



AN UNWELCOME NEW NORMAL: SUPPLY SHORTAGES IN THE FOOD BUSINESS

BY EDWARD ARRIAZA

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The food industry has been acutely impacted by supply chain disruptions that resulted in dramatic price increases and a scarcity of goods.

Alina Dancho is one food industry professional who has attempted to mitigate the effects of the global supply chain disruption. Dancho runs Alina's Cakes & Cookies in Fairfield, a small bakery that serves traditional European baked goods and treats.

"Whatever I order that comes from Germany and Belgium, I ordered two paces ahead, so I've been ahead of the pricing as well because I knew it was coming," Dancho said, adding that price increases affected flour, sugar, eggs and oil, all seeing an increase of more than 25%.

Other regional businesses have been similarly affected by this supply bottleneck and skyrocketing prices. Executive Chef Jared Secor of Apropos Restaurant & Bar in Peekskill witnessed dramatic increases in certain food items, such as fingerling potatoes, which in one week had gone up 40%.

"It seems that things that weigh a lot, weigh a lot for shipping companies to move and (there is) just more labor involved," Secor added that heavier items have seen the most intense price hikes, noting that on "a 50-pound bag of potatoes, the price has changed dramatically."

Even elected officials have been concerned about the impact of supply chain disruptions on their local food industry outlets. Matthew Slater, town supervisor of Yorktown, observed that restaurants in his community are not only purchasing as much as they can, but must also contend with meeting order minimums.

"When they do their weekly inventory, if they're not crossing the minimum threshold, they can't even order it," Slater said. "They're changing how often they put their orders in (for products), and obviously it impacts their menu and what they're able to serve."

Even nonfood items have become
SUPPLY SHORTAGES



Alina Dancho. Contributed photo.

Sports betting a financial winner for NY

BY PETER KATZ

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New York state has generated more than \$267 million in tax revenues from mobile sports betting in the five months since it became legal, with \$263 million coming from bets made on mobile devices and the rest coming from sports wagering at casinos.

Assemblyman Gary Pretlow of Mount Vernon, who is chairman of the Assembly Committee on Racing and Wagering, said, "Back in March, I was quoted as saying, 'We are well on the way to being the sports betting capital of the world.' Mobile sports betting is an economic engine for New York. I am ecstatic with the revenue that has been generated for education, youth sports and problem gambling."

Gov. Kathy Hochul pointed out that the \$267 million in five months represents far greater activity than has been seen in other states where sports-betting has been going on for much longer than in New York.

According to Hochul, since November 2018, Pennsylvania has collected \$253 million in sports-betting revenues while New Jersey has generated \$229 million since June 2018, far below the amount New York has taken in during just five months.

"In less than half a year, New York has become a leader among states in implementing successful gaming policies, with hundreds of millions of dollars going to important programs that will improve the lives of all New Yorkers," Hochul said. "I am committed to upholding responsible and effective gaming policies that will move the industry forward and continue to drive our state's economic growth."

Tax revenues from mobile sports betting are allocated to help elementary and secondary education and also used to provide grants for youth sports programming, along with problem gambling prevention, treatment and recovery services.

SPORTS BETTING

Holiday weekend sees some construction work continue at Playland

BY PETER KATZ

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Even though it was a long holiday weekend for most people, some construction workers spent part of the May 28-30 weekend on the job at Playland Amusement Park in Rye as efforts continued to complete as much of the rebuilding, restoring and redecorating of the classic amusement park as possible before the scheduled June 9 season opening.

This season marks the first for the park's new operator, Standard Amusements. Standard had previously anticipated that it would be opening Playland for the season in mid-May, but it became clear that the park would not be ready and the opening was pushed back.

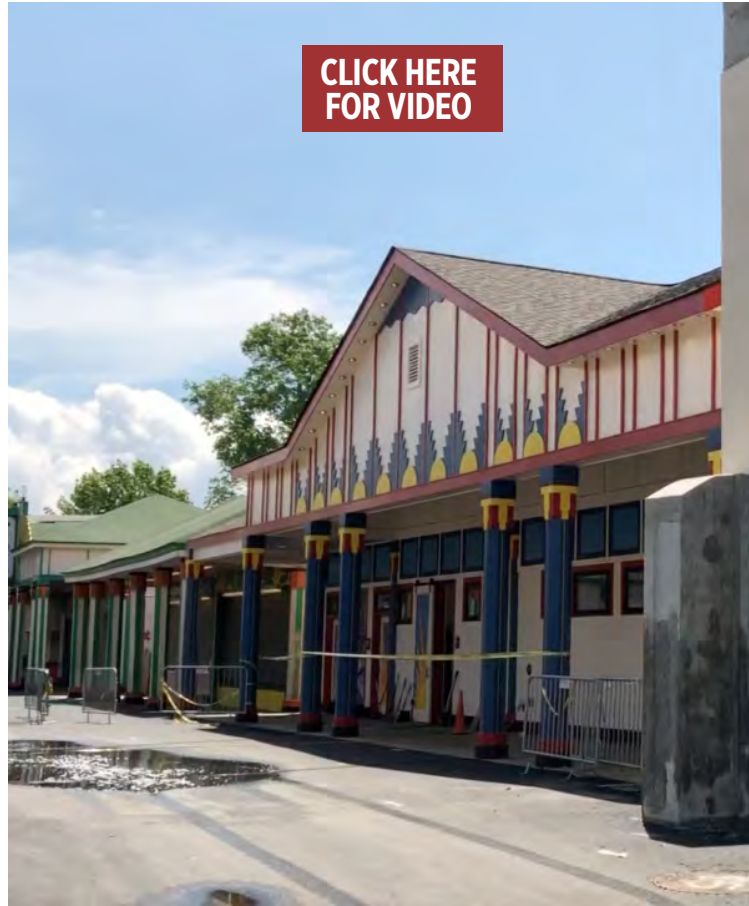
Playland's Twitter account recently has shown several messages from management about the upcoming season, such as, "Show of hands... who's ready to make some memories?! We sure are."

Another message said, "We're so excited for you to see all the hard work that has gone into revitalizing this beloved community treasure."

Yet another Twitter message told would-be park visitors, "When you arrive this year, you will get a glimpse of what the future will hold for Playland. On opening day, we hope you will be delighted to see the updates to the Park – three new bathroom facilities, a new arcade and new Midway Games."

Observations at the park by the Business Journal over the Memorial Day weekend included the miniature golf course having been removed from the main plaza area and ticket booths not yet being completed at the main entrance. Some replaced wooden boards on the rollercoaster had yet to be painted. Some smaller rides did not appear to be set up and ready for operation and reconstruction of the administration building had not been completed.

Standard Amusements did not respond to in-person, email and telephone inquiries by the Business Journals to ask about the progress being made in construction projects at the park and other aspects



Fresh decorative paint and trim on a refurbished building at Playland.



Construction workers at Playland on Memorial Day weekend. Photos by Peter Katz.

of the new season.

The amusement park's website showed that the planned hours on opening day June 9 are from 11 a.m. to 3 p.m. Calendars showed specific operating days and times after that.

Posted general admission and ride pass prices included \$34.99 with a \$10 discount for Westchester residents, \$24.99 for child's junior pass, again with a \$10 discount for Westchester residents, and a pass just to enter without going on rides at \$14.99, again with a \$10 discount for Westchester residents.

Parking prices were posted as \$12 on weekdays, \$15 on weekends and \$20 on holidays. No discount was shown for Westchester residents.

Over the Memorial Day weekend, even though the amusement park was not open, a \$10 parking fee was in effect for those who just wanted to visit the property and perhaps walk on the boardwalk or paths around the park.

Standard Amusements' operation of Playland follows what was a dispute between Standard and the administration of County Executive

George Latimer that finally was settled and saw the County Board of Legislators approve it on a vote of 13-4.

As the Business Journals previously reported, when Latimer succeeded Rob Astorino, one of his early actions was to cancel the contract that had been negotiated between Standard and the Astorino administration. Standard went to court to fight the contract cancellation and at the same time filed for bankruptcy. The case was heard in federal court in White Plains.

The new agreement between the county and Standard had been approved by the bankruptcy court.

The settlement provided that beginning on Aug. 31, 2022, and each year thereafter, Standard Amusements would pay the county a management fee, which in the first year is \$300,000, rises to \$400,000 in the second year and each year thereafter is adjusted by the change in the Consumer Price Index.

Beginning with Playland's 2023 season, Standard Amusements would be obligated to pay the county annually an amount equal to 5% of gross revenue above an initial revenue target of \$12 million.

The settlement had other provisions, including that the county would make a \$126 million capital investment in Playland.

The settlement also gives the county new oversight over Standard's operation of the park, controls that were not in the Astorino agreement. These include the power to review and approve Standard's construction plans, approval of new rides, new and more specific financial reporting requirements for Standard, and county approval of an annual operating plan for the park.

The settlement contains new terms under which Standard can assign the contract to another company but the county will be able to object to such an assignment.

In addition, under the settlement, if Standard fails to generate at least \$12 million in gross revenue per year for four straight years, the county may terminate the contract.

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Westchester IDA gives green light to \$77M Pelham House project

BY BILL HELTZEL

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The Westchester County Industrial Development Agency gave preliminary approval May 26 for \$17.4 million in tax breaks to a developer who plans to build a \$77 million apartment building and a \$20 million municipal center in Pelham.

The village would trade its firehouse and parking deck on Fifth Avenue for the developer's vacant property across the street. Then the developer, Pelham Green LLC, would build a new firehouse, police department and administrative offices on the property once occupied by a Capital One bank office. It would replace the firehouse with Pelham House, a five-story apartment building with retail space and 127 dwellings, including six lower-rent workforce apartments.

"This is my dream project," Patrick Normoyle, one of the proj-

ect partners, told the IDA board, "to get a chance to develop a great mixed-use building and my hometown's municipal center."

He said the firehouse is in a serious state of disrepair, the city parking deck is structurally deficient and previous village administrations have neglected public infrastructure.

Mayor Chance Mullin said Pelham has not had any significant development in its downtown core for half a century because of restrictive zoning that has killed housing and businesses.

Pelham Green is a joint venture of The Hudson Companies and PJR 23 Development. PJR includes Normoyle, of the Excelsior Housing Group, and contractors Joseph Sisca III and Robert Masiello of Sisca Northeast.

The proposed tax breaks include nearly \$1.1 million in sales tax exemptions on construction materials, a \$500,000 mortgage



Rendering of Pelham House, at 5th Avenue.

tax exemption and \$15.8 million in property tax abatement negotiated with the village. The county's portion of foregone tax revenue would be more than \$2.1 million.

The developer would foot the entire \$20 million cost of building the village center, for a net value to the village of about \$13 million after subtracting the value of the

land it would swap. The proposed tax breaks do not include any costs associated with the village building.

The project would create about 750 construction jobs and nine permanent jobs. Workers on the municipal building would be paid the prevailing wages, as required by state law, and could increase the cost of that part of the project by 30%.

Construction could begin in August and be completed in three years.

For every dollar the county government loses in foregone tax revenues, the project is expected to create \$1.02 in new taxes generated by construction, household spending and new property taxes. The calculation does not include the estimated \$13 million benefit the village would gain with the new facility.

A public hearing will be held before the IDA makes a final determination on the project.



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Pfizer CEO to NYMC grads: pursue moonshot, as we did with Covid vaccine

BY PETER KATZ

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“At Pfizer, we referred to the development of our Covid-19 vaccine as a moonshot, shorthand for reaching big, for pursuing aspirational and difficult ventures,” Dr. Albert Bourla, CEO of pharmaceutical giant Pfizer, told the students in the New York Medical College (NYMC) 163rd graduating class. “Today, I challenge you to pursue your own moonshot, to ask yourself how you can achieve something no one else has done before.”

Bourla spoke to graduates of NYMC’s School of Medicine. Separate graduation ceremonies had been held at NYMC’s Valhalla campus for the School of Health Sciences and Practice and the Graduate School of Basic Medical Sciences and the Touro College of Dental Medicine. NYMC is part of the Touro College and University System.

Pfizer is headquartered in Manhattan and has 18 offices throughout the U.S. including in Pearl River, New York, and Groton, Connecticut.

Bourla explained that when he first asked his development team for a one-year timeline for creating a Covid vaccine instead of the usual eight or 10 years, they told him they could do it in 15 months.

“I asked them to think about how many more people would get sick or die if we didn’t deliver by the fall,” Bourla said. “Many of them thought what I was asking for was unreasonable and most thought that it was impossible. But, they went back to the drawing board. They pushed themselves outside their comfort level, outside their comfort zone and eventually advanced our science more quickly than they had ever imagined they could. They delivered a plan that would deliver a vaccine in eight months, and they did it.”

Bourla said that the rapid timeline for creating a vaccine was only part of the problem because they then had to figure a way to produce enough doses.

“The previous year of the pan-



One of the NYMC graduating classes and audience.

dem, Pfizer was manufacturing approximately 200 million doses of all our vaccines across all our manufacturing sites in the world,” Bourla said. “What I asked the team to do was not to make 300 million doses of the new vaccine. That by itself would have been incredibly difficult but would force everyone to think how they can improve the current processes. I didn’t ask them to deliver 300 million doses. I asked them to deliver 3 billion doses in the first year of manufacturing the new vaccine, and they did it. By the end of 2021, we had produced 3 billion doses of vaccines that were distributed to 179 countries across the world.”

Bourla expressed concern about the current medical care gap that exists on the planet, deciding who can and cannot have access to the most modern and effective health care. He said that while the developed world is supplying hundreds of millions of doses of Covid vaccine to underdeveloped countries, there still is a gap in administration because of inadequate medical infrastructure.

“With all we have learned
PFIZER CEO

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Albert Bourla, Pfizer’s CEO.

COMPILED BY PHIL HALL

Treasurer Wooden seeks stronger ties with Jamaican economy

Connecticut Treasurer Shawn T. Wooden is seeking to strengthen the state's financial ties to Jamaica.

Wooden recently traveled to the Caribbean nation to meet with government officials and business leaders to discuss expanding investment in Jamaica. The trip was sponsored by the nonprofit American Friends of Jamaica and covered topics including establishing direct flights from Bradley International Airport to Jamaica and the upcoming introduction of Connecticut's Green Bonds program on the Jamaican stock exchange. The meeting also covered ideas to bring more global investment to Jamaica.

Wooden noted Connecticut is home to the fifth-largest population of Jamaican ancestry in the U.S., with almost 38,000 Jamaican-born people living in Connecticut and about 56,000 of residents claiming Jamaican ancestry.

"Connecticut and Jamaica have a special relationship," said Wooden. "As Treasurer, I am committed to honoring that relationship by strengthening our economic ties and supporting the growth of the Jamaican economy more broadly to the benefit of Connecticut's residents."

PepsiCo concludes Super Bowl Halftime sponsorship

PepsiCo has announced it will no longer serve as the corporate sponsor of the NFL's Super Bowl Halftime Show performances.

In an announcement on its Twitter page, the Purchase-based company stated, "After 10 years of iconic Pepsi Super Bowl Halftime Show performances, we have decided it's time to pass the mic. Thank you to the amazing artists and fans who helped us create some incredible moments along the way. Now on to the next stage..."

PepsiCo added that it backed "26 musical acts representing 168 Grammys and almost 1,000 Billboard hits" during its Halftime Show hosting, with recording stars including Lady Gaga, Beyoncé, Jennifer Lopez, Shakira, Eminem, Maroon 5 and Coldplay.

According to a Deadline report, Pepsi's original 10-year deal in 2012 was reportedly valued at \$2 billion and the NFL was seeking more than \$50 million per year for

halftime sponsorship. Rather than continue in that role, PepsiCo will shift its NFL marketing to other activities, including the NFL Draft and player awards.

