Filed April 4.

WORKERS' COMPENSATION BOARD

Failure to carry insurance or for work-related injuries and illnesses.

BNG Associates Inc. d.b.a. George White Restaurant, White Plains. Amount: \$1000.

Frost Frozen Yogurt Company LLC, Larchmont. Amount: \$15,000.
John S. Auricchio DPM PC, Yonkers. Amount: \$21,500.

JSRN Management LLC d.b.a. JSRN, Mount Vernon. Amount: \$4,500.

Kings Auto Repair & Collision Inc., White Plains. Amount: \$20,500.

Macas Landscaping LLC, Peekskill. Amount: \$13,500.

Remedy Sales Consulting Corp., White Plains. Amount: \$18,500.

LIS PENDENS

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

Cannizzaro, Rosemarie, as owner. Filed by PNC Bank National Association. Action: Foreclosure of a mortgage in the principal amount of \$92,288 affecting property located at 2 Woods End Circle, Apt. 2L, Peekskill. Filed April 5.

Goodman, Fredric, as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$228,487 affecting property located at 5 Devonshire Drive, White Plains. Filed April 4.

Lopez, Jose, as owner. Filed by U.S. Bank National Association. Action: Foreclosure of a mortgage in the principal amount of \$504,000 affecting property located at 184 Mayflower Ave., New Rochelle. Filed April 7.

Mangi, Joseph M. and Helen Maher, as owners. Filed by Deutsche Bank National Trust Company. Action: Foreclosure of a mortgage in the principal amount of \$1.5 million affecting property located at 11 Stony Brook Place, Armonk. Filed April 4.

Sullivan, Margaret L., as owner. Filed by Wells Fargo Bank. Action: Foreclosure of a mortgage in the principal amount of \$544,185 affecting property located at 1608 Hyatt Ave., Peekskill. Filed April 6.

MECHANIC'S LIENS

120 Bloomingdale Road LLC, White Plains. \$1.7 million in favor of ASA Development LLC, Brooklyn. Filed April 4.

770 South Columbus Avenue Realty LLC, Mount Vernon. \$198,358.22 in favor of KJA Group LLC, Tappan. Filed April 7.

Opra III LLC, Rye. \$439,968 in favor of A&E Surfaces Co., Roslyn Heights. Filed April 8.

NEW BUSINESSES

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

PARTNERSHIPS

HCH Investment Club, 14 Rye Road, Rye 10580, c/o Todd Cress, Darin Hinkel and Douglas Hinkel. Filed April 6.

J&D Home & Business Repair Services, 99 Elm St., Yonkers 10701, c/o Evelyn Ruiz and Jose Duran. Filed April 5.

La Casa De Las Flores, 8 W. Sidney Ave., Mount Vernon 10550, c/o Jaidy Castro Flores and Juan Carlos Mata Carna. Filed April 4.

S&A Cleaning Services, 131 Crary Ave, Second floor, Mount Vernon 10550, c/o Aparecida De Fatima Pereira and Samantha Monteiro Colbert. Filed April 7.

SOLE PROPRIETORSHIPS

Admissions Laboratory, 120 Cliff Ave., Pelham 10803, c/o Robert Vail Moderelli. Filed April 5.

Alexandre Marques U.S.A., 23 Washington St., Port Chester 10573, c/o Alexander Marques. Filed April 7.

Baiser Noire Intimates, 15 Davenport Ave., Apt. 4C, New Rochelle 10805, c/o Lakiesha Coram. Filed April 5.

Bookkeepers Scale, 35 Lenox Ave., White Plains 10603, c/o Shunta Speet. Filed April 7.

Bunkmate Pet Sitting, 342 Westchester Ave., Port Chester 10573, c/o Emily Slagton. Filed April 5.

Carhuachin Landscaping, 9 Roosevelt St., White Plains 10606, c/o Cesar Carhuachin. Filed April 6.

Carmel's Lip Blush & Smiles, 50 Ritchie Drive, Yonkers 10705, c/o Marie C. Fitzgerald. Filed April 7.

Champion Fire & Safety, 40 Indian Road, Port Chester 10573, c/o Daniel Delisa. Filed April 4.

Da Costa Interiors, 449 Manville Road, Apt. 2, Pleasantville 10570, c/o Winton B. Da Costa. Filed April 7.

Deveaux Distribution, 39 Wildwood Ave., Mount Vernon 10550, c/o Adhim DeVeaux. Filed April 6.

Emily H. Day, Ph.D., 923 Saw Mill River Road, Ardsley 10502, c/o Emily Hudson Day. Filed April 6.

Enfuego Catering, P.O. Box 1232, Yonkers 10702, c/o Gina Contreras. Filed April 6.

Ginger Cares, 106 Colgate Ave., Yonkers 10703, c/o Gyongyi Jacobs. Filed April 4.

Goldtech Depot, 67 Winfred Ave., Yonkers 10704, c/o Steven Rinaldi. Filed April 4.

Hilary Bakery, 33 Elmont Ave., Port Chester 10573, c/o Lidia Katherine Parina Aguilar. Filed April 5.

HL Best Service, 41 Ehrbar Ave., Apt. 3G, Mount Vernon 10552, c/o Hicham Larifa. Filed April 7.

House of M Trust, 212 W. Third St., Apt. 3C, Mount Vernon 10550, c/o Aziim Ashah'El Bey. Filed April 5.

Joasilus Home Care, 45 May St., Apt. 6B, New Rochelle 10801, c/o Robert Joasilus. Filed April 6.

Lifca, 27 Shoreview Drive, Apt. 4, Yonkers 10710, c/o Lejean Chang. Filed April 4.

Facts & Figures

Peoples Club of Nigeria International, 38 Old Mamaroneck Road, White Plains, 10605, c/o Godfrey Ajoku. Filed April 5.

Quality Star Services, 13 Montgomery St., Apt. 2, Ossining 10562, c/o Sandra Rios. Filed April 4.

Raw Mind Body, 9 Orchard Drive, Yorktown Height 10598, c/o Stephanie Scavelli. Filed April 5.

Select Portfolio Servicing, 161 E. Main St., Mount Kisco 10549, c/o Priscilla Santana. Filed April 4.

Stefania Cedra, 9 Orchard Drive, Yorktown Height 10598, c/o Stephanie Scavelli. Filed April 4.

Susanne Lad, 2185 Brookside Ave., Yorktown Height 10598, c/o Susanne Lad. Filed April 7.

Wielmer O. Sierra, 1214 W. Boston Post Road, Mamaroneck 10543, c/o Wiel Harlem Bey Trust. Filed April 4.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

BRB Garnerville LLC, as owner. Lender: Embree Funding II LLC. Property: in Haverstraw. Amount: \$2.9 million. Filed April 5.

Elbaum, Shmiela, as owner. Lender: TD Bank. Property: 6 Sophia St., Monsey. Amount: \$1 million. Filed April 5.

Farzam, Faraz, as owner. Lender: Ulster Savings Bank. Property: in Milan. Amount: \$1.3 million. Filed April 6.

Below \$1 million

Argueta, Eris, as owner. Lender: Finance of America Mortgage LLC. Property: in Dover. Amount: \$244,999. Filed April 6.

Davidson, Frederick Todd and Audrey Tan, as owners. Lender: Ulster Savings Bank. Property: in Beacon. Amount: \$605,600. Filed April 5.

Gold Score Developers LLC, as owner. Lender: Loan Funder LLC Series 25851. Property: in Poughkeepsie. Amount: \$110,000. Filed April 7.

Petrosino, Ellis and James Petrosino, as owners. Lender: Trustco Bank. Property: in Stanford. Amount: \$450,000. Filed April 6.

VO Builders LLC, as owner. Lender: RCN Capital LLC. Property: in Beacon. Amount: \$286,958. Filed April 5.

DEEDS

Above \$1 million

3 Underwood LLC, Brooklyn. Seller: Merrill Streltsoff and Lynn Streltsoff, Monsey. Property: 3 Underwood Road, Ramapo. Amount: \$1.1 million. Filed April 7.

40 Cannon LLC, Wappingers Falls. Seller: Cardinal Court Apartments LLC, Poughkeepsie. Property: in Poughkeepsie. Amount: \$10.4 million. Filed April 6.

407 Highland Nyack LLC, Pomona. Seller: 407 North Highland Avenue LLC, Upper Nyack. Property: 407 Highland Ave., Nyack. Amount: \$1 million. Filed April 5.

August Madeline Fields LLC, Purchase. Seller: Arcadia Fields LLC. Bronxville. Property: in Stanford. Amount: \$22.3 million. Filed April 5.

BRB Gardenville LLC, Valley Stream. Seller: Garnerville Realty LLC, Scarsdale. Property: 170 Railroad Ave., West Haverstraw. Amount: \$1 million. Filed April 5.

Four Space LLC, Pawling. Seller: 158 Route 22 LLC, Yonkers. Property: in Pawling. Amount: \$1.4 million. Filed April 8.

Hines Play House LLC, Spring Valley. Seller: Playhouse Holdings LLC, Tallman. Property: 92-96 Lafayette Ave., Suffern. Amount: \$2.7 million. Filed April 8.

Below \$1 million

4 High Mountain LLC, Pomona. Seller: Tal Properties of Pomona LLC, Monsey. Property: 4 High Mountain Road, Pomona. Amount: \$250,000. Filed April 8.