Mark LeMoult, Greenwich executive chef, killed in auto collision

Mark LeMoult, executive chef of the Field Club of Greenwich, was killed on May 23 in an automobile collision in Westport. He was 59 years old.

LeMoult was born in Bronxville and raised in Westport, where he attended Staples High School. He graduated from the Culinary Institute of America in Hyde Park and worked in several notable restaurants, including Café Christina in Westport, the Hudson River Club and Rainbow Room in New York City and Tamarack Country Club in Greenwich.

LeMoult came to the Field Club of Greenwich in October 2008. He served as the president of the Club Chefs of Connecticut from 2006 to 2010 and produced several YouTube videos where he shared his culinary insights.

LeMoult is survived by his sons, Scott LeMoult of Stamford and Eric LeMoult of Fairfield, and his fiancé, Elizabeth Kenny of Norwalk.

Private equity firm acquires Stratford's Kitchen Brains

Kitchen Brains, a Stratford-based designer and manufacturer of smart cooking computers, electronic controls and software solutions for commercial foodservice operations, was acquired by the Atlanta-headquartered private equity firm Source Capital LLC for an undisclosed sum.

Kitchen Brains' brands include the FAST controls and timers, Modularm environment monitoring and QPM, a SaaS production management solution that enables automation across restaurant cooking operations to ensure the availability and vibrancy of food. Kitchen Brains' customers include foodservice operators and original equipment manufacturers in more than 125 countries.

"We are excited to partner with Source Capital, as this new relationship will enable us to accelerate our product pipeline, bolster our scalability and provide greater access to both financial and human capital resources, all of which benefit our customer base," said Christian Koether, CEO of Kitchen Brains, who will continue in her leadership role at the company.



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How did the global supply chain break down? And how can it be repaired?

BY PHIL HALL

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In many ways, the disruptions in the global supply chain of products, materials and resources is a lot like the weather – it is something that everyone talks about it, but no one can actually do anything to control it.

Just where did the supply chain start to fray and is there a way to mend the situation in a timely manner? For Jon Krchnavy, a professor in the business department at Sacred Heart University, the issue evades easy solutions.

“Start at the top of that supply chain,” said Krchnavy. “When we think about it throughout the world, it’s not a linear process like they show on TV – somebody produced something, and ships it to a supplier, and they use it. It’s more complex, with a lot of interrelated parts and it’s getting increasingly complex.”

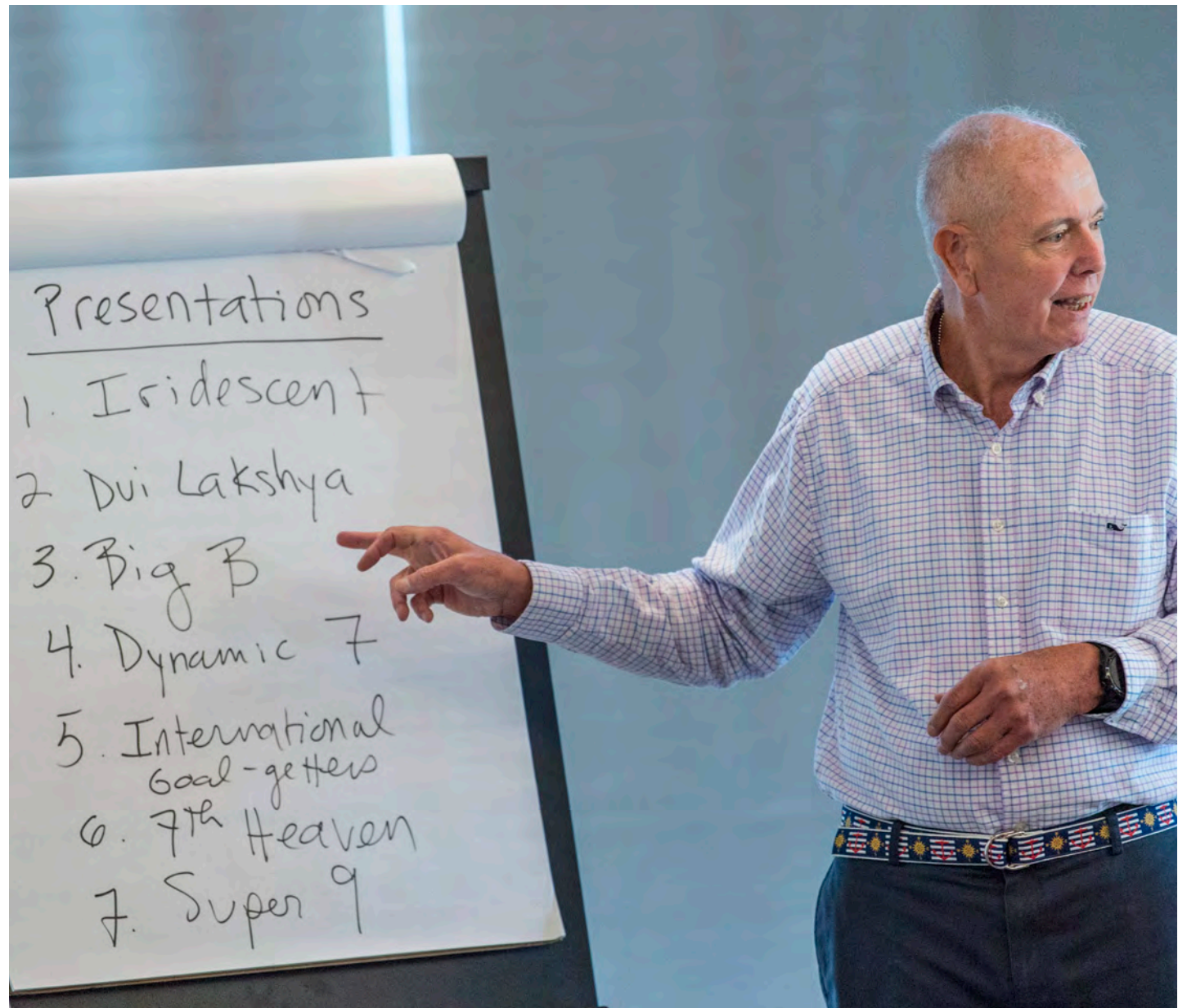
Krchnavy observed that the pre-pandemic supply chain was a global orchestra of precise supply-and-demand execution.

“If I look at the supply chain philosophy that we’ve been operating under for the last 20 to 25 years, that’s where companies maintained really low inventories and they expected their suppliers to ship products to them and receive exactly when they want,” he continued. “And it’s more global than most people realize. Pre-pandemic, more than 90% of our medical masks that we use are made in China and 84% of all the meds we use are made in Asia. Ukraine is the number one producer of fertilizer rushes and ships about 4% of grains, and the world’s fourth largest producer.”

Krchnavy added the weak link in the supply chain “is based on an assumption that the system is overall reliable and it’s not going to have any long-term problems. Our risk aversion plans that we had were for short-term, single-point disruptions – think about a snowstorm impacting trucking or a storm at sea where the ships get delayed for a little bit, but nothing really long term.”

Of course, that was the pre-pandemic world. But Krchnavy insisted the world had faced a similar situation nine years before the coronavirus paralyzed the global economy, but it failed to heed those lessons.

“Did you remember back in 2011 when Japan had an earthquake and tsunami?” he asked. “I remember that – Japan got hammered because so much of the spare



Professor Jon Krchnavy. Photo courtesy of Sacred Heart University.

parts in our auto manufacturing came from that region of Japan. For weeks, there were shortages and they had to close down facilities – that should have given us a heads-up that they were a little exposed.”

Krchnavy drilled down on the electric vehicle sector that has taken on greater prominence in recent years, noting how it has become hostage to supply chain disruptions.

“When we think about lithium batteries, we think about also geopolitical potentials,” he said. “We get the lithium from Australia and South America and they ship it to China for processing – they’re probably the single largest producer of lithium polymer in the world. And if they decide to shut that off, everybody’s going to be scrambling.

“And the cobalt that is used in lithium batteries comes from the Congo, and that’s another real stable place, right?

Then the pandemic shows up and we have this cascading of problems that the world was too slow to react – we sort of sat back and watched this play out thinking that it’s going to be over shortly. And obviously it wasn’t, but we didn’t have that Plan B.”

And that doesn’t even take into consideration the logistics catastrophe created by the disruptions.

“When you think about freight train schedules or airplane schedules, there’s a certain date when things arrive someplace else to get unloaded,” Krchnavy continued. “If they lose their place in the schedule, they have a long wait – at least one cycle before they can get back in. But staffing at the ports fell apart – they got sick and were unable to load ships. But when the people came back, the freight drivers weren’t there.”

Krchnavy lamented that the consum-

ers ultimately pay the price for this – literally, with historic high inflation not seen in decades. But he also warned that fixing this situation so it doesn’t occur again requires a significant investment of time and money.

“We need to take a step back and look at reliability,” he stated. “We need to rebuild our supplier base, trying to figure out maybe we shouldn’t be using everything that is concentrated in one area. And then we should become more diversified and maybe reassess a lot of our products that we buy, especially the strategic products such as medicines.

“I think solving underlying problems requires looking at the system rather than doing this piecemeal,” he said. “My fear is that we’re not going to solve the underlying issue, and we’re going to be prone to another repeat of what we’ve seen before.”

1 Supply shortages—

difficult to acquire. Secor recalled, “I could not get parchment paper, just sheet tray liners for the past two months. And I bought one box of it when I had the ability to, and they ended up not even having it so I could buy it again.”

Alina’s Cakes & Cookies has been more fortunate in this regard, being able to obtain the paper and plastic needed for packaging. However, these items have seen price increases over 60%.

“I pay over \$3,000 in paper and plastic a month, which is ridiculous,” Dancho said.

Slater pointed out that supply issues have also caused problems for chain businesses opening up in Yorktown such as Trader Joe’s and CoCo Farms, which for a long period of time were unable to obtain refrigerators, resulting in delayed openings.

Businesses have responded by staying ahead of prices, ordering well in advance and stockpiling what they can. Dancho made an effort of placing orders from her suppliers ahead of time and feels that, at the moment, her business has enough materials.

“We are a little more fortunate when it comes to being a bake shop, in that you can stockpile – not the eggs and the milk and the cream – but flour and sugar if I need to, so I’m good for two months,” Dancho said. “But at the same time, I don’t have (a lot of) space.



Jared Secor. *Contributed photo.*

I can’t just fill it all up with flour.”

Secor was familiar with the limits of stockpiling in spaces with limited room to spare. Recalling his past experiences, Secor said, “Coming from New York City, where I’ve been (in) very small kitchens, a lot of places don’t have the luxury to stockpile items, they’re just having to do a constant rotation.” However, since Apropos is located in The Abbey Inn & Spa, the restaurant has “the luxury of having the hotel, which has lots of storage.”

In circumstances where a supplier is unable to provide Secor and his team with certain materials, they have been upfront in telling guests that Apropos.

“You’ll still have the guest pushing back, saying that the menu selections are limited and things along those lines,” Secor said, but that “people are beginning to understand that items are going to be difficult to find.”

To better combat the price increases in materials, businesses have looked to raising prices on their own products.

“Everyone’s putting notices up in their restaurants or their pizza places that prices have increased because the supply is demanding it,” Slater said of Yorktown’s food businesses. “They’re forced to spend more on their products to make their goods, and that’s being passed on to the consumers,

there’s no doubt about it.”

Dancho’s Fairfield business has likewise increased menu prices by 5% to 6%, which she said is necessary for it to stay afloat. Secor has tried keeping prices on Apropos’ menu the same as much as possible, resulting in some alterations to dishes, such as “taking cheaper cuts of meat, or something that takes more preparation, so putting more labor into cheaper items to increase their value.”

Though Slater noted that “one of the first things people cut out is going out to eat” during economic downturns, Secor and Dancho’s respective efforts to fight back the effects of the supply chain disruption, along with their positive reception beforehand, has meant that the stream of customers has remained sustainable, if not better.

“The numbers have definitely increased,” Secor said of Apropos’ customers. “People want to go out and enjoy themselves.”

And with summer approaching, both businesses look forward to more special functions, like weddings, to be held to further increase customer traffic.

“Our neighborhood has been pretty good and they’ve been helping us, and they’ve been staying with us all this time, so as long as we can pay the bills, we’ll be here. We won’t give up,” Dancho said.

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Filling the significant shortage of truck drivers

BY JUSTIN MCGOWN

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The global supply chain has faced major shocks in the past few years. Many of them stem from the pandemic, which caused quarantines, production shutdowns and shuttered logistics offices, all making the movement of products harder at a time when demand for delivery was rising. More recently, soaring fuel prices increased transportation costs and subsequently fed inflation.

The result of these economic conditions created havoc for the trucking industry, which is desperately seeking employees – and the situation is especially acute since trucking makes up the bulk of all shipping.

The Stamford-based job search site Indeed estimated there are 55,000 available trucking jobs nationwide. To help mitigate this shortage, Indeed is collaborating on Drive for 500, a new initiative

to encourage military veterans to pursue jobs in the trucking industry.

The initiative seeks to provide 500 full-ride Commercial Drivers License (CDL) scholarships for military veterans and their spouses. Indeed is partnering with the U.S. Chamber of Commerce Foundation and the nonprofits TransForce Group and Troops Into Transportation on Drive for 500.

“We’re always looking for opportunities to help more people get jobs and find ways to shorten the duration of the job search,” said Matthew Jensen, senior director, global government relations and public policy at Indeed in a press statement. “With Drive for 500, we’re honored to support the military community in their entry to the high demand and critical ground transportation industry.”

Drive for 500 is currently accepting applications and lists average starting salaries of \$60,000, a high wage compared

to the length of time required to earn a CDL Class A License, which is typically requires around three months in comprehensive programs and three to six weeks for accelerated courses. Once licensed, students will be qualified to operate not just box trucks, but large trucks with trailers and the uppermost weight limits of vehicles on the road.

The trucking jobs are critical for the operation of many businesses, and demand for drivers far outpaces supply. Walmart, which runs its own trucking operations, recently increased the pay range for first-year truckers to between \$95,000 and \$110,000 since just-in-time delivery is so central to its-business model.

There are many roads into the trucking industry for those interested, including Rockland Community College in Suffern. The school offers a CDL A course administered through Ancora Education, an industry leading provider of training and vocational

education.

The most recent graduates of the program received their certificates on March 23. Keith Baxter, a traveling program director for Ancora’s CDL program who worked with Rockland Community College, described the new graduates in glowing terms.

“The group we had here last cycle were great guys,” Baxter said. “They were very successful with everything we wanted them to accomplish.”

Baxter also believed the graduates would have no problem finding work.

“To be honest with you, there has always been a shortage of drivers,” Baxter admitted. “We are in somewhat of a different mode at the moment because we’re experiencing some other issues on top of the shortage of drivers. With Covid coming back and people getting quarantined or sick and needing time off, it’s creating a snowball effect.”

But, Baxter stressed, “these guys are out here every day doing everything they can to keep America running. Without trucks we don’t keep America running.”

Baxter himself earned his CDL in 2000 in his native Georgia and since then has been across the country and to Canada on several occasions. He said he loved having the opportunity to “see the country through the windshield of a tractor trailer” before becoming an instructor in 2013.

“Unfortunately, in our industry, we see about a 50% turnover rate,” Baxter said. “For every four students we train, on average two of them will not remain in our industry. They get into it thinking it’s all glitz and glamour and it turns out it’s not. It’s hard work, it’s dedication. It’s putting in the time and putting in the effort. But anybody who can put in that time, the energy and effort, they can be successful.”

Living and working as a millennial in New York

BY ABIGAIL LUCA

Although I am proudly a part of Generation Z, born in 2004, I've recently been thinking about those who have come before me, born in 1981 to 1996, habitually referred to as millennials. As an intern at the Business Journals and WAG magazine, I'm dipping my toes into the vast ocean that is the business world. During my time here, many opportunities both professional and social have been bestowed upon me. One of these experiences involves my everyday ability to observe those who precede me – millennials. By closely watching what's happening in their lives, I believe I may be able to anticipate what lies in store when I fully immerse myself in this ocean and ultimately learn a thing or two from their successes as well as from the mistakes that are holding so many millennials back.

It's estimated there are 80 million millennials nationwide. A population that large does, indeed, influence American culture, development and consumption.

Although the national impact of millennials is secure, the stigma that surrounds them is not. Loved



by marketers yet often criticized for “outdated” lifestyles and attempts to hold onto their youth, millennials may very well be both the most popular and unpopular generation of all time. Negative labels such as “narcissistic,” “lazy” and “indecisive” have been used to describe the behavior of this generation. Did I mention the common use of the word “entitled” to describe how some believe and act?

Yet, the irrefutable fact that millennials are responsible for 21% of all consumer discretion-

ary spending makes up for what some view as their unappealing characteristics. In order to determine the most livable places for millennials, the consumer financial website WalletHub compared millennials in 50 states and the District of Columbia across 34 key metrics. The data ranged from the share of state populations in the millennial category to average monthly earnings for millennials and the millennial unemployment rate.

Despite WalletHub ranking

millennials in New York as being in second place when it comes to average monthly earnings, education and the generation's immense purchasing power, they are still shown to be financially worse off than past generations.

Why? Thank the fluctuation of our country's financial and economic state. The majority of millennials began working in the shadow of the Great Recession, which hindered their job prospects and profitable opportunities. Factoring in student debt and the costliness

of New York's housing determined as pricey by WalletHub, ranked 40th place out of 51, helps explain why millennials struggle financially. This additionally speaks to the point of why New York is also ranked considerably high, at 45th place, with respect to the percent of millennials still living with their parents and 50th regarding the minuscule percentage of millennial home ownership.

Playing both the hero and villain is the Covid-19 pandemic. It resulted in many people unexpectedly losing their jobs, contributing to New York being ranked 35th place based on unemployment and 11th place regarding the percentage of millennials with depression. Covid has also given a hefty percentage of millennials careers. As mandates lift and masks become optional, some employers seem almost desperate for workers as they rebuild after Covid hit and ran.

Although the millennial experience is not the same everywhere, perhaps New York should cut its portion of the generation some slack. Living and working as a millennial in New York is not as easy as one may think, no matter what stereotypes may suggest.

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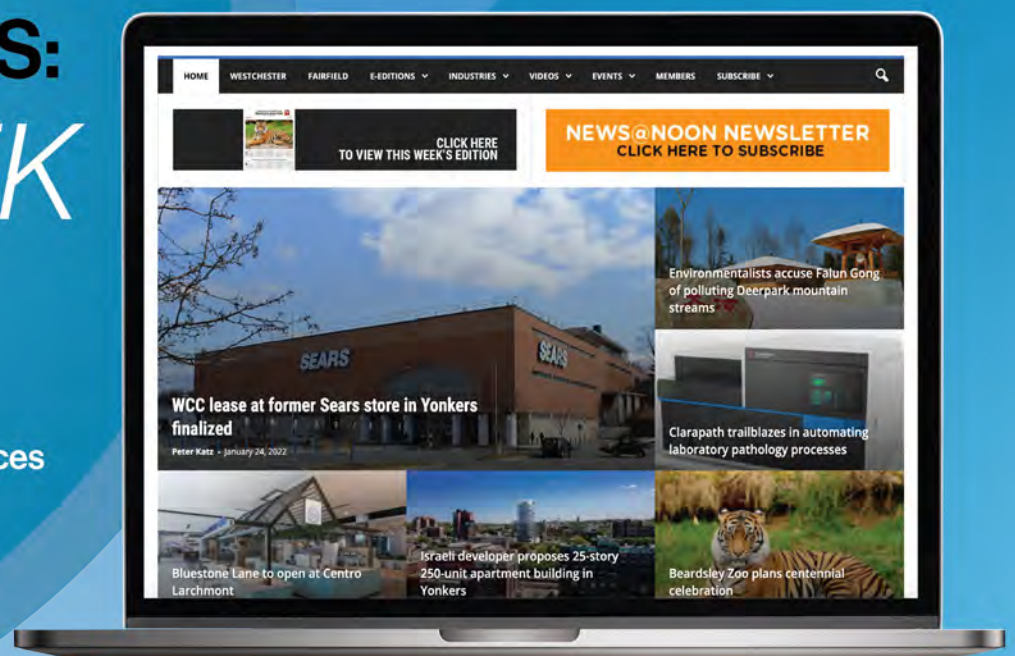




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In addition to taxes on betting activity, the state collects license fees from commercial operators of betting platforms. New York has collected \$25 million in license fees from eight mobile sports wagering platform providers, totaling an additional \$200 million to the state. All of the revenues from license fees have already been directed to education, according to Hochul's office.

According to information from the betting software firm GeoComply, more than 2.7 million unique player accounts have been created for New York bettors since January. There have been more than 620 million transactions.

According to the New York State Gaming Commission, sports betting companies had gross gaming revenues (GGR)

from the start of mobile sports betting in January through the week ending March 27, 2022, of \$314,551,455. GGR is the amount of money the betting operators get to keep after winnings have been distributed. The GGR is taxed at 51%. According to the state, the handle, or amount of money bet by players from the time mobile sports betting got underway through the week ending March 27 was \$4,682,379,757.

A report from BetMGM, the mobile sports betting operator that also is promoted by the MGM Empire City Casino in Yonkers, showed that for the month of April, 2022, BetMGM had a handle of \$142,155,809 in New York that was bet by players and a GGR of \$4,980,574. Based on the activity yielding gross gaming revenues to BetMGM

of \$4,980,574 for the month, \$2,540,093 of the gross revenues went to the state.

The betting platform FanDuel Sportsbook for the week ending May 22 reported a wagering handle of \$114,113,943, with a GGR of \$14,738,271, of which 51% went to New York state.

The platform Draftkings Sportsbook reported a handle of \$64,150,552 during the week ending May 22, 2022, with a GGR of \$3,696,934.

Also for the week ending May 22, Caesars Sportsbook had a handle of \$40,617,910 with a GGR of \$2,351,657, while Wynn Interactive recorded only \$2,12,406 in bets with a GGR of \$37,587. Resorts World had \$1,490,378 in New York mobile sports betting activity, producing a GGR of \$155,860.

State Senator Joseph P. Addabbo Jr., who is chairman of the Senate Racing, Gaming and Wagering Committee, said, "New Yorkers have proven that we were ready for sports betting, including its mobile component, and we are no longer the broken-down, wobbly-wheeled car in the right lane watching other states pass us by, but are now the shiny, revved-up sports car in left lane passing everyone else by. The fact that we have already surpassed all other states in revenue in less than six months is a testament to the quality of the dedicated work to provide a credible product for the residents of New York. I look forward to an even brighter future for sports betting, working towards realizing even more funding and jobs for our state through gaming."

Radio's William O'Shaughnessy dead at age 84

BY PETER KATZ

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William O'Shaughnessy, owner of Westchester radio stations WVOX and WVIP, has died at his home in Litchfield, Connecticut. He was 84.

O'Shaughnessy was a former president of the New York State Broadcasters and chairman of public affairs for the National Association of Broadcasters. He served as editorial director of WVOX. He was chairman of the Guardian Fund of the Broadcasters Foundation.

O'Shaughnessy had written a number of books in which he told about his encounters with various politicians and celebrities and talked about radio broadcasting and his experiences operating what have turned out to be among the last remaining full-service community radio stations in the U.S.

He served as president and CEO of Whitney Radio, the parent company of



William O'Shaughnessy

WVOX and WVIP. O'Shaughnessy and his radio stations received numerous awards over the years. Some of them are:

- Indiana University Award for "Outstanding Editorials in the United

States"

- Abe Lincoln National Award, Southern Baptist Radio-TV Commission
- George Washington Medal of Honor, Freedom Foundation at Valley Forge
- Crystal Prism Award, American Advertising Federation
- League of Women Voters Award for Communications
- Italian-American Columbus National Award
- Communications Medals, Archdiocese

of New York

- Westchester County Distinguished Service Medal for Public Service
- Corporate Achievement Award, NAACP

The broadcasting trade publication "Talkers" reported that O'Shaughnessy had been battling cancer.

The publication "Yonkers Times" quoted Westchester County Executive George Latimer as saying, "Bill O'Shaughnessy was a giant in Westchester. He single handedly kept

WVOX as the last local media voice.... he was the chronicler and compadre of the famous in this county. He knew them all, interviewed them all. He waxed poetically about them all. He reported on their comings and goings, and especially their final departures. He knew, perhaps alone, the impacts they had on his home Heath. And now, he is with those he knew so well from Hughie Doyle to Alfred Benedict DelBello, hoisting a beverage in remembrance of a Westchester now gone, but not yet forgotten. Rest In Peace, Bill."

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The challenge of reanimating downtown Bridgeport

BY JUSTIN MCGOWN

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On May 19, a gathering of Bridgeport business leaders came together at the Downtown Cabaret Theatre to discuss ways to revitalize the city's downtown commercial area. The businesses represented were diverse, ranging from an art gallery and a massage parlor to high-end cosmetic retailers and a brewery.

Organized by the Bridgeport Regional Business Council, the session was moderated by Razul Branch, the executive director of the Bridgeport Arts & Cultural Council, and Lauren Coakley Vincent, the president and CEO of the Bridgeport Special Services District.

Cris Dam of the URSA Gallery shared that he had had some success calling attention to his business with mailers and postcards but added he was worried about the current state of affairs at the Bishop Arcade, where his gallery is located.

"It's a shame what's going on with the arcade now," Dam said. "We're pretty

much empty on the bottom floor."

The arcade, built in the late Victorian era, was one of the first shopping malls in the country and is something of a hidden architectural gem in Bridgeport. Its historic and elegant glass dome is accessed through an unassuming door that opens onto Main Street. Coakley Vincent floated the possibility of the building serving as an additional cultural anchor for the neighborhood.

"I know for a fact that we're full up on residents, and we're full up on art spaces, meaning if you're looking to rent a studio and work as an artist that's not readily available," Coakley Vincent said.

Dam replied that while that might be true, there was still a lot of empty space downtown, with many empty storefronts which was also detrimental to the open businesses in the region.

That sentiment was shared by Janessa Hargrove, the owner of JSB Cosmetics. She pointed to the presence of storefronts, which were used for office space.

"We have all these nonprofits in here using what should be retail spaces with retailers," she said. "That's why people are



Razul Branch, executive director of the Bridgeport Arts & Cultural Council, and Lauren Coakley Vincent, president and CEO of the Bridgeport Special Services District, during the recent conference focused on Bridgeport's downtown. Photo by Justin McGown.

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saying there's nobody downtown, there's nothing."

The presence of "empty spaces" that need to be filled was also an issue that required an urban planning approach, according to Christina Smith, executive director of Groundwork USA, a nonprofit focused on brownfield reclamation and efforts to mitigate urban health risks and improve the quality of life in underserved communities.

Other solutions proposed for the entire downtown area included digital billboards along I-95, rerouting traffic after events at Harbor Yard, ensuring that future murals placed by the city can help promote businesses as well as provide aesthetic value and taking steps to ensure people know that the area has shopping and daytime activities to offer beyond the bars and nightclubs.

The possibility of a magazine promoting the city was also floated, along with exploring regulations such as those adopted in Hartford's downtown that require

first floor spaces with street access be used for retail and visitor-oriented businesses instead of office space.

Frustration was also expressed with landlords who have allowed storefronts to sit empty or be taken over by law firms that do not promote foot traffic which is vital to retail.

While there was some disappointment in the room, there was also optimism about the possibility of the solutions discussed to help the downtown. However, Hugh Hallinan, the executive director and producer of the Downtown Cabaret Theatre, reminded those gathered that they need more than just a plan.

"A highway sign is a great idea," Hallinan said, "But we need a lot of money to put into these initiatives and the city can't afford it. We need to find it ourselves or have the city help us find it. Yes, they have resources, but what would help more is a way to coordinate a message on all the things that happen in downtown Bridgeport."



Neuhaus looks for more economic activity, lower taxes

BY PETER KATZ

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Orange County Executive Steven M. Neuhaus, back from a military assignment in Europe, has delivered his 2022 State of the County address in which he looks for economic growth without growing taxes on the county's residents.

Neuhaus had been on active duty since mid-March with the U. S. Navy in Europe.

"I was honored to serve my country in support of the United States military's response to the Russian invasion of Ukraine," Neuhaus said. "I want to thank everyone who sent well wishes during my deployment. Most importantly, I ask that the public join me in keeping all troops throughout the world, as well as the Ukrainian people in your thoughts and prayers."

Neuhaus served with the U.S. Navy's Sixth Fleet in response to the crisis in Ukraine. The Sixth Fleet is assigned to cover the waters around Europe and Africa.

Neuhaus serves in the United States Navy Reserves as a Lieutenant Commander, and normally is assigned to the Pacific Fleet. He was previously away from Orange County on active duty from November 2018 to June 2019. During that time, Neuhaus was deployed in various locations throughout Iraq in support of the campaign against ISIS.

He delivered this year's State of the County Address to an in-person audience at the county's Emergency Services Center auditorium in Goshen.

In the address, Neuhaus talked about a proposal to clean up the former Camp LaGuardia in the towns of Chester and Blooming Grove and turn it into a county park. It is a 258-acre property with several abandoned buildings on it. At one time, the property had been used as a homeless shelter by New York City.

"County finances are strong and one of my top goals continues to be to maintain and improve property values, a major barometer of our local economic strength," Neuhaus said. "We do that by enhancing the manufacturing, tourism and transportation sectors of our county. Strengthening those areas, along with supporting our strong local schools and quality health care, will help to maintain and even increase property values in Orange County."

Neuhaus said that he plans to continue the focus on economic development and tourism, public safety, as well as working to strengthen the county's infrastructure.



Orange County Executive Steve Neuhaus delivers State of the County address.

In the address, Neuhaus pointed out that the county tax rate has dropped for the last six consecutive years and has been reduced 11.5% since 2014. He said that the county's unaudited fund balance was \$118.7 million in 2021, whereas in 2013 it was only \$21.1 million.

Neuhaus said that the county collected \$5.1 million in hotel and motel taxes in 2021. He said that since 2014, county debt has been reduced by \$12 million despite having spent \$75 million on the Government Center and \$20 million on public safety communications upgrades. The county saved \$12.3 million by refinancing bonds since 2015, taking advantage of low interest rates.

Neuhaus said that the Heritage Trail has been extended another mile from Palmer Avenue in the city of Middletown to East

Main Street and now runs approximately 19.5 miles from Harriman to Middletown. Only about nine miles of the trail had been completed as of 2014.

He said the county successfully initiated a sale of unused county property in the city of Newburgh and that plans call for a hotel and retail facility to be built at the location. Neuhaus also pointed out that the county has been supporting the repurposing of the Newburgh Mall by bringing in a Resorts World casino.

Among the new initiatives announced by Neuhaus during his address were for construction of a new state-of-the-art, 18,175-square-foot County Medical Examiner's Office. It is scheduled to be completed by the end of 2023. At least \$17 million of funding for the project will be federal

money coming from the American Rescue Plan Act.

Neuhaus said that the county will be spending \$1 million on promoting tourism during the next 12 months and that the county will work even closer with the business community by providing education and training opportunities to help businesses stay up-to-date about what they need to know regarding governmental approvals and permits.