11 Buckman P.L. LLC, Monsey. Seller: Chaya Rachel Gestetner, Monsey. Property: 11 Buckman Place, Ramapo. Amount: \$800,000. Filed April 5.

25 Smith Avenue LLC, Nyack. Seller: U.S. Bank National Association, Irvine, California. Property: 23 River Road, Orangetown. Amount: \$607,000. Filed April 8.

26 Phyllis Terr LLC, Monsey. Seller: Bnei Terneva Inc., Monsey. Property: 26 Phyllis Terrace, Ramapo. Amount: \$472,375. Filed April 8.

27 Ann LLC, Spring Valley. Seller: Drusila Nieves, New City. Property: 27 Ann St., Clarkstown. Amount: \$362,500. Filed April 4.

53 Airmont LLC, Airmont. Seller: Shiloh Holding LLC, Suffern. Property: 53 S. Airmont Road, Ramapo. Amount: \$745,000. Filed April 7.

67 Route 59 LLC, Nanuet. Seller: County of Rockland, Clarkstown. Property: 150 Pipetown Hill Road, Nanuet. Amount: \$25,000. Filed April 6.

68A Union Road LLC, Spring Valley. Seller: Devorah Landau, Monsey. Property: 60 Union Road, Spring Valley. Amount: \$525,000. Filed April 5.

Argueta, Eris, Dover Plains. Seller: MTGLQ Investors LP, Dallas, Texas. Property: in Dover. Amount: \$268,000. Filed April 6.

Brach, Abraham, Monsey. Seller: 111 Grove TH LLC, Airmont. Property: 111 Grove St., Ramapo. Amount: \$980,000. Filed April 7.

Broad Suffern LLC, Monsey. Seller: 30 Chestnut Street LLC, Tompkins Cove. Property: 30 Chestnut St., Suffern. Amount: \$410,000. Filed April 6.

Carton, Nicholas Ryan and Gitta Faye Carton, Yonkers. Seller: Lion Group Realty LLC, Monsey. Property: 8 Chapel Court, Orangetown. Amount: \$670,000. Filed April 4.

Casa Lagrange LLC, Los Angeles, California. Seller: Christopher Kubiak and Jessica Kubiak, Hopewell Junction. Property: in LaGrangeville. Amount: \$340,000. Filed April 7.

Champion Properties Inc., Staatsburg. Seller: Pauline C. McGrath, Cicero. Property: in Poughkeepsie. Amount: \$210,000. Filed April 8.

Farzam, Faraz, New York City. Seller: Catskill Case Study LLC, Brooklyn. Property: in Milan. Amount: \$250,000. Filed April 6.

Hartman, Yehezkel Y., Monsey. Seller: Viola Gardens LLC, Monsey. Property: 44 Garden Terrace, Ramapo. Amount: \$900,000. Filed April 8.

Hernandez, Ismael and Tania Nunez, Poughkeepsie. Seller: Chen Realty - Scenic LLC, Wappingers Falls. Property: in Poughkeepsie. Amount: \$460,000. Filed April 4.

Lendy, Karen, Garnerville. Seller: 20 Southpark LLC, Terrytown. Property: 20 Southpark Drive, Haverstraw. Amount: \$566,000. Filed April 6.

Primo Development LLC, Mahopac. Seller: 24 Oswego LLC, New York City. Property: in LaGrangeville. Amount: \$339,000. Filed April 5.

Santos, Doreen and Nancy Cassera, Mamaroneck. Seller: Glens Homes LLC, Poughkeepsie. Property: in LaGrangeville. Amount: \$449,000. Filed April 7.

Simonovitz, Joel, Monsey. Seller: 40-42 Church LLC, Garnerville. Property: 40-42 Church St., West Haverstraw. Amount: \$710,000. Filed April 7.

Sofer, Sarah, Monsey. Seller: Viola Ventures LLC, Chestnut Ridge. Property: 3115 Corner St., Spring Valley. Amount: \$299,000. Filed April 5.

Sofer, Yoel, Monsey. Seller: LDBN Holdings LLC, Brooklyn. Property: 32 Cedar Lane, Unit 213, Ramapo. Amount: \$840,000. Filed April 7.

Velez, Cecilia and Wilson Velez, Bronx. Seller: 46 Place LLC, Spring Valley. Property: in Wappingers Falls. Amount: \$420,000. Filed April 4.

Weichbrod, Yekisiel and Sarah Weichbrod, Spring Valley. Seller: 27 West Spring LLC, Airmont. Property: 29 West St., Spring Valley. Amount: \$899,000. Filed April 7.

JUDGMENTS

Alabtah, Mariam, Bronx. \$10,103.34 in favor of Atlantis Asset Recovery LLC, Bayside. Filed April 6.

Bryant, David, Middletown. \$10,795.77 in favor of Rhinebeck Bank, Poughkeepsie. Filed April 4.

Facts & Figures

Cairns, Robert, Middletown. \$3,539.72 in favor of Midland Credit Management Inc., San Diego, California. Filed April 6.

Crown, Todd A., Middletown. \$5,147.86 in favor of Midland Credit Management Inc., San Diego, California. Filed April 6.

Cuddeback, Maureen L., Warwick. \$3,177.81 in favor of Midland Credit Management Inc., San Diego, California. Filed April 4.

Decker, Harvey, Vestal. \$11,084.77 in favor of Rockwood Gardens Associates, Middletown. Filed April 4.

Delarosa, Seilin, Monroe. \$4,645.19 in favor of Midland Credit Management Inc., San Diego, California. Filed April 7.

Hulse, Cheryl, Campbell Hill. \$6,729.72 in favor of Midland Credit Management Inc., San Diego, California. Filed April 4.

Kokal, Ergun, Newburgh. \$14,427.24 in favor of Cavalry SPV I LLC, Valhalla. Filed April 6.

Laguer, Keith, Middletown. \$1,617.24 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed April 6.

Logan, Simon B., Middletown. \$11,812.61 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed April 5.

Martin, Raissa, Washingtonville. \$4,728.84 in favor of Midland Funding LLC, San Diego, California. Filed April 7.

Mirra, Meagan R., Middletown. \$8,541.41 in favor of Absolute Resolutions Investments LLC, Bloomington, Massachusetts. Filed April 6.

Picarello, Kristie M., Montgomery. \$1,529.94 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed April 5.

Rivera, Lisa M., Middletown. \$1,374.43 in favor of Midland Funding LLC, San Diego, California. Filed April 6.

Rhoden, Tyrell Henderson, Washingtonville. \$2,861.91 in favor of Synchrony Bank, Draper, Utah. Filed April 4.

Selear, Corrinne, Middletown. \$3,091.82 in favor of Midland Credit Management Inc., San Diego, California. Filed April 6.

Sessa, Paula, Chester. \$12,155.60 in favor of Synchrony Bank, Draper, Utah. Filed April 4.

Steed, Natasha, Middletown. \$1,059.49 in favor of Midland Credit Management Inc., San Diego, California. Filed April 6.

Stewart, Miyannah, Latoya James, Dakhia James and Darianna James, Middletown. \$11,507.18 in favor of Denali Realty Ventures LLC, Middletown. Filed April 4.

Super Nunyah LLC, Monroe. \$113,172.49 in favor of TD Bank, Flemington, New Jersey. Filed April 4.

Trochez, Jose Adalid Espinoza, Newburgh. \$5,768.55 in favor of Rhinebeck Bank, Poughkeepsie. Filed April 4.

Webber, Zulma, Middletown. \$1,707.29 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed April 6.

MECHANIC'S LIENS

27 Calvert LLC, as owner. \$12,325 in favor of Constar Construction Inc., Thiells. Property: 27 Calvert Drive, Ramapo. Amount: \$12,325. Filed April 5.

Follman Legacy Trust, as owner. \$6,601.58 in favor of D'Agostino Landscaping Inc., West Nyack. Property: 28 Nissan Court, Monsey. Filed April 8.

HNA Training Center New York LLC, as owner. \$56,000 in favor of Castleton Environmental Contractors LLC, Nanuet. Property: 334 Route 9 W, Orangetown. Filed April 4.

Khal Torath Chaim Inc., as owner. \$13,360 in favor of Cioffi 1 Inc., Thiells. Property: 151 Route 306, Monsey. Filed April 7.

Stern, Peretz and Malka A. Stern, as owners. \$11,000 in favor of Teletech Security LLC, Suffern. Property: 12 N. Ridge Road, Haverstraw. Filed April 5.

Yaniz, Daniel and Raizel Yaniv, as owners. \$28,534.50 in favor of EZ Wiring and Electrical Construction Inc., Suffern. Property: 27 Powder Horn Drive, Ramapo. Filed April 6.

NEW BUSINESSES

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

PARTNERSHIPS

Geaux Girl Claws on The Geaux, 13 Locust Drive, Thiells 10984, c/o Chelsea Monet Chery and Adrian Brandon De Leon. Filed April 6.

SOLE PROPRIETORSHIPS

American Style Cabinetry, 131 N. Drury Lane, Newburgh 12550, c/o Michael Fernandez. Filed April 4.

Angel AA Car Service, 34 Bethune Blvd., Spring Valley 10977, c/o Angel Alberto Alvarez Naula. Filed April 4.

Billiards Revival, 41A Wisner Ave., Unit 12, Newburgh 12550, c/o Brian M. Russell. Filed April 4.

Career Lens Coaching, 7 Miller Drive, Chester 10918, c/o Lisa Larkowski. Filed April 4.