Neuhaus said that in the fall, the County Executive's Economic Summit will be held, bringing together elected officials, community leaders and the business community to discuss issues such as tourism, the workforce and infrastructure and open space, trends, and the future of economic growth.



HV residents find help through LSHV

COMMENTARY BY ABIGAIL LUCA
WITH CONTRIBUTIONS FROM
PETER KATZ

Legal Services of the Hudson Valley (LSHV), a nonprofit organization, bills itself as “the only provider of comprehensive civil legal services to all seven counties of the Hudson Valley: Westchester, Putnam, Dutchess, Rockland, Orange, Ulster and Sullivan.”

LSHV’s mission is to provide free legal assistance to low-income individuals. It does not charge clients for services being provided.

A major part of what LSHV does is help people stay in their homes through efforts made by its housing unit. LSHV specializes in eviction prevention, other landlord or tenant issues, foreclosure and public housing matters. Housing-related issues made up 47% of the cases handled by LSHV in 2021. Many people call in need of assistance due to issues concerning rent or mortgage payments. They also turn to LSHV when there are unforeseen circumstances like a medical emergency or unemployment, which ultimately influence living situations. Some clients first contact the agency when they’re gripped by the fear of eviction or foreclosure.

Many of LSHV’s cases are businesses-related in the sense that they involve people who lost their jobs.

LSHV describes the cases of Isa and Abigail as two of its success stories.

In the case of Isa, both she and her son were laid off from their jobs just before the Covid-19 pandemic hit. For the first time in both of their adult lives, they weren’t working and as a result rent had become an issue. With two young children and Isa’s son’s wife recovering from cancer at home, the family felt helpless. Isa was denied rent assistance and couldn’t help but imagine the worst: homelessness. Instead of waiting for fate to take its toll, she reached out to LSHV. According to LSHV, Isa described her attorney as being professional, loyal, empathetic and exactly what she needed. The attorney worked with the landlord to reach a solution that satisfied both the landlord and Isa. LSHV gave her the hope and personalized support she needed to get through the crisis.

In the case of Abigail, due to an injury she was unable to work and the lack of income forced her to fall far behind on rent. Her attorney, Patience Hughes, quickly negotiated a settlement with Abigail’s landlord. Then, the pandemic hit and Abigail’s

employment struggles worsened as Covid cases spiked, making her rent seemingly impossible to pay and eviction more of a threat than ever despite government regulations protecting tenants during the pandemic. Attorney Hughes was determined to preserve her client’s housing and further assisted Abigail in applying for a Helping Hands grant. Abigail was soon approved for the grant money and the landlord happily accepted the payment. The threat of eviction was eliminated with the help of LSHV.

Lara Kasper-Buckareff, COO of LSHV, testified at a State Senate hearing a couple of months ago about another part of the organization’s activities: helping victims of domestic violence.

“Civil legal services are the last line of defense for victims of domestic violence seeking safety and stability, families facing eviction or foreclosure, elderly victims of financial abuse seeking restitution and parents seeking health care for their children,” Kasper-Buckareff said. “Redress, protection, security and stability is often available – only if one can navigate daunting legal systems against overwhelming odds. Few of us would attempt to resolve legal issues that put the roof over our head, our safety or our children’s health at risk without the benefit

of counsel and yet every day in the Hudson Valley, thousands of poor and low-income families are doing just that.”

Kaster-Buckareff provided an example of the extent of the problem by noting that in Ulster County 25% of the residents, or 43,434 people, were eligible for LSHV’s assistance. In 2021, LSHV handled 11,984 cases, which impacted a total of 27,376 household members.

She pointed out that LSHV operates the Veterans and Military Families Advocacy Project in Orange County.

“Last year, through an allocation of \$200,000, this program served 872 veteran and military families on issues ranging from eviction prevention, domestic violence to assistance with health benefits,” Kaster-Buckareff said.

One of the other activities by LSHV to help clients is in representing them at the appeal stages of the Social Security disability determination process. Clients receive help from the organization throughout the administrative steps in the appeals process, which includes asking for reconsideration of their case, a hearing before an Administrative Law Judge, and Appeals Council review.

4 Pfizer CEO—

and accomplished over the past two years, we really need to do something to close this equity gap,” Bourla said. He revealed that Pfizer has agreed to provide all of its patented medicines and vaccines that are currently available in the U.S. and in Europe on a nonprofit basis, at cost, to 1.2 billion people living in the 45 poorest countries of the world. He also said that as Pfizer develops new medicines, they will automatically find their way to those countries at cost.

“As physicians yourself, you understand better than most of all professions the power of purpose,” Bourla said. “It is purpose that has you looking to the future with a great sense of hope you can make a difference in this world.”

Dr. Edward C. Halperin, chancellor and CEO of NYMC, told the graduating class, “Since its founding in 1860, New York Medical College has established itself as a leading educational institution, with graduates who become compassionate, thoughtful and resourceful medical professionals, driven to pursue groundbreaking research, advance medical practices and the highest standard of care for their patients. I am certain that the Class of 2022 will continue to uphold these expectations as they



Some of the graduating students from the Toruo College of Dental Medicine celebrate after receiving their diplomas.

embark on the next chapter of their journeys to becoming elite scholars, professionals and community resources.”

Westchester County’s Commissioner of Health, Dr. Sherlita Amler, who teaches

at NYMC, was the keynote speaker for the School of Health Sciences and Practice and the Graduate School of Basic Medical Sciences graduation ceremonies. In addition, she was the keynote speaker for the graduation cer-

emony held by the Touro College of Dental Medicine (TCDM), which is located on the NYMC campus.

“In my own field of public health, we recognize the vital role of dentistry, helping us lead better lives as well as longer lives,” Amler said. “Oral health affects every aspect of our lives, from diet to sleep to mental health. The future health of our people will depend in part on you and your colleagues. Some of you will go on to develop new procedures, treatments and preventive strategies. As you move ahead in your profession, always remember to treat the whole patient and recognize the value of every human being. Look beyond the oral cavity, because a tooth never walks in by itself. Many people have poor access to health care, so you may be their only doctor.”

Ronnie Myers, dean at TCDM, told the graduates, “Over the past four years, this group has grown from fresh and eager dental students to compassionate, driven and thoughtful health care providers. They have made their mark on TCDM and will now move on to make incredible strides for the betterment of oral health care and the patients they will personally treat.”

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From left: John Hannigan, principal, Choyce Peterson; Steve Kleppin, director of Norwalk's Planning & Zoning Commission; Danielle Dobin, commissioner of Westport's Planning & Zoning Commission; Alan Webber, chief financial officer of M.F. DiScala & Co.; and Kim Morque, president and principal, Spinnaker Real Estate Partners. Photo by Justin McGown.

What's next for Norwalk's commercial property market?

BY JUSTIN MCGOWN

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The state of economic development in Norwalk was the focus of a recent event at the SoNo Collection that was hosted by the Greater Norwalk Chamber of Commerce in association with the Westport-Weston Chamber of Commerce and sponsored by FLB Law.

Eric Bernheim, a managing partner at FLB Law, served as the panel moderator and was joined on stage by John

Hannigan, a principal at the real estate brokerage Choyce Peterson. Danielle Dobin and Steve Kleppin, the heads of planning and zoning for Westport and Norwalk, respectively, were also in attendance, along with Kim Morque, president and principal of Spinnaker Real Estate Partners, and Alan Webber, chief financial officer at M.F. DiScala & Co.

Brenheim began the conversation by stating his pride in playing a role in the construction of the SoNo Collection itself.

"I was special counsel to the city of Norwalk for the SoNo Collection," he said. "We assisted them in turning what was a vacant piece of contaminated land for a couple of decades into the fabulous building that we're all enjoying now."

Brenheim pointed out that there are also more industrial businesses that rely on the area's real estate, such as the oystering companies, that own thousands of acres of farming grounds along the coast that serve as the foundation for the

annual Norwalk Oyster Festival. He urged attendees to think about the future of real estate in the region as being more than one thing.

Brenheim's first question was to Kleppin, asking him to describe the efforts taken by his department to accomplish the economic growth Norwalk has seen.

Kleppin recalled that he started his current role in 2016 when the SoNo

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Collection was still in the planning phase, which was also when the city's plan of conservation and development was on the verge of expiring. The result was the need to hit the ground running, but it quickly revealed to him the importance of proactive zoning approaches.

"If anybody has ever looked at Norwalk zoning regulations," Kleppin added, "you don't need to look much further than the surface to understand that they're really complex. They were very piecemeal when they were put together and haven't had a complete overhaul in 30 years."

Kleppin stated there was a need for an updated zoning law, which emulated what Stamford explored recently, with multifamily and commercial zones to help grow the city and not just in the downtown core.

Dobin was asked about efforts to expand economic opportunity in Westport and explained her efforts to change regulations that barred much of the development now earned praise in the town's core.

"There was an idea for a long time I call the 'Disneyfication' of Westport," Dobin said. "There was support for preserving Westport in amber like some sort of historical artifact, like we were Nantucket. But we're not Nantucket, we are part of the ecosystem of Connecticut and a lot of what the commission has tried to accomplish recently has been to change our regulations to become more flexible."

Webber was asked about that industrial side of the commercial real estate equation and he described a situation not dissimilar to that of the rest of the sector. He pointed to his firm's properties in California where vacancy rates are less than 1% while rents have risen more than 50%. At the same time, he noted

with industrial real estate "it's an easy product to manage from an ownership standpoint. The tenants tend to take care of the space, there's not a lot of maintenance and repairs to do."

"We really feel that industrial is going to continue to be a big part of our portfolio," Webber added, noting that much of this demand was driven by the recent shocks to the supply chain, which have caused warehousing to become more attractive for many businesses since the cost of having products on hand was competitive with the risk of losing business due to unreliable shipping.

Hannigan was asked for his thoughts on how the rise of flex space and hybrid office models have shaped the market. He said that it seemed like an exciting opportunity for landlords to hook small tenants in growing companies who might bring an increasing team.

"Hopefully they take a three-or four-person office and, boom, expand and then they're 10, 12, 15 people," Hannigan said.

Bernheim then noted that Fairfield County saw 17,000 changes of address in the past year and noted that "If you ask anybody not in the real estate industry, they'll say there's too many apartments in Norwalk."

Morque recalled that at the start of the pandemic his company anticipated turmoil with rising vacancies and delinquencies, but instead the market provided the exact opposite, largely driven by remote workers relocating from New York City.

"We built around 700 units in the last three years," Morque noted, "and we leased them up very quickly, much faster than we anticipated. So, are there too many? We keep expecting that there'll be an inflection point and some change, but we haven't seen it yet."

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What's new with Westchester's economic development initiatives?

BY BRIDGET GIBBONS

The Westchester County Office of Economic Development came into 2022 confident that the programs in place would help support existing businesses operating in the county, attract new businesses in priority sectors to the region and continue to spur the economy.

Halfway through the year, the Office is pleased with the success that these programs have seen thus far and is looking forward to expanding these programs where possible and exploring new opportunities to support the county's businesses, nonprofits and entrepreneurs.

Launching New Business Ventures

The application process for this year's Launch1000 cohort began in February. An innovative, fully remote program designed to turn concepts and ideas into business plans and startups, Launch1000 was born out of the global pandemic and allows Westchester residents the opportunity to gain critical business knowledge, connect with mentors and help their ideas gain traction. Hundreds of people applied, and Launchers began the program in early May.

In 2021, 218 residents completed the program and launched a diverse range of small businesses and nonprofits. Each graduate earned a \$2,500 grant for completing the program. Of those Launchers, nearly three-quarters qualified to receive an additional \$2,500 grant for achieving key milestones for advancing the growth of their venture. This grant funding represents a \$940,000 investment from the Office of Economic Development in helping new businesses and nonprofits to launch and scale.

New to the program this year was the addition of a dual language cohort (English/Spanish) wherein participants are supported by bilingual coaches and mentors. There will be workshops just for the Dual Language cohort, as well as workshops combining the English-only and the bilingual Launchers.

In addition, the Office of Economic Development is partnering with the Hudson Valley Center for Innovation and The Acceleration Project (TAP) to support Launch1000 graduates with ongoing workshops, small sounding board groups and advisory sessions.

The Future of Westchester's Biosciences Ecosystem

In January, the Westchester County Biosciences Accelerator announced a third cohort, which consisted of 12 emerging biosciences ventures that were invited to participate. The six month-long program featured entrepreneurship education, coaching and mentoring to develop fundable business plans and expand the Biosciences community in Westchester. The county is home to the largest biosciences cluster in New York state, with more than 8,000 jobs, representing more than 20% of the state's total biosciences employment.

Ventures that participated in the WCBA's third cohort were supported by an experienced entrepreneur coach and received customized business networking introductions to business professionals to help advance their early-stage ventures. The program culminated in a pitch day which took place in May.

Helping Organizations Post-Covid

Earlier this year, the Office of Economic Development opened the application period for the 2022 Westchester County

Business FIRST (Financial Investments for Recovery and a Sustainable Tomorrow) grant program. This year's grant program offered up to \$17 million to support nonprofits and religious organizations facing challenges as a result of the Covid-19 crisis. Chosen applicants will be announced in the coming weeks.

Westchester County Business FIRST provides immediate financial relief to organizations in Westchester County that have been negatively impacted by the pandemic. This round of funding will provide qualifying nonprofits and religious organizations with grants of up to \$45,000.

Westchester County Executive George Latimer said, "Our nonprofits and religious organizations have been a vital resource to the communities they support throughout the duration of the pandemic. This round of grant funding is an investment in organizations that are critical to our residents and in need of financial relief."

Enhancing Employees' Skills

A large focus for the county this year is providing skills training for employees in various sectors to help them continue to



Bridget Gibbons

succeed.

Advanced manufacturing has been a staple in the Westchester business ecosystem for decades. As part of the county's commitment to growing the industry and ensuring companies have access to qualified local talent, the Office of Economic Development partnered with Westchester Community College to launch an Advanced Manufacturing Career Training Program earlier this year. The program puts individuals with little or no prior manufacturing experience on the path to a highly skilled, well-paying and in-demand career.

This is a great opportunity in particular for students who are not pursuing a college degree at this time to build the skills that Westchester's advanced manufacturing companies are looking for. The program is still accepting applications. To further support this important sector, a Technology and Advanced Manufacturing Job Fair was held in early June to help Westchester's innovative manufacturing companies connect with new employees for numerous open positions.

In addition, in partnership with the Westchester County Association, the Office of Economic Development has established the Healthcare Talent Pipeline Program, which will train individuals to become a Clinical Medical Assistant, Certified Nursing Assistant or Medical Administrative Assistant.

Successful candidates will earn a New York state-approved training credential, receive job readiness training and be connected to leading health care partners in Westchester County. Training will be provided by the Westchester Community College's Ossining Extension Center. For more information and to register, contact ossining@sunywcc.edu or (914) 813-6555.

Bridget Gibbons serves as Westchester County Executive George Latimer's Director of Economic Development. In this role, she is focused on attracting and retaining businesses and talent in Westchester. For more information, visit westchestercatalyst.com.

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GOOD THINGS

GEMSTONE GIVEAWAY

Jewelry lovers are in for a sparkling surprise when the highly anticipated gemstone giveaway event returns to Baribault Jewelers in Glastinbury on June 21. The first 100 customers in the store can select a free gemstone (one per customer) valued at \$150, no purchase necessary. The event runs from 10 a.m. to 5 p.m. at 81 Rankin Road. Reservations can be made at baribaultjewelers.com/events.

Customers can select from three stones: onyx for positive energy, amethyst for calming and tranquility or garnet, the stone of health.

In addition, Baribault's custom jewelry designers are available to set the stones on the premises while the customer waits.

Since 1948, Baribault Jewelers has



Lewis Baribault celebrates the return of his free Gemstone Giveaway event. Photo courtesy of Baribault Jewelers.

been guided by its core values and providing service to its local, statewide and national clientele.

Big Brothers Big Sisters OF WESTCHESTER COUNTY

BAGS THAT GIVE BACK

Big Brothers Big Sisters of Westchester County Inc. has been selected by local Stop & Shop store leadership as the benefiting nonprofit in the Stop & Shop Community Bag for the month of June. The program is an easy way for shoppers

to give back to the local community and the environment as part of the regular shopping routine. Every \$2.50 reusable Community Bag sends a \$1 donation to a nonprofit local to the Stop & Shop in which it was purchased.

RIISING THROUGH THE RANKS

Eric Daniels of Riverdale, New York, whose time in the U.S. military helped shape and mold the leader he is today, has much to celebrate with his promotion to director of facilities at Empire City Casino by MGM Resort, and the green lighting of the remaining commercial gaming licenses by New York state. Originally from Detroit, Michigan, Daniels was promoted to director of facilities for one of the largest gaming and entertainment facilities in the country, which recently celebrated its own 15th anniversary and the milestone of generating over \$4 billion for education.

Responsible for the maintenance of the entire physical plant, infrastructure, operating systems and grounds and leading the team that keeps the property running smoothly, Daniels may not be seen by most of the 9 million annual visitors at Empire City but they certainly benefit from his expertise.

"You don't typically think about me unless something isn't working," said Daniels who learned much of the skills and discipline needed for a job of this magni-

tude from his time in the U.S. Air Force when he was stationed in Elmendorf, Alaska, as an HVAC technician. After serving in the Air Force, Daniels developed a career in property real estate, where he worked for more than a decade. He then joined the MGM Resorts team at MGM Detroit as a kitchen and refrigeration repair tech before advancing to facilities manager at MGM Springfield in Massachusetts.

"Eric represents the level of opportunity for leadership, growth and career development offered by MGM Resorts, as he continues to rise through the ranks of our global company with this well-deserved promotion," said Ed Domingo, senior vice president and general manager for Empire City Casino by MGM Resorts.

Empire City Casino by MGM Resorts is one of the largest entertainment and gaming destinations in the Northeast, featuring nearly 4,700 of the most popular games. Empire City Casino also offers guests year-round harness racing and international simulcasting.

MOBILE CRISIS RESPONSE TEAMS ESTABLISHED



Together with advocates and stakeholders from the Greenburgh, Mount Kisco, New Rochelle, Ossining, Peekskill, Port Chester and Yonkers communities, County Executive George Latimer has announced seven Mobile Crisis Response Teams (MCRT) in Westchester, which are co-located with the local police departments and have the responsibility of providing 24-hour mobile behavioral health crisis support when responding to emergencies. The MCRT program was a recommendation of Project Alliance, a task force created by Latimer in 2021 to help reimagine policing in Westchester. Law enforcement training to help police effectively deescalate situations involving people with

behavioral health challenges was determined a top priority. The MCRT program is being implemented throughout the county with the Port Chester Police Department serving as the first host site.

Latimer said, "Every emergency, every 911 call is different. When our police respond to an emergency and it is clear that someone is struggling with a mental health issue, we want them to be armed with the tools that they need to prevent a serious crisis before it occurs.

The Westchester County Departments of Community Mental Health, Public Safety, Emergency Services and Social Services are instituting the recommendations of Project

Alliance to help people manage behavioral health issues in the community.

"Family Services of Westchester is very excited to be a part of this innovative initiative that will help individuals experiencing a mental health and/or substance use crisis get the proper support and treatment they need. This model will significantly add to our ability to reach those in crisis, and our team of mental health clinicians and peers, as first responders, will help deescalate and build rapport so that individuals can be connected to appropriate services to ensure they receive the best possible care," said Executive Vice President of Clinical Services for Family Services of Westchester Karen Fink.

MANAGING MEMBER OF HV ARCHITECTURE FIRM

The Hudson Valley Economic Development Corp. in Poughkeepsie has gained another member: founder of Tinkelman Architecture Steven Tinkelman who is actively involved in all aspects of the firm's architectural efforts. In addition to his main function as design principal, his responsibilities include client liaison, firm management and business development. His firm responsibilities also include business programming and facility master planning, project feasibility and site evaluation for both corporate and institutional clients. With over 35 years experience managing projects throughout the Hudson Valley, Tinkelman has refined

his image of an effective small-sized architectural firm.

The operating structure encompasses a highly interactive studio environment with each staff position being selected for a specific technical area of expertise. With this arrangement, the firm can efficiently compete in the marketplace.

Tinkelman's contribution to numerous historical rehabilitations, including many in the historic districts in the cities of Poughkeepsie and Newburgh, led to a "Certificate of Merit" from the United States Department of Housing and Urban Development.



Steven Tinkelman

Tinkelman also has extensive knowledge of real estate finance, development and management and is a principal in several successful real estate partnerships.



AGENCY HOSTS ANNUAL FLAG DAY CEREMONY

Farmers-Dennis Perkins Agency is hosting the annual Flag Day ceremony on June 14 at 30 Germantown Road in Danbury, starting at 4 p.m. in honor of U.S. veterans for their sacrifice and service to their country.

As part of the festivities, the Perkins Agency is offering a "Free Flag Replacement" during the event. Any old, damaged or worn-out American flag can be traded in and exchanged for a brand-new 3' x 5' flag completely free of charge. All the old flags will be properly and respectfully disposed of. An old flag must be brought in to receive a new replacement.

Dean Esposito, mayor of Danbury; Shay Nagersheth, head of Danbury's Economic Department; and Commissioner of Veterans Affairs Tom Saadi will be on hand to meet attendees, chat and take photos.

"My thanks to Dennis Perkins and his team at Farmers Insurance for holding this annual Flag Day ceremony as it is our U.S. flag that stands for the principles of democracy and freedom enshrined in our Constitution and protected by the service and sacrifice of the men and women in our Armed Forces for nearly 250 years," said Veterans Affairs Commissioner

Save the date
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Thomas Saadi.

Farmers Insurance is an American

insurance company established in 1928 with locations all over the United States.

CUSTOMER SERVICE EXPERT AT BANK

Walden Savings Bank has hired Melissa Blough, a banking executive with more than 20 years of experience in residential and consumer lending, as its new senior vice president, retail lending.

Blough will manage all aspects of residential and consumer lending and will assist in the further expansion of the bank's digital mortgage capabilities and overall customer experience. She has held leadership positions with Hudson Heritage Federal Credit Union and Orange Bank and Trust and most recently served as vice president for residential mortgage

loans at Rhinebeck Bank. She will be based out of the bank's headquarters in Montgomery, New York.

An Orange County resident, Blough graduated, magna cum laude, from Mount St. Mary College in Newburgh, with a Bachelor of Science.

Walden Savings Bank, established in 1872, is the 11th oldest federally chartered mutual savings bank headquartered in Montgomery. With a total of 11 full-service branches serving Orange and Ulster counties and a loan production office in Dutchess County, the bank's progressive



Melissa Blough

style of community banking provides products that cater to both the individual and the growing mid-size business.

BANKWELL'S NEW DIRECTOR

Bankwell Financial Group Inc., the holding company for Bankwell Bank recently announced that its shareholders elected Darryl Demos to serve as a director of the company and the bank.

Bringing more than 30 years' experience, Demos was formerly the executive vice president for Curinos, a global provider of data technology to the financial services industry. Prior to Curinos, he was at Novantas and Verint, a global technology and data company. Founder and CEO of Demos Solutions, which was purchased by Verint in 2006, Demos began his career at KPMG, working in the audit and consulting divisions. He earned a Bachelor of Arts degree from Williams and a Master of Science degree from the Stern School of Business at



Darryl Demos

New York University.

Bankwell is a commercial bank that provides banking and lending services to businesses and residents.

COUNTY POLICE OFFICIAL RETIRES

Commissioner-Sheriff Thomas A. Gleason of the Department of Public Safety retired on June 3, capping a 39-year career with the Westchester County Police. He served as commissioner for almost four years after having been appointed commissioner-sheriff by County Executive George Lattimer in 2018.

During his career, Gleason served in every division and held every rank in the County Police, which has 301 police officers, 79 civilian employees and a \$66 million annual budget.

Gleason holds a Bachelor of Arts degree from Fordham University in the Bronx. He also is a graduate of the FBI National Academy 200th Session, Quantico, Virginia.

"It has been an honor and a privilege to serve this County. I especially want to

thank the County Executive for having the faith and confidence to allow me to cap my law enforcement career by leading our department these past four years," Gleason said.

Gleason began his law enforcement career when he joined the Department of Public Safety in January 1983. After graduating from the Westchester County Academy, he was assigned to the Patrol Division. In 1989, he was promoted to sergeant and returned to the Uniform Patrol Division until 1990, when he was reassigned to the Detective Division and served as both executive officer and commanding officer of the Warrant-Fugitive Unit. He continued to rise within the department from 1993 to 2018 when he achieved commissioner status.

GIVING BACK

Goodwill of Western and Northern Connecticut (GWNC), namely Bridgeport and Hartford, recently announced that the 2022 Goodwill Give Back raised \$17,520.72 to benefit the Urban League of Greater Hartford, a community-based nonprofit that works to improve equity in education, employment, housing, health and social justice. Now in its second year, the Goodwill Give Back is an initiative where GWNC partners with organizations that align with its mission to help people get jobs and advance in their careers.

Heather Marquis, vice president of human services, GWNC, said, "We are grateful to our customers for choosing to roundup

their purchases and join this effort with us to improve outcomes for the Hartford community."

Helping individuals to achieve economic self-reliance is our core priority and Goodwill's investment in our organization will allow us to further the impact of our mission," said David Hopkins, president and CEO, Urban League of Greater Hartford.

To support the Goodwill Give Back, shoppers at GWNC's 21 retail locations had the opportunity to roundup their purchase to the next dollar amount during the month of April. To find a Goodwill retail store in your community, visit gwct.org.

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HOSPITAL CELEBRATES DEVOTED LEADERS



From left: Diane P. Kelly, president, Greenwich Hospital; Catherine Brunetti; Dr. James A. Brunetti, honoree; Arthur C. Martinez, honoree; Elizabeth Martinez, honoree; and W. Robert Berkley Jr., chairman, Greenwich Hospital Board of Trustees.

Greenwich Hospital's enthusiastic supporters and friends gathered in celebration at Greenwich Country Club on May 20 for the hospital's annual benefit to raise funds for key areas of growth in oncology, behavioral health, heart and vascular, children's and neuroscience.

Honored at the benefit were former Greenwich Hospital Board of Trustees Chair Arthur C. Martinez, Mrs. Elizabeth Martinez and family, as well as Dr. James A. Brunetti. Former "Today Show" co-host and longtime Riverside resident Kathie Lee Gifford delighted guests as the event's master of ceremonies, and a rousing live auction was led by renowned auctioneer Lydia Fenet of Christie's Auction House.

"Our sole purpose is to help those in the community who depend on us to provide quality health care, no matter what. In everything we do, it is the talented people

— our staff, clinical partners and volunteers — who are the bedrock upon which our work flourishes. That is what tonight's philanthropy is all about. We are thrilled to honor this team and our treasured friends for all they have contributed to this hospital's continued growth and to this community," said Greenwich Hospital President Diane P. Kelly as she addressed guests.

One of the evening's most poignant moments took place when a poem was read from a book created by Greenwich Hospital's Emergency Department staff about their experiences during the pandemic. Throughout the reading, images of Greenwich Hospital's employees during the height of Covid-19 illuminated the stage. Upon completion of the reading, members of the Greenwich Hospital frontline took to the stage and were met with a standing ovation. Their backdrop was a reproduction

of the mural created by artist Rick Garcia, commissioned by C. Parker Gallery, signed by the community at the Reindeer Festival and presented as a gift to Greenwich Hospital in recognition of the hospital's work over the past two years.

"The power of investment made possible by all who supported this year's Benefit directly impacts the continued growth of Greenwich Hospital's centers of excellence within clinical areas important to our community," said Noël Appel, Greenwich Hospital senior vice president and chief development officer.

Greenwich Hospital is a member of Yale New Haven Health. Since opening in 1903, it has evolved into a progressive medical center and teaching institution representing all medical specialties and offering a wide range of medical, surgical, diagnostic and wellness programs.

DUAL LEADERSHIP FOR DOCTOR

St. Vincent's Medical Center in Bridgeport recently announced that Listy Thomas, M.D., MBA will assume the role of chair of the Department of Medicine on Aug. 1. In this position, he will take on a dual leadership role with Quinnipiac University's Frank H. Netter M.D. School of Medicine.

Her leadership will strengthen a strategic partnership between Hartford HealthCare and Quinnipiac to build the workforce of tomorrow and grow student pipelines across a wide range of professions to address long-term talent needs for Connecticut and beyond.

"She (Thomas) has been a valued member of the medical staff for nearly 15 years as an emergency medicine

physician and we look forward to her taking on this important role," said Daniel Gottschall, M.D., vice president of medical affairs at St. Vincent's Medical Center.

Thomas will continue in her role as a full professor and assistant dean of simulation at the Frank H. Netter M.D. School of Medicine, and will also serve as the academic chair of internal medicine at Quinnipiac Netter.

"Dual-board certified in internal medicine and emergency medicine, Dr. Thomas brings a wealth of clinical experience and acumen to her new leadership roles, as well as a stellar record of accomplishments as an educa-

tor and scholar. Her dual leadership positions are an extension of our dynamic partnership between Hartford HealthCare and Quinnipiac and will serve to strengthen our ability to successfully advance our mission to deliver innovative excellence in medical education at St. Vincent's Medical Center and on our North Haven campus," said Dr. Phillip Boiselle, dean of the Frank H. Netter M.D. School of Medicine.

Thomas received her medical degree from SUNY Downstate and completed her residency and internship at Long Island Jewish Medical Center.



Paul Amann



Edwin Leong

BANKING RELATIONSHIP MANAGERS TO HELP BANK IN HV

KeyBank continues to grow its business banking resources to companies throughout the Hudson Valley metro-New York market with the addition of Paul Amann, Edwin Leong and Wayne Cutter as business banking relationship managers, reporting to Business Banking Sales Leader Wallace Lynch. In their new roles they will provide customized financial solutions to businesses with sales revenues between \$3 million and \$50 million annually.

Lynch, who joined Key in 2018 and assumed leadership of the business banking team in October 2021, has expanded the team to 13 business banking lenders across the market, and is currently recruiting for more positions in Westchester County and northern New Jersey. "KeyBank is strategically focused on expanding client relationships and taking market share in this region and we are aggressively investing in the right talent to do that," said Lynch.

Amann joined KeyBank in May to serve business clients in Manhattan, the surrounding boroughs and Long Island. He has 30 years of banking experience, the last 12 having been focused on the Manhattan Market in po-

sitions with Republic Bank and TD Bank. He received an MBA from St. Thomas University in Miami and a Bachelor of Arts degree from Flagler College in St. Augustine, Florida.

Leong joined KeyBank in May, focused on growing client relationships throughout New York City and Westchester County. He has more than a decade of experience in the financial services industry. Prior to joining Key, he held various roles in M&T Bank and Santander. Leong is also an entrepreneur, owning a successful Food & Beverage franchise in Queens. He is a graduate of Stony Brook University with a Bachelor of Science degree in finance.

Cutter joined KeyBank in January to cover Key's market in Rockland, Orange, Sullivan and Ulster counties. Previously, he spent 16 years with Paychex in the Hudson Valley. He earned a bachelor's degree from Marist College.