Cecilia's Cleaning, 12 Sholom Court, Spring Valley 10977, c/o Adriana Cecilia Pinduisaca Villa. Filed April 6.

El Dolarito USA Store, 27 Fullerton Ave., Newburgh 12550, c/o Maria Maceda. Filed April 6.

Engineer Recruiters, 227 N. Highland Ave., Pearl River 10965, c/o Robert Lautmann. Filed April 4.

Everything'skiller, 8 Delaware St., Port Jervis 12771, c/o Nigel Lewis. Filed April 5.

Floral Rosary, 63 Liberty Drive, Rock Tavern 12575, c/o Jeanette Ann Puliga. Filed April 8.

Hilario Shipping, 11 New Main St., Haverstraw 10927, c/o Junior Rafael Hilario Diaz. Filed April 6.

Hudson Valley Picnics Tents & Events, 9 Euclid Ave., Middletown 10940, c/o Ranita L. Harrison. Filed April 5.

J&E Auto Custom, 2390 Route 32, New Windsor 12553, c/o Jason Otero. Filed April 4.

J&J Car Service, 144 Coolidge St., Haverstraw 10927, c/o Jose Rafael Santana. Filed April 8.

K&B Martinez, 88 Briar Road, Nanuet 10954, c/o Melvin Augusto Martinez. Filed April 6.

Marc Cancelliere Trucking, 1540 State Route 52, Walden 12586, c/o Marc J. Cancelliere. Filed April 4.

Marchese Enterprises, 341 Strawtown Road, New City 10956, c/o Adrienne Jo Marchese. Filed April 4.

Maura Donnelly LMHC, 3 E. Evergreen Road, New City 10956, c/o Maura K. Donnelly. Filed April 5.

Neighborly Window Cleaning, 19 Railroad Ave., Apt 2, Unionville, c/o Jordan Alexander Armendariz. Filed April 5.

Nicole Red Consulting, 787 Route 17M, Monroe 10949, c/o Cassandra N. Edwards. Filed April 8.

Patchwork & Painting, 7 Knoll Court, Monroe 10950, c/o Diego Garcia. Filed April 6.

Perfect Cleaning, 54 Hammond St., Port Jervis 12771, c/o Claudia Lilita Martinez. Filed April 6.

Pilly Taxi Service, 8 Rose Ave., Apt. C8, Spring Valley 10977, c/o Maria Del Pilar Fajardo Alarcon. Filed April 4.

Precision Endodontics of Rockland, 11 Medical Park Drive, Suite 202, Pomona 10970, c/o Isaac Yitzchak Kempe. Filed April 4.

Puebla, 444 Broadway, Newburgh 12550, c/o Julian Huerta Leal. Filed April 6.

Quality Fences, 16 N. Southgate Drive, Spring Valley 10977, c/o Yehuda Melech Ainspan. Filed April 5.

RA Financial Services, 787 Route 17M, Monroe 10949, c/o Ronda Andreka Harrison. Filed April 8.

RFM Designs, 25 Hillside Terrace, Wallkill 12589, c/o Robert F. Marciniak. Filed April 7.

Rosales Gonzalez Taxi Service, 5 Robinhood Road, Suffern 10901, c/o Idalma A. Rosales Gonzalez. Filed April 6.

Rumble Fish Home, 240 Railroad Ave., Pearl River 10965, c/o Thomas Riemenschneider. Filed April 4.

Second Chances C&C Designs, 53 LaGrange Road, Campbell Hall 10916, c/o Jennifer D. Stack. Filed April 7.

Souvenir Cart, 498 Red Apple Court, Central Valley 10917, c/o Evdokia M. Kaloudis. Filed April 5.

Spirited Grace, 452 Scotchtown Ave., Middletown 10941, c/o Francesca Lobbe. Filed April 4.

Stefanie Macmillan Massage Therapy, 17 N. Plank Road, Newburgh 12590, c/o Stefanie Elizabeth MacMillan. Filed April 4.

BUILDING PERMITS

Commercial

177 Main Norwalk LLC, Norwalk, contractor for 177 Main Norwalk LLC. Perform replacement alterations at 177 Main St., Norwalk. Estimated cost: \$1,000. Filed March 4.

40 Richards LLC, Norwalk, contractor for 40 Richards LLC. Perform replacement alterations at 40 Richards Ave., Norwalk. Estimated cost: \$1,000. Filed March 8.

BLT Management LLC, Norwalk, contractor for Glover Borrower LLC. Perform replacement alterations at 801 Main Ave., Norwalk. Estimated cost: \$570,000. Filed March 3.

Blum, Jeremy, Norwalk, contractor for Benjamin M. Goldman. Install in-ground pool at 34 McKinley St., Norwalk. Estimated cost: \$65,000. Filed March 4.

City of Stamford West Hill High School, contractor for city of Stamford West Hill High School. Perform an annual blanket permit for Stamford Board of Education trades workers at 125 Roxbury Road, Stamford. Estimated cost: \$5,000. Filed March 3.

City of Stamford Westover Elementary School, Stamford, contractor for city of Stamford Westover Elementary School. Perform an annual blanket permit for Stamford Board of Education trades workers at 412 Stillwater Ave., Stamford. Estimated cost: \$5,000. Filed March 4.

City of Stamford, Stamford, contractor for city of Stamford. Perform an annual blanket permit for Board of Education trades workers at 345 Pepper Ridge Road, Stamford. Estimated cost: \$5,000. Filed March 3.

Construction Resources LLC, Plainville, contractor for CELLCO Partnership. Renovate T-Mobile cell site at Lot 4, Eastover Road, Stamford. Estimated cost: \$20,000. Filed March 23.

Construction Services of Branford LLC, Branford, contractor for Spus8 750 Washington Blvd. Perform replacement alterations at 750 Washington Blvd., Stamford. Estimated cost: \$60,000. Filed March 18.

Cuscuna, Rocco B. Jr., Stamford, contractor for Boston HP LLC. Demolish partitions, flooring, ceilings, millwork, plumbing, HVAC and electrical at 1281 E. Main St., Stamford. Estimated cost: \$133,213. Filed March 11.

Cuscuna, Rocco B. Jr., Stamford, contractor for Impala Jaycee LLC. Remove all old shingles and accessories. Install new shingles and accessories, ice and water shield and seam tape between all sheathing at 184 Selleck St., Stamford. Estimated cost: \$30,000. Filed March 22.

Diurno, Frank M., New Canaan, contractor for Baker Properties LP. Create office space and storage area on lower level at 49 John St., Stamford. Estimated cost: \$425,000. Filed March 8.

Double D Designs & Construction LLC, Stamford, contractor for CRE Holding LLC. Demolish men's and women's bathrooms, steam rooms and locker rooms. Remove flooring, carpet, ceramic tile and existing aluminum ceiling at 1 Cummings Point Road, Stamford. Estimated cost: \$35,000. Filed March 7.

Earthlight Technologies LLC, Ellington, contractor for Stamford Washington Office LLC. Renovate restrooms, corridor and elevator lobby at 677 Washington Blvd., Unit B1, Stamford. Estimated cost: \$450,000. Filed March 25.

Ferguson Library, Stamford, contractor for Ferguson Library. Install a tent for a one-day event at 96 Broad St., Stamford. Estimated cost: \$1,300. Filed March 25.

Frontier Glenville LLC, Stamford, contractor for Frontier Glenville LLC. Construct a new single-story multitenant commercial building and associated parking at 64 High Ridge Road, Stamford. Estimated cost: \$400,000. Filed March 4.

The Prevailing Group LLC, Norwalk, contractor for Olga V Zaklinskaya-Coates. Relocate vanity light in bathroom at 71 Aiken St., No. P4, Norwalk. Estimated cost: \$14,000. Filed March 4.

Varvaras LLC, Norwalk, contractor for Varvaras LLC. Perform replacement alterations at 303 Newtown Ave., Norwalk. Estimated cost: \$2,500. Filed March 4.

Weldon, Ken, Norwalk, contractor for 64 Wall Street Condominium Association LLC. Perform replacement alterations at 64 Wall St., Norwalk. Estimated cost: \$30,000. Filed March 7.

Weldon, Ken, Norwalk, contractor for 64 Wall Street Condominium Association LLC. Perform replacement alterations at 64 Wall St., Norwalk. Estimated cost: \$35,000. Filed March 7.

Residential

Burr Roofing Siding & Windows Inc., Norwalk, contractor for Irwin B Ringelheim. Strip and re-roof 7 Algonquin Road, Norwalk. Estimated cost: \$1,880. Filed March 4.

C&D Contractors LLC, Norwalk, contractor for John J Bunce. Strip and re-roof 80 Murray St., Norwalk. Estimated cost: \$9,700. Filed March 9.

Cannondale Generators Inc., Norwalk, contractor for Dimitra Zhao Hong. Install a generator at 17 Half Mile Road, Norwalk. Estimated cost: \$11,185. Filed March 4.

Fratturo, Harry, Stamford, contractor for Harry Fratturo. Add a bathroom to second floor and upgrade electrical at 16 Carroll St., Stamford. Estimated cost: \$6,800. Filed March 17.

Gianfortune, Joseph, Norwalk, contractor for Regina Metz. Renovate basement and install ejector pump at 4 Gilbert St., Norwalk. Estimated cost: \$19,766. Filed March 8.

Gilbertson, Gregory G., Trumbull, contractor for Brian Benjamin and Ivy L. Uy. Install a SunPower system at 1 Van Buren Circle, Stamford. Estimated cost: \$42,000. Filed March 16.