KeyCorp's roots trace back nearly 200 years to Albany, New York. Headquartered in Cleveland, Ohio, Key is one of the nation's largest bank-based financial services companies, with assets of approximately \$181.2 billion as of March 31, 2022.

PROMOTION AT OLA CONSULTING ENGINEERS

OLA Consulting Engineers in Hawthorne, New York, has promoted Matthew Amicone to principal in charge of the firm's New York City office.

An electrical engineer, Amicone's expertise includes the design of electrical systems for various building types. During his 20-year tenure with OLA, he managed many of the firm's significant projects for clients such as New York-Presbyterian, ArchCare, city of Hoboken, New York City Department of Construction & Design and Touro College.

A resident of Yonkers, Amicone first joined OLA Consulting Engineers as a summer intern and then began full time in 2002 after

graduating from Villanova University.

In 2017, after more than 40 years of engineering projects throughout New York City, OLA opened an office in Manhattan. The firm tasked Amicone with leading the New York City team and managing the day-to-day operations — including marketing and business development, client relationship management, project management and quality assurance.

OLA Consulting Engineers' expertise ranges from HVAC, electrical, plumbing and fire protection, with a depth of knowledge in mechanical, electrical and energy engineering that delivers cost-effective, sustainable solutions.



HELP FOR MENTAL HEALTH CRISES

Family Services of Westchester County (FSW) will shortly launch mobile crisis response teams that will partner with police departments in Port Chester and Ossining and surrounding communities to support those struggling with a mental health crisis.

It's part of Westchester County's new Project Alliance, which was established as a response to the needs of those individuals who are in emotional distress or crisis and need the kind of help that police officers are not trained to provide. In addition to FSW's partnership with police departments in these two cities, all police departments in the county included in the grant will be paired with local mental health agencies.

"We will be offering the police departments a fourth option in responding to emergencies," said Claire Hurst, who will supervise the program at FSW and serve as a clinical coordinator for one of the teams. "In addition to fire, police or EMS, there will now be a mental health option that dispatchers can offer to 911 callers."

The team, which will be co-located in the local police department, will drive cars and wear uniforms with identification that will clearly identify them. They will be available 24/7. Due to the composition of Port Chester and Ossining, each car will include at least one team member who is bilingual (English and Spanish).

Hurst said that FSW has been identifying local service providers with whom they can provide appropriate handoffs to after the initial intervention. This would include organizations that offer support in housing, day care, social services, etc.

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

MERRYALL CENTER FOR THE ARTS RECEIVES GRANT



The Merryall Center in New Milford, which was founded in 1951, recently received a grant from the Connecticut Community Foundation Pride in the Hills Fund KK1. The Fund awards grants to entities whose work support, encourage and celebrate the LGBTQ+ community in the greater Litchfield and Waterbury area.

The Connecticut Community Foundation established the Pride in the Hills Fund



as part of its mission to create and nurture an inclusive, diverse and vibrant community throughout and beyond Litchfield County and central Connecticut. The Fund awards grants to organizations operating under the 501(c)(3) classification, those sponsored by a 501(c)(3) nonprofit organization and charitable organizations that can accept tax-deductible donations.



For the past several years, the Merryall Center has celebrated June with LGBTQ+ events, which this year will include Nick Petrone, Namoli Brennet and Violet Willows, three artists who are representatives of the LGBTQ+ community.

The scheduled performance dates for these artists can be found on the Merryall Center website merryallcenter.org.

KATIE COURIC AT RIBBON CUTTING

Hair House celebrated its grand opening on Tuesday, May 31 with a ribbon cutting at its new flagship location within RXR's 360 Huguenot, a 28-floor luxury residential and retail development in the heart of downtown New Rochelle.

The New Rochelle Chamber was joined by award-winning journalist Katie Couric, Westchester County Executive George Latimer, Westchester County Legislator Damon Maher, New Rochelle Mayor Noam Bramson, and other government, chamber and development officials to welcome Hair House owner Dana Fiore and her staff.

Hair House, known for its celebrity client list and originally located in the Bronx, signed a 1,200-square-foot, 10-year lease to occupy the ground-floor retail space in downtown New Rochelle. The new salon is complete with on-site parking and is located within a five-minute walk of the New Rochelle train station. Developed by RXR, the master developer of downtown New Rochelle, the building also offers a unique opportunity to lease ground-floor retail space on both Huguenot and Main streets.

A boutique salon, Hair House offers haircuts, color, styling, manicures, pedicures and makeup with techniques found in many Manhattan up-scale salons. With more than

17 years of experience at the Louis Licari salon and 15 years as a personal celebrity hairstylist, Fiore and her team create haircuts and hair colors that are modern, chic and timeless. Her work has been featured in Vogue, Cosmopolitan, Glamour, Good Housekeeping, Today and America's Next Top Model.

Katie Couric said, "Dana is such a talented hairdresser. She knows how to work with so many different types of hair and almost has a sixth sense when it comes to figuring out what's right for a client. She's one smart cookie and I'm extremely proud of her!"

"We are very pleased to welcome Hair House to New Rochelle," said Mayor Noam Bramson. "Thriving, well-known businesses like Hair House play an important role in strengthening our community, bringing life and energy to our growing downtown and attracting loyal customers from throughout the New York region."

"Our New Rochelle Downtown transformation continues with increased beauty and lifestyle choices for those who live here and visit," said Karel Littman, executive director, New Rochelle Downtown Business Improvement District (NRBID). "Hair House is quite the package of talent, skill, beauty



and luxury that we are so pleased to add to our retail services mix."

"Hair House's move reflects a larger trend of small businesses moving to Westchester County due to affordability, a growing customer base and easy access to transit. As New Rochelle continues to evolve, so does our commitment to activating the local small business community and meeting the demand for dynamic retail space in the heart of downtown," said Whitney Arcaro, executive vice president, head of marketing and retail leasing, RXR Realty.

Hair House is open Tuesday, Thursday, Friday 10 a.m. - 6 p.m., Wednesday, Saturday 10 a.m. - 4 p.m., Monday *call for availability* and closed on Sunday.

PULLMAN & COMLEY'S FAMILY LAW PRACTICE

Pullman & Comley's Family Law practice was recently recognized at the 2022 Connecticut Legal Awards, presented by the Connecticut Law Tribune. The practice, chaired by Campbell Barrett with attorneys Livia DeFilippis Barndollar, Judge Anne Dranginis (retired), Jon Kukucka, Stacie Provencher and Kelly Scott was the recipient of the "Litigation Department of the Year — Specialty Litigation Practice" award.

Kelly was also honored with the "New Leader in the Law" award, which is granted to lawyers under the age of 40 who have excelled in the courtroom, client services and in service to bar associations and in performing pro bono work.

Pullman & Comley is one of Connecticut's largest firms and, 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. Its major practice areas include business organizations and finance; government finance; health care; labor, employment law and employee benefits; litigation; property tax and valuation; real estate, energy, environmental and land use; and trusts and estates. The firm has offices in Bridgeport, Hartford, Stamford, Waterbury and Westport, Connecticut; White Plains, New York; Springfield, Massachusetts; and Wakefield, Rhode Island.

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ALMOST A MILLION RAISED TO HELP FEED HUNGRY NEIGHBORS



ShopRite Supermarkets presented Catholic Charities with a check for \$59,384 from its annual in-store Feeding Our Neighbors campaign. From left: ShopRite team members Bob Gillick, Sandy Puglielle, Grace Richards, Susanna Monico and Vicky Graff; Tom Strahle, Catholic Charities board chair; Shannon Kelly, Catholic Charities CEO; Peggy Broccoli; and Mike Schoendorf, vice president, operations, ShopRite Supermarkets. *Photo courtesy Everett Collie, EC Media Group.*

Since joining Catholic Charities' annual Feeding Our Neighbors campaign in 2014, ShopRite Supermarkets and its guests have donated \$619,000 and more than 100,000 pounds of food to the Archdiocesan-wide fund and food drive in its Hudson Valley market area over the past eight years. The monetary donation reflects a total meal equivalent of 2,476,000 meals. The donations are distributed to food pantries, soup kitchens and other anti-poverty pro-

grams throughout the Archdiocese of New York.

ShopRite employees were on hand at Catholic Charities of Orange, Sullivan and Ulster counties' recent Celebration of Charity dinner to present the 2022 Feeding Our Neighbors campaign donation of \$59,384 to Catholic Charities' Board Chair Tom Strahle and CEO Shannon Kelly.

The campaign, which ran for two weeks in March, raised funds through

cash donations at check-out. The 2022 campaign monetary donation was the equivalent of 237,356 meals.

Mike Schoendorf, vice president of Operations for ShopRite Supermarkets, said, "Our team of associates are truly dedicated to making a difference in the communities we serve. Catholic Charities are the boots on the ground and help so many people. We thank our associates and guests for helping us make a difference every day."

BANK MANAGER TO LEAD COMMERCIAL BANKING

Webster Bank in Stamford is expanding its commitment to commercial and industrial middle-market banking with the addition of David Ferretti as senior vice president, market manager, New Haven.

Ferretti reports to Douglas Scala, regional president, New England, and is responsible for providing comprehensive commercial banking services to middle-market clients and prospects throughout greater New Haven County.

Working with his colleagues across

commercial banking, Ferretti will provide working capital, equipment and acquisition financing, as well as cash, treasury and wealth management solutions.

Ferretti has 15 years of experience in building and managing middle-market relationships and teams with a focus on sales and strategy. Prior to joining Webster, he was a team leader, senior vice president, middle-market commercial lending at People's United Bank in New Haven. He earned his

Bachelor of Science degree in business administration from Saint Michael's College in Colchester, Vermont.

Webster Bank N.A., with more than \$65 billion in assets, is a leading commercial bank in the Northeast that provides a wide range of digital and traditional financial solutions across three differentiated lines of business: commercial banking, consumer banking and its HSA Bank division, one of the country's largest providers of employee benefits solutions.

VNS's 120 YEARS

Visiting Nurse Services in Westchester (VNSW) celebrated 120 years of service at its 2022 Spring Benefit Gala on Thursday, June 2, at the Westchester Country Club in Rye. The gala's honorees included Burke Rehabilitation; Taiwo Griffith, RN, MSN, director of VNSW community care navigation; Daniel Lansen, president, Anatomy IT; Fred Siegel, president, Caring24 Health Technologies Inc. and founder Contact Health; and Dawn French, senior vice president marketing and community outreach, White Plains Hospital; and Sister Mary Anne Powers, Congregation of Notre Dame, Blessed Sacrament Province as community heroes.

"This milestone anniversary is an opportunity to celebrate our agency's impact on the health and well-being of individuals and families for the past 120 years and would not be possible without the support of our sponsors. We look forward to toasting the past and celebrating the future as we continue to make a difference in the communities we serve through our wide range of programs and services," said Timothy P. Leddy, president and CEO of VNSW.

Burke Rehabilitation Hospital, a member of the Montefiore Health System, is one of the nation's leaders in rehabilitation medicine.

Griffith, a registered nurse with over eight years of experience at VNSW, develops and coordinates the plan of care specific to the needs of individual clients in conjunction with all health team members.

Lansen is the president of Anat-

omy_IT, one of the largest health care-focused managed IT services firms in the country. Previously, Lansen was the managing partner at Compufit, LLC.

Siegel is a health care executive and serial entrepreneur with more than 30 years of leadership experience in business and product development, strategic partnership and team building.

French is responsible for overseeing the brand and public reputation of White Plains Hospital through management of marketing, communications and community relations as well as government affairs efforts. She has a Bachelor of Science degree in journalism, a master's degree in public health, and is also a recipient of two Emmy Awards for television news.

Powers is currently a member of the Congregation of Notre Dame, Blessed Sacrament Province, where she has been a member for 53 years. She earned her Master of Science degree and her M.Ed from Bank Street College of Education in New York City, becoming a teacher and administrator in elementary schools in Connecticut and New York from 1971 to 1998.

The festive evening was hosted by former News12 Westchester anchor and Emmy Award-winner Ty Milburn.

VNSW is the largest and only independent not-for-profit, Medicare-certified home health care agency in Westchester that also serves the Bronx, Dutchess, Putnam and Rockland counties

LEGAL EAGLES



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PULLMAN & COMLEY LLC

850 Main St., Bridgeport 06601
203-330-2000 • pullcom.com
jtshearin@pullcom.com

Managing partner(s) or officer(s):

James T. Shearin, chairman

Total number in firm: 95

Number of attorneys in county: 53

Number of partners: 68

Associates: 21

Counsel: 6

Year established: 1919

COHEN AND WOLF PC

1115 Broad St., Bridgeport 06604
203-368-0211 • cohenandwolf.com
dball@cohenandwolf.com

Managing partner(s) or officer(s):

David A. Ball

Total number in firm: 51

Number of attorneys in county: 51

Number of partners: 34

Associates: 8

Counsel: 9

Year established: 1951

FINN DIXON & HERLING LLP

6 Landmark Square
Stamford 06901
203-325-5000 • fdh.com
mherling@fdh.com

Managing partner(s) or officer(s):

Michael J. Herling

Total number in firm: 51

Number of attorneys in county: 51

Number of partners: 21

Associates: 23

Counsel: 7

Year established: 1987

CARMODY TORRANCE SANDAK & HENNESSEY LLP

707 Summer St., Suite 300
Stamford 06901
203-425-4200 • carmodylaw.com
bhenebry@carmodylaw.com

Managing partner(s) or officer(s):

Brian T. Henebry

Total number in firm: 76

Number of attorneys in county: 46

Number of partners: 34

Associates: 10

Counsel: 2

Year established: 1990

CUMMINGS & LOCKWOOD LLC

6 Landmark Square
Stamford 06901
203-327-1700 • cl-law.com
jmills@cl-law.com

Managing partner(s) or officer(s):

Jonathan B. Mills

Total number in firm: 66

Number of attorneys in county: 42

Number of partners: 46

Associates: 15

Counsel: 5

Year established: 1909

DAY PITNEY LLC

One Stamford Plaza
263 Tresser Blvd., Seventh floor
Stamford 06901
203-977-7300
24 Field Point Road
Greenwich 06830
203-862-7800
daypitney.com
satwardy@daypitney.com

Managing partner(s) or officer(s):

Thomas Goldberg

Total number in firm: 300

Number of attorneys in county: 40

Number of partners: 16

Associates: 12

Counsel: 12

Year established: 1902

BERCHEM MOSES PC

1221 Post Road East, Westport 06880
203-227-9545
75 Broad St., Milford 06460
203-783-1200 • berchemmoses.com
ibloom@berchemmoses.com

Managing partner(s) or officer(s):

Marsha Belman Moses, firm managing partner

Ira W. Bloom, Westport managing partner

Total number in firm: 37

Number of attorneys in county: 37

Number of partners: 20

Associates: 14

Counsel: 3

Year established: 1933

WIGGIN AND DANA LLP

281 Tresser Blvd.
Stamford 06901
203-363-7600 • wiggins.com
phughes@wiggins.com

Managing partner(s) or officer(s):

Paul Hughes

Total number in firm: 147

Number of attorneys in county: 33

Number of partners: N/A

Associates: N/A

Counsel: N/A

Year established: 1934

IVEY, BARNUM & O'MARA LLC

170 Mason St., Greenwich 06830
203-661-6000 • ibolaw.com
info@ibolaw.com

Managing partner(s) or officer(s):

N/A

Total number in firm: 34

Number of attorneys in county: 32

Number of partners: 19

Associates: 9

Counsel: 6

Year established: 1950

RYAN RYAN DELUCA LLP

707 Summer St.
Stamford 06901
203-357-9200 • ryandelucalaw.com
rohickey@ryandelucalaw.com

Managing partner(s) or officer(s):

Robert O. Hickey

Total number in firm: 39

Number of attorneys in county: 30

Number of partners: 14

Associates: 12

Counsel: 4

Year established: 1966

SHIPMAN & GOODWIN LLP

300 Atlantic St.
Stamford 06901
203-324-8100
289 Greenwich Ave.
Greenwich 06830
203-859-5600 • shimpangoodwin.com
alieberman@goodwin.com

Managing partner(s) or officer(s):

Alan E. Lieberman

Total number in firm: 178

Number of attorneys in county: 30

Number of partners: 17

Associates: 6

Counsel: 7

Year established: 1919

ROBINSON & COLE LLP

1055 Washington Blvd.
Stamford 06901
203-462-7500 • rc.com
acondon@rc.com

Managing partner(s) or officer(s):

April F. Condon, partner in charge, Stamford office

Total number in firm: 211

Number of attorneys in county: 27

Number of partners: 17

Associates: 6

Counsel: 4

Year established: 1845

WHITMAN BREED ABBOTT & MORGAN LLC

500 W. Putnam Ave.
Greenwich 06830
203-869-3800 • wbamct.com
hpeden@wbamct.com

Managing partner(s) or officer(s):

Harry E. Peden III

Total number in firm: 24

Number of attorneys in county: 24

Number of partners: 16

Associates: 5

Counsel: 3

Year established: 2000

WILSON ELSER

1010 Washington Blvd.
Stamford 06801
203-388-9100 • wilsonelser.com
brian.delgatto@wilsonelser.com

Managing partner(s) or officer(s):

Brian Del Gatto, regional managing partner, Connecticut

Total number in firm: 781

Number of attorneys in county: 23

Number of partners: 8

Associates: 12

Counsel: 3

Year established: 1978

WITHERS BERGMAN LLP

1700 E. Putnam Ave.
Greenwich 06870
203-302-4100 • withersworldwide.com
inquiries.gw@withers.us.com

Managing partner(s) or officer(s):

David M. Lehn

Total number in firm: 500

Number of attorneys in county: 23

Number of partners: 13

Associates: 6

Counsel: 4

Year established: 1962

BRODY WILKINSON PC

2507 Post Road, Southport 06890
203-319-7100 • brodywilk.com
pmott@brodywilk.com

Managing partner(s) or officer(s):

Peter T. Mott

Total number in firm: 22

Number of attorneys in county: 22

Number of partners: 17

Associates: 2

Counsel: 3

Year established: 1998

WIGGIN AND DANA'S FRANCHISE AND DISTRIBUTION PRACTICE GROUP

Wiggin and Dana's nationally recognized Franchise and Distribution Practice Group offers a unique value proposition to our franchise and distribution clients: a deep bench of experienced franchise lawyers at all levels and price points, working in a firm with lower overhead than many of our peer competitors. For nearly four decades, clients have turned to Wiggin and Dana's franchise lawyers to represent them in complex, sophisticated matters, whether transactional, regulatory or litigation.

The firm's Franchise and Distribution Practice Group is consistently recognized by its peers and national publications for excellent client service and results. The Practice Group is nationally ranked by Chambers; the firm's franchise lawyers regularly receive top rankings in Chambers, Benchmark

Litigation, the Franchise Times, and Best Lawyers. Lawyers in our Practice Group consistently serve in leadership positions in the American Bar Association (ABA) Forum on Franchising and write and contribute to books, articles, papers and presentations on franchising for the ABA and the International Franchise Association.

We are franchise and distribution counsel to industry leaders, regularly representing prominent companies. Our wide-ranging industry experience, which includes attorneys who have worked in-house for some of the world's largest franchisors, allows us to provide practical, real-world advice and solutions to franchisors and manufacturers of all sizes, industries and business sectors. These include quick-service restaurants, automotive aftermarket, hospitality and hotels, health

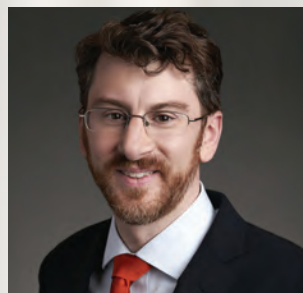
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WE UNDERSTAND THE ISSUES THAT FRANCHISORS ENCOUNTER, AND CONSEQUENTLY, WE CAN PROVIDE HIGH-QUALITY, CREATIVE AND COST-EFFECTIVE ADVICE TO OUR FRANCHISE AND DISTRIBUTION CLIENTS.”

care, early childhood education, consumer buying clubs, tax preparation, wireless communication, pest control, real estate brokerage and alcoholic beverage distribution.

We understand the issues that franchisors encounter, and consequently, we can provide high-quality, creative and cost-effective advice to our franchise and distribution clients.

Wiggin and Dana is proud to announce that Franchise and Distribution Partners John Doroghazi, Dean Fournaris and Kevin Kennedy have been named 2022 Legal Eagles by Franchise Times



JOHN DOROGHAZI
Legal Eagle 2004-2022



DEAN T. FOURNARIS
Legal Eagle 2004-2022



KEVIN M. KENNEDY
Legal Eagle 2004-2022

For over forty years, and across multiple generations of lawyers, our franchise and distribution attorneys have earned a well-deserved reputation for successfully handling high-stakes litigation and complex transactions involving every conceivable issue confronting franchise and distribution networks.

Thank you to Dean, John, Kevin and the rest of the team for continuing the Wiggin and Dana Franchise and Distribution practice group's tradition of excellence.

For more information regarding the Franchise and Distribution practice group, see www.wiggin.com/franchise-and-distribution

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1 Atlantic St, Stamford 06901
203-358-0800 • dmoc.com
wdurkin@dmoc.com
Managing partner(s) or officer(s):
William A. Durkin III
Total number in firm: 35
Number of attorneys in county: 22
Number of partners: 14
Associates: 4
Counsel: 4
Year established: 1983

HALLORAN & SAGE LLP

315 Post Road West
Westport 06880
203-227-2855
133 Deer Hill Ave.
Danbury 06810
203-796-1000 • halloransage.com
fogerty@halloransage.com
Managing partner(s) or officer(s): Stephen P. Fogerty, managing attorney, Westport
Total number in firm: 102
Number of attorneys in county: 20
Number of partners: 14
Associates: 4
Counsel: 5
Year established: 1935

VERRILL DANA LLP

33 Riverside Ave.
Westport 06880
203-222-0885 • kjones@verrilldana.com
verrilldana.com
Managing partner(s) or officer(s): Keith C. Jones
Total number in firm: 134
Number of attorneys in county: 19
Number of partners: 13
Associates: 1
Counsel: 5
Year established: 1862

ZELDES, NEEDLE & COOPER

1000 Lafayette Blvd.
Bridgeport 06601
19 Old Kings Highway
Darien 06820
203-333-9441 • znclaw.com
mmedina@znclaw.com
Managing partner(s) or officer(s): Maximino Medina Jr.
Total number in firm: 19
Number of attorneys in county: 19
Number of partners: 13
Associates: 6
Counsel: 0
Year established: 1971

KOSKOFF, KOSKOFF & BIEDER

350 Fairfield Ave.
Bridgeport 06604
203-336-4421 • koskoff.com
Managing partner(s) or officer(s): James Horwitz
Total number in firm: 18
Number of attorneys in county: 18
Number of partners: 13
Associates: 3
Counsel: 2
Year established: 1936

SILVER GOLUB & TEITELL LLP

184 Atlantic St., Stamford 06901
203-325-4491 • stglaw.com
rsilver@sgtlaw.com
Managing partner(s) or officer(s): Richard A. Silver
Total number in firm: 18
Number of attorneys in county: 18
Number of partners: 10
Associates: 6
Counsel: 2
Year established: 1978

GOLDMAN GRUDER & WOODS LLC

200 Connecticut Ave.
Norwalk 06854
203-899-8900 • goldmangruderwoods.com
mgoldman@goldgru.com
Managing partner(s) or officer(s): Michael L. Goldman
Total number in firm: 17
Number of attorneys in county: 17
Number of partners: 7
Associates: 3
Counsel: 7
Year established: 1995

COLLINS, HANNAFIN PC

148 Deer Ave., Danbury 06810
203-885-1938 • chgjtllaw.com
plathrop@chgjtllaw.com
Managing partner(s) or officer(s): Edward J. Hannafin
Total number in firm: 14
Number of attorneys in county: 14
Number of partners: 11
Associates: 2
Counsel: 1
Year established: 1963

GILBRIDE, TUSA, LAST & SPELLANE LLC

31 Brookside Drive
Greenwich 06830
203-622-9360
175 Elm St.
New Canaan 06840
203-920-4795 • gtllaw.com
info@gtllaw.com
Managing partner(s) or officer(s): Jonathan M. Wells
Total number in firm: 19
Number of attorneys in county: 14
Number of partners: 11
Associates: 3
Counsel: 5
Year established: 1983

HOLLAND & KNIGHT LLP

1 Stamford Plaza
263 Tresser Blvd., Suite 1400
Stamford 06901
203-905-4500 • hkllaw.com
evan.seidman@hkllaw.com
Managing partner(s) or officer(s): Evan Seidman
Total number in firm: 1,250
Number of attorneys in county: 14
Number of partners: 10
Associates: 3
Counsel: 1
Year established: 1968

RUSSO & ASSOCIATES LLC

2507 Post Road
Southport 06890
203-254-7579 • russoassoc.com
Managing partner(s) or officer(s): Robert D. Russo
Total number in firm: 14
Number of attorneys in county: 14
Number of partners: 1
Associates: 5
Counsel: 1
Year established: 2006

ZEISLER & ZEISLER PC

10 Middle St.
Bridgeport 06604
203-254-4234 • zeislaw.com
Managing partner(s) or officer(s): N/A
Total number in firm: 14
Number of attorneys in county: 14
Number of partners: 10
Associates: 3
Counsel: 1
Year established: 1968

FLB LAW

315 Post Road West
Westport 06880
203-635-2200 • flb.law
bernheim@flb.law
Managing partner(s) or officer(s): Stephen P. Fogerty, Thomas P. Lambert, Eric D. Bernheim, Managing Partners
Total number in firm: 13
Number of attorneys in county: 13
Number of partners: 8
Associates: 2
Counsel: 3
Year established: 2021

LOCKE LORD LLP

1 Canterbury Green
201 Broad St.
Stamford 06901
203-975-5251 • lockelord.com
scott.wofsy@lockelord.com
Managing partner(s) or officer(s): Scott D. Wofsy, Stamford office managing partner
Total number in firm: 749
Number of attorneys in county: 12
Number of partners: 4
Associates: 7
Counsel: 2
Year established: 1887

MARTIN LLP

262 Harbor Drive
Stamford 06902
203-973-5251 • cmartin@martinllp.net
martinllp.net
Managing partner(s) or officer(s): Christopher G. Martin
Total number in firm: 12
Number of attorneys in county: 11
Number of partners: 7
Associates: 2
Counsel: 2
Year established: 1996

FERGUSON COHEN LLP

25 Field Point Road
Greenwich 06830
203-661-5222 • fercolaw.com
jferguson@fercolaw.com
Managing partner(s) or officer(s): John J. Ferguson
Total number in firm: 21
Number of attorneys in county: 10
Number of partners: N/A
Associates: 2
Counsel: 11
Year established: 2006

CUMMINGS & LOCKWOOD LLC: OVER A CENTURY OF SERVICE

Firm Overview

Founded in 1909, Cummings & Lockwood provides sophisticated legal counsel to both private clients and commercial enterprises. Our clients include individuals and families with inherited and newly created wealth, as well as emerging, middle market and Fortune 500 companies. The firm has nearly 100 attorneys and fiduciary accountants located in Stamford, Greenwich and West Hartford, Connecticut, and in Naples, Bonita Springs and Palm Beach Gardens, Florida, who provide a broad range of trusts and estates, corporate and finance, litigation and arbitration, and commercial and residential real estate services.

What Differentiates Us

For more than 100 years, Cummings & Lockwood's commitment to professional excellence, partner-level attention and responsive client service have made this preeminent law firm the firm of choice for clients who depend on top quality legal representation to meet their complex personal and business needs. We combine the best talent, the latest technology, outstanding service and competitive fees to deliver exceptional value and legal work. As a result, we continue to earn the confidence, trust and respect of our clients, who include many of the nation's most well-known individuals, families, businesses, financial institutions and charitable organizations.

Private Clients Practice

Cummings & Lockwood has one of the largest trusts and estates practices in the United States, with a significant private client base of high-net-worth individuals and families, family offices, closely held businesses and national charities and foundations. Our private clients' attorneys, many of whom have been elected to the prestigious American College of Trusts and Estate Counsel (ACTEC), are experienced in the

areas of estate planning and administration; estate, income and gift tax; trust formation and management; executor and trustee services; charitable giving and foundations; probate law; and residential real estate. Whether dealing with recently acquired assets or family fortunes that span generations, the Firm provides innovative strategies and solutions to preserve, enhance and transition our clients' wealth, as well as meet their varied legal needs and personal goals.

Commercial Practice

Cummings & Lockwood has an elite commercial practice with numerous, professionally recognized lawyers who are experienced in the areas of litigation and dispute resolution; real estate investment and development; banking, lending and credit transactions; corporate acquisitions and divestitures; and partnership, limited liability company and tax matters. Our clients include entrepreneurs, closely held companies, regional, national and in-

ternational corporations, hedge funds, private equity firms, financial institutions and not-for-profit organizations.

In addition, Cummings & Lockwood's commercial and private clients' lawyers regularly work together to provide entity planning, business succession planning, tax guidance and litigation to privately owned businesses of all sizes and industries.

For more information, visit Cummings & Lockwood's website at www.cl-law.com.



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

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- CORPORATE AND FINANCE
- LITIGATION AND ARBITRATION
- COMMERCIAL AND RESIDENTIAL REAL ESTATE

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LAW FIRMS | FAIRFIELD COUNTY

Ranked by number of attorneys in county.