Gjuraj, Wilson and Joycelyn H. Wilson, Stamford, contractor for Wilson Gjuraj. Renovate a single-family residence at 100 Verplank Ave., Stamford. Estimated cost: \$250,000. Filed March 15.

Gonzales, Jessie and Marilou Gonzales, Stamford, contractor for Jessie Gonzalez. Renovate existing bathroom and add a new master and guest bathroom at 119 Selleck St., Stamford. Estimated cost: \$10,000. Filed March 2.

Great Day Improvements LLC, Norwalk, contractor for Hensley Dowe. Construct a roof over rear deck at 35 Pettom Road, Norwalk. Estimated cost: \$22,000. Filed March 11.

Hevesy, William J., Norwalk, contractor for William J. Hevesy. Add a deck at rear of a single-family residence at 31 Possum Circle, Norwalk. Estimated cost: \$8,500. Filed March 8.

Hinds, Veronica E., Norwalk, contractor for Veronica E. Hinds. Construct a new roof and siding at 36 Soundview Ave., Norwalk. Estimated cost: \$17,000. Filed March 8.

The Home Depot USA Inc., Atlanta, Georgia, contractor for Rex and Lauren Sposata. Remove and replace 14 windows, same size and no structural changes at 29 Benstone St., Stamford. Estimated cost: \$23,174. Filed March 14.

Home Exteriors LLC, Bethel, contractor for Thomas P. Fitzgerald Jr. and Joan S Kelley. Repair house after car drove into it. Remove chimney to the foundation and reconstruct it and new wall on corner of house at 4 Hirsch Road, Stamford. Estimated cost: \$40,000. Filed March 25.

IC Contracting LLC, Norwalk, contractor for Lawrence A. Levkowitz. Perform replacement alterations at 1 Colony Place, Norwalk. Estimated cost: \$7,500. Filed March 10.

JMLS Consulting Services LLC, Monroe, contractor for Joseph Olshan and Todd Wolk. Remove existing roof and re-roof 1038 Rock Rimmon Road, Stamford. Estimated cost: \$110,426. Filed March 17.

John Discala Construction LLC, Norwalk, contractor for Aiken Preserve LLC. Construct a foundation for a new single-family residence at 7 Argento Lane, Norwalk. Estimated cost: \$39,000. Filed March 11.

Keeler, Keith L. and Janet Daniele, Stamford, contractor for Keith L. Keeler. Add a second story at 178 Weed Hill Ave., Stamford. Estimated cost: \$100,000. Filed March 21.

King Low Heywood Thomas School Inc., Stamford, contractor for King Low Heywood Thomas School Inc. Perform replacement alterations at 1450 Newfield Ave., Stamford. Estimated cost: \$4,000. Filed March 7.

Langham, David, Norwalk, contractor for David Langham. Install an above-ground swim spa at 56 Creeping Hemlock Drive, Norwalk. Estimated cost: \$40,000. Filed March 4.

Langner Renovations Alterations Decks LLC, Norwalk, contractor for Stephen Smith. Replace kitchen cabinets at single-family residence at 9 Donohue Drive, Norwalk. Estimated cost: \$7,000. Filed March 7.

Lionetti, Michael, Stamford, contractor for Kelli Ann Lionetti. Install a generator fueled by propane at 7 Ravenglass Drive, Unit 9, Stamford. Estimated cost: \$18,000. Filed March 14.

Long Island Power Solutions Inc., Ronkonkoma, New York, contractor for Adam G. Japha. Install wire for a Generac generator at 107 Red Fox Road, Stamford. Estimated cost: \$10,000. Filed March 25.

LRC Construction LLC, White Plains, New York, contractor for David Arth. Perform replacement alterations at 158 Bittersweet Lane, Stamford. Estimated cost: \$100,000. Filed March 28.

LRC Construction LLC, White Plains, New York, contractor for Peter V. and Leah R. W. Munk. Install a Generac generator connected to natural gas at the right front side of house at 105 Janes Lane, Stamford. Estimated cost: \$12,000. Filed March 16.

Lueders, Matthew K., Stamford, contractor for Daniel Depaz. Install roof-mounted solar panels at 14 Jackson St., Stamford. Estimated cost: \$14,584. Filed March 28.

Magna Construction Limited LLC, Stamford, contractor for Audrey Rosenthal. Install a Generac generator on the left side of the house connected to a new 320-gallon above-ground propane tank left back side of the property and upgrade electrical service at 110 New England Drive, Stamford. Estimated cost: \$15,000. Filed March 11.

Magna Construction Limited LLC, Stamford, contractor for Linda L. Colucci. Install a Generac generator on the left side of the house connected to three new above-ground propane tanks also on the left side of house at 79 Cross Country Trail, Stamford. Estimated cost: \$12,000. Filed March 23.

McGivern, Hugh, Greenwich, contractor for Veronica Campbell. Replace existing kitchen, remove interior wall and renovate master bathroom at 320 Strawberry Hill Ave., Unit 42, Stamford. Estimated cost: \$35,000. Filed March 18.

Miedzinski, Zygmunt S., Madison, contractor for Regina Munter-Young and Christopher Young. Build an in-ground pool with a 52-square-foot spa and a 1,000-square-foot patio at 69 Timber Mill Road, Stamford. Estimated cost: \$90,000. Filed March 8.

Mike's Painting & Home Improvement LLC, Greenwich, contractor for John Benton Russell. Remove existing roof and re-roof 239 Hubbard Ave., Stamford. Estimated cost: \$13,950. Filed March 2.

Millstream Construction LLC, Glastonbury, contractor for Frank J. Bellantoni. Remove existing roof and re-roof 17 Pell Place, Stamford. Estimated cost: \$11,000. Filed March 14.

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

Facts & Figures

Sanchez, Adolfo, Norwalk, contractor for Adolfo Sanchez. Repair car garage at 12 Marlin Drive, Norwalk. Estimated cost: \$12,000. Filed March 8.

Zacharias, Thimio, Norwalk, contractor for Amy Trubridge. Install an above-ground vinyl pool at 27 McAllister Ave., Norwalk. Estimated cost: \$6,747. Filed March 7.

Zakhar, Theodore, Norwalk, contractor for Peter M. Johnson. Remove existing shingles and install new asphalt shingles at 46 Gregory Blvd., Norwalk. Estimated cost: \$11,620. Filed March 4.

Zakhar, Theodore, Norwalk, contractor for Annette Clasina Bertram. Remove existing shingles and install new asphalt shingles at 1 Getner Trail, No. 1, Norwalk. Estimated cost: \$15,600. Filed March 8.

COURT CASES

Bridgeport Superior Court

Colon, Victor, et al, Bridgeport. Filed by Woodlyne Belizaire, Fairfield. Plaintiff's attorney: Kevin L. Hoffkins, Westport. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-6113076-S. Filed Feb. 14.

Ezepchicki, Sara, et al, Fairfield. Filed by Amy Kirby, Stryker, Ohio. Plaintiff's attorney: Mario Carter Law Firm, North Haven. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-6112834-S. Filed Jan. 31.

Leon M. Galemba Carting LLC, et al, Fairfield. Filed by Pamela McClean, Shelton. Plaintiff's attorney: Koskoff Koskoff & Bieder PC, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-6112924-S. Filed Feb. 3.

Nunez Orosco, Miguel, Bridgeport. Filed by Alexy Guerrero-Luzuriaga, Bridgeport. Plaintiff's attorney: Adelman Hirsch & Connors LLP, 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-22-6112934-S. Filed Feb. 4.

Zanetti, Juliano, et al, Bethlehem. Filed by Fernando Martinez, Danbury. Plaintiff's attorney: Peter William Finch, Shelton. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-6112627-S. Filed Jan. 19.

Danbury Superior Court

Costella, Catherine, et al, Milford. Filed by Matthew Augustine, Brookfield. Plaintiff's attorney: A. Twillie II, Hartford. Action: The plaintiff was walking his mother's dog when he was viciously attacked and bitten by the defendants' dog. As a result of the attack, the plaintiff sustained severe injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs. Case no. DBD-CV-22-6042124-S. Filed Feb. 14.

Larson Jr., Michael F., et al, New Milford. Filed by Renata M. Castello, Conservator of the Estate of Allen Castello, Danbury. Plaintiff's attorney: Ventura Law, Danbury. Action: The plaintiff parked her vehicle at Lions Condominium to escort her mother to the residence. While the defendants were in the process of towing the plaintiff's vehicle from the premises, an encounter followed and the defendant struck the plaintiff knocking her unconscious. As a result of the defendant's assault, the plaintiff suffered injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs. Case no. DBD-CV-22-6041941-S. Filed Jan. 25.

Laudano, Frank C., North Haven. Filed by David Martin, Pleasant Valley, New York. Plaintiff's attorney: Jones Damia Kaufman & Depaul LLC, 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-22-6041857-S. Filed Jan. 18.

Petvet Care Centers LLC, et al, East Hartford. Filed by Maryann Porter, Danbury. Plaintiff's attorney: Thompson Gould Page, Hartford. Action: The plaintiff delivered her dog to the defendants' clinic to perform a dental procedure. The defendants intentionally prescribed and administered more than twice the anesthesia-recommended dose to the plaintiff's dog. As a result, the dog suffered severe pain leading to his death and causing defendants emotional distress. 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-22-6041772-S. Filed Jan. 11.

Sasda, Armani, et al, Newtown. Filed by Wisam Jamil, New Fairfield. Plaintiff's attorney: The Schwartzberg Law Firm, Ridgefield. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deemed appropriate. Case no. DBD-CV-22-6042208-S. Filed Feb. 16.

Stamford Superior Court

3 Bedford LLC, et al, Hartford. Filed by Rosemary McDowell, Norwalk. Plaintiff's attorney: Discala & Discala LLC, Norwalk. Action: The plaintiff was walking on a common area controlled and maintained by the defendant. While using due care, the plaintiff stepped into an uncovered and unlit drainage hole, causing her to fall to the ground 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. FST-CV-22-6055085-S. Filed Jan. 21.

Hidalgo, Felix, Greenwich. Filed by American Express National Bank, Sandy, Utah. Plaintiff's attorney: Zwicker and Associates PC, Enfield. Action: The plaintiff is a banking association, which the defendant used for a credit account and agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks monetary damages less than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-22-6055067-S. Filed Jan. 19.

Old Republic Insurance Co., Greensburg, Pennsylvania. Filed by Charla James, Peekskill, New York. Plaintiff's attorney: The Pickel Law Firm LLC, Stamford. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-22-6055287-S. Filed Feb. 4.

Roda, Alexes R., Stamford. Filed by Bank of America NA, Charlotte, North Carolina. Plaintiff's attorney: Rubin & Rothman LLC, Islandia, New York. Action: The plaintiff is a banking association, which the defendant used for a credit account and agreed to make payments for goods and services. The defendant failed to make payments, and the plaintiff seeks monetary damages less than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-22-6055177-S. Filed Jan. 28.

DEEDS

Commercial

100CDA207 LLC, Trumbull. Seller: Lucio Valente LLC, Bridgeport. Property: 531 Tunxis Hill Road, Fairfield. Amount: \$485,000. Filed March 10.

4 Davenport Greenwich LLC, Greenwich. Seller: 4 Davenport Avenue LLC, Greenwich. Property: 4 Davenport Ave., Greenwich. Amount: \$1,750,000. Filed March 2.

57 Valley Road LLC, Cos Cob. Seller: Vittorio Librandi and Catherine Librandi, Norwalk. Property: 57 Valley Road, Cos Cob. Amount: \$840,000. Filed Feb. 28.

Caballera, Joann and Edwin Caballera, Stamford. Seller: Shippan Gateway II LLC, Stamford. Property: 994A Shippan Ave., Stamford. Amount: \$665,000. Filed March 1.

Davis, Christian and Aleksandra Davis, Greenwich. Seller: Greenwich Hospital, Greenwich. Property: 287 Taconic Road, Greenwich. Amount: \$930,000. Filed Feb. 28.

Heyer, Harris and Caroline Heyer, New York, New York. Seller: West of North LLC, Greenwich. Property: 47 Birch Lane, Greenwich. Amount: \$1. Filed March 1.

McCormick, Meghan H. and John W. McCormick, Greenwich. Seller: Beechcroft Road LLC, Bala Cynwyd, Pennsylvania. Property: 30 Beechcroft Road, Greenwich. Amount: \$10. Filed March 4.

Micheli, Silvana, Larchmont, New York. Seller: Masina LLC, Greenwich. Property: 33 W. Putnam Ave., Greenwich. Amount: \$857,500. Filed March 3.

MTM Sherman Street LLC, Fairfield. Seller: 116 Sherman LLC, Fairfield. Property: 116 Sherman St., Fairfield. Amount: \$1. Filed March 10.

Paris, Arelis, Greenwich. Seller: 12 High Street LLC, Greenwich. Property: 12 High St., Greenwich. Amount: \$750,000. Filed March 2.

Pascual-Young, Josephine and Bevon Dwight Young, Stamford. Seller: Shippan Gateway II LLC, Stamford. Property: 1022B Shippan Ave., Stamford. Amount: \$650,000. Filed March 2.

Salerno Realty LLC, Fairfield. Seller: Patrick J. O'Connell, Fairfield. Property: 503 Reef Road, Fairfield. Amount: \$634,000. Filed March 10.

Sosa, Ender and Eloida Eunises Sosa de Leon, Stamford. Seller: Wilmington Savings Fund Society, Irvine, California. Property: 62 Seaton Road, No. 3A, Stamford. Amount: \$235,000. Filed March 3.

Wilson, Michelle D., Fairfield. Seller: Bella Homes Connecticut LLC, Fairfield. Property: 388 Birch Road, Fairfield. Amount: \$2,899,000. Filed March 8.

Residential

Atiles, Jasmine and Antonio Romero, Fairfield. Seller: Julian Molina and Carolina Castillo Angarita, Fairfield. Property: 154 Berwick Ave., Fairfield. Amount: \$425,000. Filed March 11.

Baker, Jessica and Grey Baker, Greenwich. Seller: Goran Hagegard and Gayle Hagegard, La Canada Flintridge, California. Property: 10 Birchwood Drive, Greenwich. Amount: \$10. Filed March 2.

Bepko III, Thomas J., Fairfield. Seller: Helen M. Greenwald, Fairfield. Property: 1983 Kings Highway, Fairfield. Amount: \$380,000. Filed March 7.

Bhuyan, Mohammed Shiful, Stamford. Seller: Farida Salim and Mohammed Salim, Stamford. Property: Lot 35, Map 79, Stamford. Amount: \$660,000. Filed Feb. 28.

Cannone, Amedeo M., Fairfield. Seller: Amedeo Cannone, Fairfield. Property: 37 Tahmore Drive, Fairfield. Amount: \$N/A. Filed March 8.

Caroll, Scott, Stamford. Seller: Christian A. Gerbert and Briann Rockwell Gerbert, Surfside, South Carolina. Property: 58 Davenport Drive, Stamford. Amount: \$662,500. Filed March 2.

Cherng, Sarah, Stamford. Seller: Teresa Boguska, Stamford. Property: 120 Willowbrook Ave., Stamford. Amount: \$900,000. Filed Feb. 28.

Costanza, Robert W. and Melinda M. Costanza, Fairfield. Seller: Anne T. Gibbons, Westport. Property: 2100 North St., Fairfield. Amount: \$925,000. Filed March 10.

Egami, Yasushi and Erika Taylor, Fairfield. Seller: Heather K. Lotstein, Fairfield. Property: 61 Windermere St., Fairfield. Amount: \$675,000. Filed March 9.

Figueroa, Carter and Sarah Figueroa, Fairfield. Seller: John R. Nobile, Fairfield. Property: 65 Forest Ave., Fairfield. Amount: \$665,000. Filed March 10.

Giglio, Sharon, Stamford. Seller: Angela A. Gioia, Greenwich. Property: 1 Broad St., Unit 21 E, Stamford. Amount: \$650,000. Filed March 4.

Facts & Figures

Greenberg, Seth Aaron and **Rebecca Ariela Weiser**, Stamford. Seller: Rica Lieberman, Stamford. Property: Lot 16, Map 11583, Stamford. Amount: \$825,000. Filed March 4.

Hassija, Rahul and **Poonan Hassija**, Stamford. Seller: Neil E. Frieser and Linda B. Frieser, Stamford. Property: 65 McArthur Lane, No. 3 Stamford. Amount: \$950,000. Filed March 1.

Jackman, Nathan John and **Syarifah Nadirah Binti Ibrahim**, Tuckahoe, New York. Seller: Charles Mallory and Georgette Culucundis Mallory, Greenwich. Property: 75 Calhoun Drive, Greenwich. Amount: \$10. Filed March 4.

Leano, Junn and **Jennifer Leano**, Rye Brook, New York. Seller: Christopher Thomas Mariner and Tayler Anne H Mariner, Norwalk. Property: 227 Palmer Hill Road, Old Greenwich. Amount: \$2,200,000. Filed Feb. 28.

Lines, Peter A and **Katherine Lines**, Fairfield. Seller: Matthew Carroll-German and Richard Carroll, Fairfield. Property: 526 Wilson St., Fairfield. Amount: \$545,000. Filed March 7.

Liu, Rui Yong, Stamford. Seller: Antonio Larocca, Stamford. Property: 27 Hall Place, Stamford. Amount: \$650,000. Filed March 2.

Lloyd, Hunter M. and **Elizabeth Lloyd**, Greenwich. Seller: Andrew M. Brookman, Greenwich. Property: 55 Burning Tree Road, Greenwich. Amount: \$1,950,000. Filed March 2.

Lobdell, Timothy M., Greenwich. Seller: Mejo Wiggin, Greenwich. Property: Unit 223, The Common Condominium Associations Inc., Greenwich. Amount: \$449,400. Filed March 1.

Marchetti, Alessandro and **Monica Marchetti**, Stamford. Seller: Maria Marchetti and Antonio Marchetti, Stamford. Property: 85 Downs Ave., Stamford. Amount: \$400,000. Filed March 3.

Mariyappa, Darshan and **Carolyn Mariyappa**, Weston. Seller: Beverly K. Walsh, Fairfield. Property: 655 Beach Road, Fairfield. Amount: \$2,310,000. Filed March 7.

Morrow, Richard, Fairfield. Seller: Dina Musano, Fairfield. Property: 137 Lisbon Drive, Fairfield. Amount: \$670,000. Filed March 10.

O'Reilly, Kristin, Westport. Seller: Emily A. Scalise, Fairfield. Property: 1663 Melville Ave., Fairfield. Amount: \$640,000. Filed March 11.

O'Sullivan, Brendan, Old Greenwich. Seller: Alina Leonova, Greenwich. Property: 25 W. Elm St., Unit 26, Greenwich. Amount: \$690,000. Filed March 1.

Pacelli III, Philip F. T. and **Mary Pacelli**, New Canaan. Seller: Philip F.T. Pacelli III, New Canaan. Property: 11 Lafayette Court, Unit 2A, Greenwich. Amount: \$1. Filed Feb. 28.

Ricketts, Dennis O., Brooklyn, New York. Seller: Ioanna Tsirlis, Stamford. Property: 75 Maple Tree Ave., Unit F, Stamford. Amount: \$395,000. Filed March 3.

Robles, Dorothy and **Robert Robles**, Old Greenwich. Seller: Ellen G. Borner, Stamford. Property: 105 Harbor Drive, Unit 135, Stamford. Amount: \$477,500. Filed March 2.

Robles, Dorothy and **Robert Robles**, Old Greenwich. Seller: Peter LaSorsa II, Cos Cob. Property: 1535 E. Putnam Ave., Unit 309, Old Greenwich. Amount: \$250,000. Filed March 2.

Roney, Colleen and **Richard Flanagan**, Fairfield. Seller: James S. Pulizzi and Ann E. Pulizzi, Fairfield. Property: 150 Lovers Lane, Fairfield. Amount: \$795,000. Filed March 11.

Scalise, Emily Anne, Fairfield. Seller: Glenn Gorelick, West Palm Beach, Florida. Property: 3250 North St., Fairfield. Amount: \$250,000. Filed March 11.

Schrichte, Andrew and **Katherine Schrichte**, Stamford. Seller: Bridie Fanning and Michael H. West, Muskego, Wisconsin. Property: 1145 Riverbank Road, Stamford. Amount: \$790,000. Filed March 3.

Shea, William and **Lynn Shea**, Greenwich. Seller: Patrick Downes, Greenwich. Property: 61 Morningside Drive, Greenwich. Amount: \$10. Filed Feb. 28.

Shepard, Andrew D. and **Madeline Shepard**, Stamford. Seller: Shawn L. Donovan and Ann M. Donovan, Fairfield. Property: 77 Wakeman Road, Fairfield. Amount: \$625,000. Filed March 7.

Sokol, Hannah and **Jordan Sokol**, Stamford. Seller: Judith Lupatkin and Matthew Bernstein, Stamford. Property: Unit 52, Strawberry Woods, Stamford. Amount: \$630,000. Filed March 1.

Terry, James L. and **Mara P. Terry**, Scottsdale, Arizona. Seller: Geoffrey R. Simmonds and Doreen T. Simmonds, Fairfield. Property: 990 S. Pine Creek Road, Fairfield. Amount: \$957,000. Filed March 7.

Thistle, Barbara and **Patricia Verrier**, Greenwich. Seller: Doyle Jay Orr Jr. and Pamela F. Parussolo Orr, Cos Cob. Property: Unit 43B, Harold Street Commons, Greenwich. Amount: \$870,000. Filed Feb. 28.

Villagomez, Eugenio R. and **Isabel C. Villagomez**, Easton. Seller: Eugenio Villagomez, Easton. Property: 68 Carlisle Place, Stamford. Amount: \$N/A. Filed Feb. 28.

Weinstein, Spencer, Chappaqua, New York. Seller: Rohan Bunsie, Stamford. Property: 15 First St., Unit 9, Stamford. Amount: \$357,500. Filed March 1.

Wolff, Robert and **Caroline Lindeke**, Cambridge, Massachusetts. Seller: Carlos Avila, Old Greenwich. Property: Unit 30, Old Greenwich Gables, Old Greenwich. Amount: \$1. Filed March 3.

Zarilli, Joseph, Greenwich. Seller: Anthony J. Melillo Jr., Stamford. Property: Southfield Avenue, Unit 49, Stamford. Amount: \$25,000. Filed March 3.

JUDGMENTS

Begum, Shahana, Stamford. \$11,405, in favor of Discover Bank, New Albany, Ohio, by Schreiber Law LLC, Salem, New Hampshire. Property: 26 Aberdeen St., Stamford. Filed Feb. 9.

Benalcazar-Paez, Ana I., Stamford. \$8,872, in favor of American Express National Bank, Sandy, Utah, by Mark Sank & Associates LLC, Stamford. Property: 42 Terrace Ave., Stamford. Filed March 7.

Bivona, Dawn, Stamford. \$1,095, in favor of LVNV Funding LLC, Las Vegas, Nevada, by Schreiber Law LLC, Salem, New Hampshire. Property: 3 Cypress Drive, Stamford. Filed March 22.

Chmura, Linda, Stamford. \$4,255, in favor of Norwalk Hospital Association, Norwalk, by Lovejoy and Rimer PC, Norwalk. Property: 35 W. Broad Street, Unit 304, Stamford. Filed Feb. 25.

Ephraim, Yoel and **Shirley Ephraim**, Stamford. \$4,520, in favor of Petro Inc., Woodbury, New York, by Gerald S. Knopf, Stamford. Property: 178 Dannell Drive, Stamford. Filed Feb. 22.

Guarna, Nicholas, Stamford. \$4,800, in favor of E and O Check Cashing Corp., Stamford, by Jacobs & Rozich LLC, New Haven. Property: 22 Applebee Road, Stamford. Filed March 25.

Inga, Rosa, Stamford. \$2,366, in favor of LVNV Funding LLC, Las Vegas, Nevada, by Schreiber Law LLC, Salem, New Hampshire. Property: 43 Cedar St., Stamford. Filed March 22.

Pellini, Nichole C., Stamford. \$4,256, in favor of Midland Credit Management Inc., San Diego, California, by Schreiber Law LLC, Salem, New Hampshire. Property: 37 Fara Drive, Stamford. Filed Feb. 9.

Peluso, Dominick M., Stamford. \$3,746, in favor of Discover Bank, New Albany, Ohio, by Schreiber Law LLC, Salem, New Hampshire. Property: 16 Revere Drive, Apt. 1, Stamford. Filed Feb. 9.

Watson, Jaime, Stamford. \$800, in favor of LVNV Funding LLC, Las Vegas, Nevada, by Schreiber Law LLC, Salem, New Hampshire. Property: 21 Leona Drive, Stamford. Filed Feb. 9.

Williams, Dexter L., Stamford. \$155, in favor of Department Stores National Bank, Sioux Falls, South Dakota, by Rubin & Rothman LLC, Islandia, New York. Property: 237 Long Ridge Road, Stamford. Filed March 18.

LIENS

Federal Tax Liens Filed

41 Hurlingham Drive LLC, 41 Hurlingham Drive, Greenwich. \$11560, civil proceeding tax. Filed March 17.

Albero, Antoinette Damore, 31 Cognewaugh Road, Greenwich. \$3,772, civil proceeding tax. Filed March 30.

Baldwin III, John M., 115 Havemeyer Place, Greenwich. \$7,752, civil proceeding tax. Filed March 30.

Cheung, Lilian and **Lionel Wang**, 16 Surrey Drive, Riverside. \$49, civil proceeding tax. Filed March 15.

Dearfield Unit Owner LLC, 4 Dearfield Drive, Unit 1B, Greenwich. \$177, civil proceeding tax. Filed March 15.

Kettle Hill Zaccheus Mead LLC, 78 Zaccheus Mead Lane, Greenwich. \$34,480, civil proceeding tax. Filed March 15.

Lamsa Realty LLC, 28 Hollow Wood Lane, Greenwich. \$199, civil proceeding tax. Filed March 17.

Neak, Sareth and **Renicka Neak**, 18 Licata Terrace, Cos Cob. \$7,416, civil proceeding tax. Filed March 30.

Pemberwick LLC, 57 Pemberwick Road, Greenwich. \$4,348, civil proceeding tax. Filed March 15.

Weinstein, Lee S., 41 Hurlingham Drive, Greenwich. \$22,939, civil proceeding tax. Filed March 17.

Young Family Trust, 1 North St., Greenwich. \$27,352, civil proceeding tax. Filed March 30.

LIS PENDENS

Abbasi, Tehsin and **Elizabeth Abbasi**, Stamford. Filed by Zeldes, Needle & Cooper PC, Bridgeport, for Washington Heights Association Inc., Hartford, for The Bank of New York Mellon. Property: 27 Division Street West, Greenwich. Action: foreclose defendants' mortgage. Filed March 3.

Accornero, Deirdre R., et al, Stamford. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for M&T Bank. Property: 110 Erskine Road, Stamford. Action: foreclose defendants' mortgage. Filed Feb. 24.

Aryeh, Jason, Greenwich. Filed by Carolyn C. Swiggart, Greenwich, for Olivia Aryeh. Property: 34 Sumner Road, Greenwich. Action: foreclose defendant's mortgage. Filed March 15.

Coppola, Joseph M., et al, Stamford. Filed by Bendett & McHugh PC, Farmington, for JPMorgan Chase Bank NA. Property: 96 Harpsichord Turnpike, Stamford. Action: foreclose defendants' mortgage. Filed Feb. 22.

Depaiva, Joao B., et al, Stamford. Filed by Ackerly & Ward, Stamford, for Village Square Association. Property: Unit 1, Village Square Condominium, Stamford. Action: foreclose defendants' mortgage. Filed March 4.

Elmo, Robert A., et al, Greenwich. Filed by Benanti & Associates, Stamford, for People's United Bank NA. Property: 17 Highland Farm Road, Greenwich. Action: foreclose defendants' mortgage. Filed March 2.

Fracasso-Kersten, Kristen, et al, Fairfield. Filed by Bendett & McHugh PC, Farmington, for Wells Fargo Bank NA. Property: 33 Romanock Road, Fairfield. Action: foreclose defendants' mortgage. Filed March 7.

G.L.A.D. Enterprises LLC, et al, Fairfield. Filed by Glenn L. Manigault, Fairfield, for Deutsche Bank National Trust Co. Property: 963 Fence Row Drive, Fairfield. Action: foreclose defendants' mortgage. Filed Feb. 23.

Hobbs, Peter S., et al, Fairfield. Filed by Bendett & McHugh PC, Farmington, for JPMorgan Chase Bank NA. Property: 83-85 Melville Ave., Fairfield. Action: foreclose defendants' mortgage. Filed March 7.

Hurtado, Maritza, et al, Greenwich. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for The Bank of New York Mellon. Property: 27 Division Street West, Greenwich. Action: foreclose defendants' mortgage. Filed March 16.

Lozina, Miroslava and **Myron Meilman**, Greenwich. Filed by Ackerly & Ward, Stamford, for Fairfield House Condominium of Greenwich Inc. Property: Unit 1-D, Fairfield House Condominium, Greenwich. Action: foreclose defendants' mortgage. Filed March 21.

McCarthy, Christine M., et al, Fairfield. Filed by Bendett & McHugh PC, Farmington, for US Bank Trust National Association. Property: 96 Blaine St., Fairfield. Action: foreclose defendants' mortgage. Filed March 1.

Reilly, James C., et al, Greenwich. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for Reverse Mortgage Funding LLC. Property: 105 Glenville St., Greenwich. Action: foreclose defendants' mortgage. Filed Feb. 17.

Facts & Figures

Sandoval, Jennifer M., et al, Stamford. Filed by Ackerly & Ward, Stamford, for Stamford Water Pollution Control Authority. Property: 194 West Ave., Unit 3, Stamford. Action: foreclose defendants' mortgage. Filed Feb. 28.

Sound Beach Partners LLC, Greenwich. Filed by Lerner & Guarino LLC, Westport, for Robert Bernstein and Jill Bernstein. Property: 48 Dublin Hill Drive, Greenwich. Action: foreclose defendant's Mortgage. Filed March 9.

MORTGAGES

Amato, Christopher V. and Heather C. Amato, Greenwich, by Brian Hill. Lender: Watermark Capital Inc., 100 Spectrum Center Drive, Suite 150, Irvine, California. Property: 10 Webb Ave., Old Greenwich. Amount: \$1,400,000. Filed March 3.

Bannister J., Alan and Robin B. Buchanan, Greenwich, by Karen Adelsberg. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 15 Lafayette Court, 1F, Greenwich. Amount: \$450,000. Filed Feb. 28.

Barclay, Elisabeth M., et al, Greenwich, by N/A. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 10 Hendrie Lane, Riverside. Amount: \$1,100,000. Filed March 1.

Carrescia, David and Sarah Lawton Carrescia, Greenwich, by Antonio Faretta. Lender: Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Dallas, Texas. Property: 79 Indian Field Road, Greenwich. Amount: \$367,000. Filed March 4.

Cicerchia, Paul M. and Corinne Cicerchia, Fairfield, by Susan Willcox. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 275 N. Cedar Road, Fairfield. Amount: \$1,560,000. Filed March 9.

Corrado, Gregory and Terri Levine, Stamford, by N/A. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 247 Old Long Ridge Road, Stamford. Amount: \$1,040,000. Filed March 2.

Elkind, Marsha M. and Jonathan S. Elkind, Fairfield, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 271 Ridgeview Ave., Fairfield. Amount: \$485,000. Filed March 10.

Etre III, Albert P. and Heidi B. Etre, Fairfield, by Jeffrey S. McGregor. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 71 Papurah Road, Fairfield. Amount: \$700,000. Filed March 10.

Fallon, Timothy P. and Joana Fallon, Greenwich, by Annemarie F. Stern. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 68 Butternut Hollow Road, Greenwich. Amount: \$500,000. Filed March 4.

Farro, John and JoAnn Farro, Stamford, by N/A. Lender: HSBC Bank USA NA, 452 Fifth Ave., New York, New York. Property: 33 Iroquois Road, Stamford. Amount: \$440,000. Filed March 28.

Garcia, Nelda and Ariel Garcia, Stamford, by Stephen J. Carriero. Lender: Mutual Savings Bank, 117 Prospect St., Stamford. Property: 237 Russet Road, Stamford. Amount: \$550,000. Filed March 28.

Gilliland, Nancy S., Fairfield, by Jeremy E. Kaye. Lender: Fieldpoint Private Bank & Trust, 100 Field Point Road, Greenwich. Property: 124 Stillson Road, Fairfield. Amount: \$350,000. Filed March 8.

Gonzalez, Richard and Carolyn Gonzalez, Stamford, by Michael Culklin. Lender: Loandepot.com LLC, 26642 Towne Centre Drive, Foothill Ranch, California. Property: 341 Hunting Ridge Road, Stamford. Amount: \$415,000. Filed March 1.

Hanna, Richard and Amy Schoen-Hanna, Greenwich, by Stuart Welkovich. Lender: Ridgewood Savings Bank, 1981 Marcus Ave., Suite 110, Lake Success, New York. Property: 4 Kernan Place, Old Greenwich. Amount: \$790,000. Filed March 3.

Heidt, Douglas C. and Kathryn L. Heidt, Greenwich, by N/A. Lender: JPMorgan Chase Bank NA, 3050 Highland Pkwy., Fourth floor, Downers Grove, Illinois. Property: 2 Dogwood Lane, Greenwich. Amount: \$2,700,000. Filed March 3.

Jackson, Peter M. and Molly Jackson, Fairfield, by Gary R. Khachian. Lender: FM Home Loans LLC, 2329 Nostrand Ave., Third Floor, Brooklyn, New York. Property: 242 Hulls Highway, Southport. Amount: \$642,400. Filed March 10.

Jain, Aalok and Frances Jain, Greenwich, by Marlene E. Macaуда. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 4 Woodside Road, Greenwich. Amount: \$4,725,000. Filed March 1.

Johnson, Amelia E. and Robert S. Johnson, Fairfield, by Scott Rogalski. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 187 Westway Road, Southport. Amount: \$2,875,000. Filed March 8.

Knox, Timothy J. and Yuki Knox, Fairfield, by Jack Constantinople. Lender: Webster Bank NA, 145 Bank St., Waterbury. Property: 124 Turney Road, Fairfield. Amount: \$200,000. Filed March 11.

Loddell, Timothy M., Greenwich, by Clare Bolduc. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 1465 E. Putnam Ave., Old Greenwich. Amount: \$359,200. Filed March 1.

Mariyappa, Darshan and Carolyn Mariyappa, Fairfield, by W. Glenn Major. Lender: Sprout Mortgage LLC, 1680 SW, St. Lucie West Boulevard, Suite 208, Port Saint Lucie, Florida. Property: 655 Beach Road, Fairfield. Amount: \$1,720,000. Filed March 7.

Massion-Greenberg, Anna and Scott J. Greenberg, Greenwich, by David E. Hoyle. Lender: First Republic Bank, 111 Pine St., San Francisco, California. Property: 32 Copper Beech Road, Greenwich. Amount: \$1,500,000. Filed March 2.

Michaels, Marie-Ange and George Michaels, Greenwich, by Shauna Rose-Larmond. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 55 Richmond Hill Road, Greenwich. Amount: \$1,983,500. Filed March 2.

Mudassar, Ahmad and Quratulain Mudassar, Stamford, by Kathleen S. Mass. Lender: Pentagon Federal Credit Union, 7940 Jones Branch Drive, Tysons, Virginia. Property: 29 Lillian St., No. 3, Stamford. Amount: \$235,758. Filed March 3.

Murphy, Jeremy and Jessica Murphy, Greenwich, by Jeremy E. Kaye. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 201 Shore Road, Old Greenwich. Amount: \$2,560,000. Filed Feb. 28.

Murray, Margaret C., Fairfield, by Ian B. Stewart. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 152 Southwood Road, Fairfield. Amount: \$425,000. Filed March 7.

Peralta, Juan E., Stamford, by Sebastian D'Acunto. Lender: Quontic Bank, 1 Rockefeller Plaza, Ninth floor, New York, New York. Property: 22 Radio Place, Unit 12, Stamford. Amount: \$180,000. Filed March 2.

Ricketts, Dennis O., Stamford, by Ricky M. Capozza. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 75 Maple Tree Ave., Unit F, Stamford. Amount: \$375,250. Filed March 3.

Robles, Dorothy and Robert Robles, Greenwich, by Erwin V. Vencer. Lender: Guaranteed Rate Inc., 3940 N. Ravenswood, Chicago, Illinois. Property: 1535 E. Putnam Ave., Unit 309, Greenwich. Amount: \$150,000. Filed March 2.

Romero, Antonio and Jasmine Atilas, Fairfield, by Adam J. Hirsch. Lender: Contour Mortgage Corp., 990 Stewart Ave., Suite 660, Garden City, New York. Property: 154 Berwick Ave., Fairfield. Amount: \$225,000. Filed March 11.

Romero, Augusto and Ana A Romero, Stamford, by Michael F. Polaski. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 34 Oxford Court, Stamford. Amount: \$251,700. Filed March 4.

Rosenfeld, Lisa, Stamford, by Seth J. Arnowitz. Lender: Home Point Financial Corp., 2211 Old Earhart Road, No. 250, Ann Arbor, Michigan. Property: 105 Wild Duck Road, Stamford. Amount: \$591,000. Filed March 4.

Sanders, Jordan A and Elizabeth M Sanders, Greenwich, by Jeremy E. Kaye. Lender: First Republic Bank, 111 Pine St., San Francisco, California. Property: 20 Dewart Road, Greenwich. Amount: \$1,500,000. Filed March 4.

Shea, Lynn and William Shea, Greenwich, by Robert E. Murray Jr. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 61 Morningside Drive, Greenwich. Amount: \$2,080,000. Filed Feb. 28.

Sinha, Raman K. and Shalini Sinha, Fairfield, by Stephanie Caro. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 34 Fieldcrest Road, Fairfield. Amount: \$200,000. Filed March 9.

Sokol, Jordan and Hannah Sokol, Stamford, by Howard R. Wolfe. Lender: First Republic Bank, 111 Pine St., San Francisco, California. Property: 320 Strawberry Hill Ave., Unit 52, Stamford. Amount: \$504,000. Filed March 1.

Solis, Jonathan S. and Erin Boatman Solis, Fairfield, by Jack Constantinople. Lender: Webster Bank NA, 145 Bank St., Waterbury. Property: 79 Lee Drive, Fairfield. Amount: \$100,000. Filed March 11.

Sullivan, Michael B. and Karen B. Sullivan, Fairfield, by Douglas Seltzer. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 145 Mountain Laurel Road, Fairfield. Amount: \$599,500. Filed March 8.

Sweeney, Kerry, Fairfield, by David M. Greenberg. Lender: Home Point Financial Corp., 2211 Old Earhart Road, No. 250, Ann Arbor, Michigan. Property: 872 Mountain Laurel Road, Fairfield. Amount: \$500,000. Filed March 9.

Tirol, Daniel G. and Erika Tirol, Fairfield, by Robert E. Colapietro. Lender: Secure One Capital Corp., 555 Anton Blvd, Suite 900, Costa Mesa, California. Property: 51 Country Road, Fairfield. Amount: \$456,600. Filed March 7.

NEW BUSINESSES

Andersons Septic Service, 13 Merritt Place, Norwalk 06854, c/o Brian Andronaco. Filed March 1.

Bareburger Stamford, 21 Harbor Point Road, Stamford 06902, c/o Capital Group LLC. Filed March 1.

Bitcoin Depot, 339 Hope St., Stamford 06906, c/o Lux Vending LLC. Filed March 7.

Bitcoin Depot, 347 Maine Ave., Norwalk 06851, c/o Lux Vending LLC. Filed March 7.

Buzz Cuts Landscaping LLC, 17 Elm St., Norwalk 06850, c/o Christopher R Tegano. Filed March 7.

Casa Villa Express, 182 W. Main St., Stamford 06902, c/o Casa Villa LLC. Filed March 4.

Casa Villa Restaurant, 866 E. Main St., Stamford 06902, c/o Venustiano A. Villa. Filed March 4.

Christie Hunt Interiors, 17 Pine Hill Avenue Extension, Norwalk 06855, c/o Christian Suppan Hunt. Filed March 3.

Chutni Biryani & Noodle Bar, 211 Main St., Stamford 06901, c/o Chutni Biryani & Noodle Bar LLC. Filed March 3.

Classically Cindy Films, 17 Clinton Ave., Stamford 06901, c/o Cindy Rose Joseph. Filed March 2.

Coast Floors LLC, 68 Avery St., Stamford 06902, c/o Geraldo Manjela DaCosta. Filed March 1.

Edible Arrangements, 465 Summer St., Stamford 06901, c/o Stamford 174 LLC. Filed March 4.

Eyebrow Threading Salon, 34 Main St., Norwalk 06851, c/o Sumi Pradhan. Filed March 2.

JL Car Rental Center LLC, 18 Pearl St., Norwalk 06851, c/o Jose Luis Piza Ortega. Filed March 1.

Jonjay Inc., 597 Newfield Ave., Stamford 06905, c/o Thomas Lee. Filed March 1.

M Garcia & Sons Excavation LLC, 16 George Ave., Norwalk 06851, c/o Magnel Fuentes. Filed March 3.

Mablene Collection, 5 Byrd Road, Norwalk 06850, c/o Marlene Polanco. Filed March 2.

Poke Pro, 360 Connecticut Ave., Norwalk 06854, c/o Lin Tao. Filed March 2.

R&R Stamford Convenience Mart Inc., 1039 Hope St., Stamford 06907, c/o Rubel Choudhry. Filed March 2.

Shah Tax & Accounting Services, 2437 Bedford St., Unit E3, Stamford 06905, c/o Darshan Sunil Shah. Filed March 7.

Stamford Convenience Mart Inc., 339 Hope St., Stamford 06907, c/o Rubel Choudhry. Filed March 2.

Stamford Health Pharmacy, 1 Hospital Plaza, Stamford 06902, c/o Health Pharmacy LLC. Filed March 1.

The Capital Grille 8033, 1000 Darden Center Drive, Orlando, Florida 32827, c/o Capital Grille Holdings Inc. Filed March 3.

Xava2design, 40 Puritan Lane, Stamford 06906, c/o Jenny Reyes Lopez. Filed March 2.

Xtreme Allstars Booster, 5 Honey Hill Road, Norwalk 06851, c/o Denise Perna. Filed March 3.

LEGAL NOTICES

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

Notice of Formation of EOB Crowns, LLC. Arts. of Org. filed with SSNY on 3/1/22. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to EOB Crowns LLC, 36B W 1st St., Mt Vernon, NY 10550. Purpose: any lawful Purpose. #63090

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 (LLC). Articles of Organization filed with the Secretary of State of the State of New York (SSNY) 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 (LLC). Articles of Organization filed with the Secretary of State of the State of New York (SSNY) 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 (LLC). Articles of Organization filed with the Secretary of State of the State of New York (SSNY) 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 BENFICA PROPERTIES LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 03/10/2022. Office location: Westchester County. Princ. Office of LLC: c/o John Estima110 Urban St., Mt. Vernon, NY 10552. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC at the address of its principle office. Purpose: Any lawful activity. #63100

Notice of formation of Limited Liability Company (LLC). Name: 636 South Broadway Partners LLC. Articles of Organization filed with the Secretary of State of the State of New York (SSNY) 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 (LLC). Name: RDC Cortland Holdings Associates LLC. Articles of Organization filed with the Secretary of State of the State of New York (SSNY) 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

Notice of Formation of ARC Psychology Services, PLLC. Arts. of Org. filed with SSNY on 3/10/22. Office location: Westchester County. SSNY designated as agent of PLLC upon whom process may be served. SSNY shall mail process to Meredith A.C. Challender, Esq., Kissel Straton & Wilmer LLP, 580 White Plains Rd, Suite 500, Tarrytown, NY 10591. Purpose: any lawful act or activity. #63105

Notice of Formation of The Data Strategy Group, LLC Art. Of Org. filed with SSNY on 3/26/22. 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, 35 Hidden Hollow Lane Millwood, NY 10546. Purpose: any lawful purpose. #63107

Notice of Formation of A NEW DAWNING MENTAL HEALTH COUNSELING PLLC Art. Of Org. filed with SSNY on 03/16/2022. Offc. Loc: Westchester Cty. SSNY design. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 685 HILLSIDE AVENUE, WHITE PLAINS, NY, 10603. Purpose: any lawful purpose. #63108

Notice of formation of Limited Liability Company. Name: 6409 Transit LLC (LLC). Articles of Organization filed with the Secretary of State of the State of New York (SSNY) on March 29, 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 6409 Transit LLC, c/o CityLight Realty One LLC, 66 Palmer Avenue, Suite 33B, Bronxville, NY 10708. Purpose/character of LLC is to engage in any lawful act or activity. #63109

On the Glo LLC. Filed 4/1/22 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 32 Beechwood Ave, West Harrison, NY 10604 Purpose: All lawful. #63110

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: ONCE UPON A TOOTH PEDIATRIC DENTISTRY, PLLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 04/01/2022. Office location: Westchester County. Lisneida Arjona has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to: The LLC, 54 Sagamore Road, Apt 3F, Bronxville, NY 10708, principal business location of the LLC. Purpose: any lawful business activity. #63111

Little Star Projects LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 3/3/2022. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 9 Wood End Ln., Bronxville, NY 10708. General Purpose. #63112

116 First Ave LLC. Filed 1/21/22 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 1448 Roosevelt Ave, Pelham, NY 10803 Purpose: All lawful #63113

Empire Total Remodeling LLC. Filed 2/11/22 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 860 Post Rd, Scarsdale, NY 10583 Purpose: All lawful #63114

9 VCT LLC. Filed 2/18/22 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 137 Alexander Ave, Hartsdale, NY 10530 Purpose: All lawful #63115

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: 538-540 NORTH AVE LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 01/25/2022. Office location: Westchester County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to: The LLC, 1 Sheldrake Lane. New Rochelle, New York 10804, principal business location of the LLC. Purpose: any lawful business activity. #63117



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