GREGORY AND ADAMS

190 Old Ridgefield Road
Wilton 06894
203-762-9000 • gregoryandadams.com
rslater@gregoryandadams.com
Managing partner(s) or officer(s): Ralph E. Slater
Total number in firm: 10
Number of attorneys in county: 10
Number of partners: 8
Associates: 2
Counsel: 0
Year established: 1964

WILLINGER, WILLINGER, & BUCCI PC

855 Main St.
Bridgeport 06604
203-366-3939 • wwblaw.com
cjwillinger@wwblaw.com
Managing partner(s) or officer(s): Charles J. Willinger Jr.
Total number in firm: 10
Number of attorneys in county: 10
Number of partners: 5
Associates: 5
Counsel: 0
Year established: 1991

MCCARTER & ENGLISH, LLP

One Canterbury Green
201 Broad Street, Stamford 06901
203-399-5900 • mccarter.com
jcherico@mccarter.com
Managing Partner(s) or Officer(s): Joseph J. Cherico, Stamford Office Managing Partner
Total number in Firm: 375
Number of attorneys in county: 14
Number of Partners: 9
Associates: 4
Counsel: 1
Year Established: 1844 (Firm); 2003 (Stamford Office)

MURTHA CULLINA LLP

177 Broad St., Stamford 06901
203-653-5400 • murthalaw.com
jdelmonico@murthalaw.com
Managing partner(s) or officer(s): Jennifer Morgan DelMonico
Total number in firm: 98
Number of attorneys in county: 9
Number of partners: 5
Associates: 2
Counsel: 2
Year established: 1936

CACACE TUSCH & SANTAGATA

777 Summer St., Stamford 06901
203-327-2000 • lawcts.com
ptusch@lawcts.com
Managing partner(s) or officer(s): Paul Tusch
Total number in firm: 8
Number of attorneys in county: 8
Number of partners: 5
Associates: 2
Counsel: 1
Year established: 1982

GAGER, EMERSON, RICKART, BOWER & SCALZO LLP

325 Main St., Southbury 06488
203-262-6000 • bower@gagerlaw.com
gagerlaw.net
Managing Partner(s) or Officer(s): Kathy Bower, managing partner, Southbury branch
Number of attorneys in county: 7
Total number in Firm: 7
Number of Partners: 5
Associates: 2
Counsel: 2
Year Established: 1917

REICH & TRUAX LLC

2507 Post Road, Suite PH
Southport 06890
203-254-9877 • reichandtruax.com
Managing partner(s) or officer(s): Veronica E. Reich, Louise T. Truax
Total number in firm: 7
Number of attorneys in county: 7
Number of partners: 3
Associates: 4
Counsel: 0
Year established: 1998

ROSENBLUM NEWFIELD LLC

1 Landmark Square
Stamford 06901
203-358-9200 • rosenblumnewfield.com
jbra@jbraesq.com
Managing partner(s) or officer(s): James Rosenblum
Total number in firm: 8
Number of attorneys in county: 7
Number of partners: 7
Associates: 0
Counsel: 0
Year established: 1992

RUCCI LAW GROUP LLC

19 Old Kings Highway South
Darien 06820
203-202-9686 • ruccilawgroup.com
azabetakis@ruccilawgroup.com
Managing partner(s) or officer(s): Amy Zabetakis, managing partner
Total number in firm: 7
Number of attorneys in county: 5
Number of partners: 2
Associates: 2
Counsel: 1
Year established: 2011

BRODY AND ASSOCIATES LLC

120 Post Road West, Suite 101
Westport 06880
203-454-0560 • brodyandassociates.com
rbrody@brodyandassociates.com
Managing partner(s) or officer(s): Robert G. Brody
Total number in firm: 6
Number of attorneys in county: 6
Number of partners: 3
Associates: 4
Counsel: 1
Year established: 1997

TREMONT SHELTON ROBINSON MAHONEY PC

64 Lyon Terrace
Bridgeport 06604
203-212-9075 • tremontsheldon.com
info@tremontsheldon.com
Managing partner(s) or officer(s): Robert Sheldon, Cindy Robinson, Jason Tremont and Douglas Mahoney
Total number in firm: 6
Number of attorneys in county: 6
Number of partners: 1
Associates: 3
Counsel: 2
Year established: 1960

CARTA, MCALISTER & MOORE LLC

1120 Post Road, Darien 06820
203-202-3100 • cmm-law.com
mcarta@cmm-law.com
Managing partner(s) or officer(s): Mark R. Carta, managing partner; Darcy S. McAlister and Glen J. Moore, partners
Total number in firm: 5
Number of attorneys in county: 5
Number of partners: 4
Associates: 2
Counsel: 0
Year established: 2012

RUCCI LAW GROUP LLC

19 Old Kings Highway South
Darien 06820
203-202-9686 • ruccilawgroup.com
azabetakis@ruccilawgroup.com
Managing partner(s) or officer(s): Amy Zabetakis, managing partner
Total number in firm: 7
Number of attorneys in county: 5
Number of partners: 2
Associates: 2
Counsel: 1
Year established: 2011

RUTKIN, OLDHAM & GRIFFIN LLC

5 Imperial Ave.
Westport 06880
203-277-7301 • rutkinoldham.com
soldham@rutkinoldham.com
Managing partner(s) or officer(s): Arnold H. Rutkin, Sarah S. Oldham, David W. Griffin
Total number in firm: 5
Number of attorneys in county: 5
Number of partners: 2
Associates: 2
Counsel: 1
Year established: 1982

LAW OFFICES OF SETH J. ARNOWITZ LLC

733 Stamford St., Suite 302
Stamford 06901
195 Danbury Road, Suite 120
Wilton 06897
203-348-7722 • ctattorney.com
seth@ctattorney.com
Managing partner(s) or officer(s): Seth Arnowitz
Total number in firm: 4
Number of attorneys in county: 4
Number of partners: 2
Associates: 2
Counsel: 1
Year established: 1998

JONES LAW LLP

1 Landmark Square, 21st floor
Stamford 06901
203-965-7700 • joneslawllp.com
sjones@joneslawllp.com
Managing partner(s) or officer(s): Stephen J. Jones
Total number in firm: 4
Number of attorneys in county: 4
Number of partners: 3
Associates: 2
Counsel: 1
Year established: 2018

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 - Construction Law
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 - Elder Law
 - Environmental Law
 - Guardianships
 - Insurance Defense & Civil Rights
 - Labor Relations & Employment Law
 - Land Development & Zoning
 - Litigation & Alternative Dispute Resolution
 - Municipal Law
 - Real Estate
 - Trusts & Estates
 - Trusts & Estates Litigation
 - Utility Siting & Local Rate-Making

New York City
646.794.5747

White Plains
914.946.4777
www.kblaw.com

Fishkill
845.896.0120

LAW FIRMS | FAIRFIELD COUNTY

KAUFMAN BERGEEST & RYAN LLP

1010 Washington Blvd., Seventh floor
Stamford 06901

203-557-5700 • kbrlaw.com

akaufman@kbrlaw.com

Managing partner(s) or officer(s): Andrew S. Kaufman, Wayne E. Borgeest, Julianna Ryan

Total number in firm: 145

Number of attorneys in county: 4

Number of partners: 2

Associates: 2

Counsel: 0

Year established: 2018

MCELROY, DEUTSCH, MULVANEY & CARPENTER LLP

30 Jelliff Lane, Southport 06890

203-319-4000 • mdmc-law.com

edeutsch@mdmc-law.com

Managing partner(s) or officer(s): Edward B. Deutsch, managing partner New England offices

Total number in firm: 285

Number of attorneys in county: 4

Number of partners: 2

Associates: 1

Counsel: 1

Year established: 1983

MORRISON LAW FIRM PC

25 Field Point Road

Greenwich 06830

203-244-4041 • morrisonlawfirmpc.com

dmorrison@morrisonlawfirmpc.com

Managing partner(s) or officer(s): Daniel W. Morrison

Total number in firm: 4

Number of attorneys in county: 4

Number of partners: 3

Associates: 0

Counsel: 1

Year established: 2017

CRAMER & AHERN

38 Post Road West, Westport 06880

203-222-7000 • cramerahern.com

allen.cramer@cramerandahern.com

Managing partner(s) or officer(s): Allan P. Cramer

Total number in firm: 3

Number of attorneys in county: 3

Number of partners: 2

Associates: 1

Counsel: 1

Year established: 1968

LAW OFFICES OF EDWARD NUSBAUM PC

212 Post Road West

Westport 06880

203-226-8181 • nusbaumfamilylaw.com

enusbaum@nusbaumfamilylaw.com

Managing partner(s) or officer(s): Edward Nusbaum, president

Total number in firm: 2

Number of attorneys in county: 2

Number of partners: 12

Associates: 0

Counsel: 1

Year established: 2018

LEV BERLIN & SOUSA PC

200 Connecticut Ave.

Norwalk 06854

203-838-8500 • mdmc-law.com

info@levberlin.com

Managing partner(s) or officer(s): Jack H. Sousa

Total number in firm: 2

Number of attorneys in county: 2

Number of partners: 1

Associates: 1

Counsel: 2

Year established: 1995

WE WERE MADE FOR EACH OTHER.

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

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

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

Q&A With Bleakley Platt & Schmidt Chairman William P. Harrington

As Chairman of a law firm that's been in existence for more than 85 years, how do you see your role, and the firm's, in serving the needs of clients today?

We are always mindful of the obligation to honor our proud tradition of public service and legal excellence in Westchester and the Hudson Valley. Our founder, William F. Bleakley, served as a New York State Supreme Court Justice, ran for governor of New York in 1936, drafted the first Westchester County Charter, and then served as Westchester's first county executive. Many of our partners followed that example and served as state and local elected officials and members of the federal and state court bench. My father, William F. Harrington, practiced law for 51 years as a respected trusts and estates attorney, and served as our chairman and managing partner for 35 of those years. He instilled in our firm an immutable obligation to serve the public, particularly our most needy neighbors. He dedicated his life to numerous charitable and religious organizations, too many to list here. We have a responsibility to continue the tradition of professional excellence and community service that's always set the Firm apart. And I think my partners and I are doing that today.

How many attorneys does Bleakley Platt have and what are some of the main areas of practice?

We currently have 40 attorneys in two offices in New York – one here in Westchester County and a new office in Rockland County. We pride ourselves on the delivery of sophisticated, cost-efficient legal services. Our clients love us because we have the legal talent and depth of experience of many of the bigger New York City firms, but we don't have their overhead and our rate structure reflects that, to our clients' delight. The scope of our practice is extremely broad and includes a sophisticated national litigation practice in state and federal courts, and robust practice groups in the areas of health care, corporate law, real estate finance, land use planning, real estate tax certiorari, trusts and estates, construction law, labor and employment law, elder law and intellectual property. Our client base includes national and regional corporations, local municipal entities

and agencies, entrepreneurial startups, as well as high-net-worth families and individuals.

What does the future of Bleakley Platt look like?

The firm's future is brighter than ever. As clients' needs evolve and grow, the firm has adjusted to continue to provide the level of service for which we've long been justly known. We're listening to our clients and recruiting talented, diverse and experienced attorneys to enhance the firm's capabilities and better serve our clients. And

we will continue to devote considerable time and financial resources to the charitable institutions that help improve the lives and futures of our clients, and the residents of Westchester County and the Hudson Valley.

Bleakley Platt & Schmidt, LLP was founded in 1937 and proudly celebrates over 85 years as the preeminent law firm in White Plains, Westchester County, and the Hudson Valley. The firm's Chairman shares some thoughts about what makes Bleakley Platt a special place for attorneys and clients alike.



William P. Harrington

Growing to Meet Clients' Present and Future Legal Needs

Bleakley Platt does more than speak for clients. We listen to them and have expanded our team to meet their evolving needs. Our Firm is proud to welcome **Kathryn L. Barcroft** and **David S. Handsman** as its newest partners.



Barcroft joins our Labor & Employment Law Practice group, bringing with her extensive experience in civil rights matters, employment discrimination, and sexual harassment. She is a frequent lecturer to attorneys, supervisors, human resource professionals, and organizations for education and training concerning discrimination in the workplace.



Handsman joins the Real Estate and Commercial finance practice groups. He brings more than 30 years of experience representing real estate developers, owners, and operators of real property in the Northeastern region of the United States. Additionally, Handsman advises U.S. and international investors with multi-million-dollar transactions.

Both partners further bolster Bleakley Platt's ability to serve the diverse needs of a wide array of clients. Visit BPSLaw.com to get acquainted with our entire team, or call (914) 949-2700 to schedule your free consultation.



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ATTORNEY ADVERTISEMENT

LAW FIRMS | WESTCHESTER COUNTY

Ranked by number of attorneys in county.

WILSON ELSER MOSKOWITZ EDELMAN & DICKER LLP

1133 Westchester Ave.
White Plains 10604
914- 323-7000 • Wilsonelser.com
john.flannery@wilsonelser.com
Managing partner(s) or officer(s): John Flannery, managing partner
Total number in firm: 925
Number of attorneys in county: 128
Number of partners: 48
Associates: 33
Counsel: 34
Year established: 1978

KAUFMAN BORGEEST & RYAN LLP

200 Summit Lake Drive
Valhalla 10595
914- 449-1000 • Kbrlaw.com
akaufman@kbrlaw.com
Managing partner(s) or officer(s): Andrew S. Kaufman, Wayne E. Borgeest and Julianna Ryan
Total number in firm: 145
Number of attorneys in county: 54
Number of partners: 19
Associates: 34
Counsel: 1
Year established: 1997

JACKSON LEWIS PC

44 S. Broadway
White Plains 10601
914 872-8060 • Jacksonlewis.com
joseph.saccomano@jacksonlewis.com
Managing partner(s) or officer(s): Joseph A. Saccomano Jr., office managing shareholder
Total number in firm: 856
Number of attorneys in county: 51
Number of partners: 42
Associates: 9
Counsel: 0
Year established: 1958

BLEAKLEY PLATT & SCHMIDT LLP

1 N. Lexington Ave
White Plains 10601
914- 949-2700 • Bpslaw.com
Managing partner(s) or officer(s): Robert Braumuller, Susan E. Galvão
Total number in firm: 44
Number of attorneys in county: 44
Number of partners: 29
Associates: 6
Counsel: 9
Year established: 1937

PILLINGER MILLER TARALLO LLP

555 Taxter Road
Elmsford 10523
914- 703-6300 • Pmtlawfirm.com
jmiller@pmtlawfirm.com
Managing partner(s) or officer(s): Jeffrey Miller, Nicholas Tarallo
Total number in firm: 55
Number of attorneys in county: 40
Number of partners: 12
Associates: 27
Counsel: 1
Year established: 2006

KURZMAN EISENBERG CORBIN & LEVER LLP

1 N. Broadway, Suite 1004
White Plains 10601
914- 285-9800 • Kelaw.com
lcorbin@kelaw.com, jgoldsmith@kelaw.com
Managing partner(s) or officer(s): Lee Harrison Corbin and Jessica Galligan Goldsmith
Total number in firm: 43
Number of attorneys in county: 35
Number of partners: 20
Associates: 11
Counsel: 9
Year established: 1985

LOWEY DANNENBERG COHEN & HARD PC

44 S. Broadway, Suite 110
White Plains 10601
914- 997-0500 • Lowey.com
bhart@lowey.com
Managing partner(s) or officer(s): Barbara Hart, Gerald Lawrence, Geoffrey M. Horn
Total number in firm: 42
Number of attorneys in county: 35
Number of partners: 8
Associates: 27
Counsel: 0
Year established: 1968

DELBELLO DONNELLAN WEINGARTEN WISE & WIEDERKEHR LLP

1 N. Lexington Ave.
White Plains 10601
914- 681-0200 • Ddw-law.com
aed@ddw-law.com
Managing partner(s) or officer(s): Alfred E. Donnellan
Total number in firm: 35
Number of attorneys in county: 35
Number of partners: 27
Associates: 7
Counsel: 1
Year established: 1995

CUDDY & FEDER LLP

445 Hamilton Ave.
White Plains 10601
914- 761-1300 • Cuddyfeder.com
cfisher@cuddyfeder.com
Managing partner(s) or officer(s): Christopher Fisher
Total number in firm: 35
Number of attorneys in county: 32
Number of partners: 22
Associates: 9
Counsel: 6
Year established: 1971

COFFEY MODICA O'MEARA CAPOWSKI LLP

200 E. Post Road, Suite 210
White Plains, NY 10601
914-205-5005 • cmocllp.com
jomeara@cmocllp.com
Managing partner(s) or officer(s): Juliann O'Meara, managing partner
Total number in firm: 30
Number of attorneys in county: 29
Number of partners: 8
Associates: 19
Counsel: 3
Year established: N/A

KEANE & BEANE PC

445 Hamilton Ave.
White Plains 10601
914- 946-4777 • Kblaw.com
jsiebert@blaw.com
Managing partner(s) or officer(s): Judson K. Siebert
Total number in firm: 28
Number of attorneys in county: 28
Number of partners: 28
Associates: 8
Counsel: 3
Year established: 1980

VOUTE, LOHRFINK, MAGRO & MCANDREW LLP

170 Hamilton Ave, Suite 315
White Plains 10601
914- 946-1400 • Vlmcc-law.com
vlmmc@vlmmc-law.com
Managing partner(s) or officer(s): Charles D. Lohrfink Jr.
Total number in firm: 25
Number of attorneys in county: 25
Number of partners: 13
Associates: 6
Counsel: 35
Year established: 1963

DORF & NELSON LLP

555 Theodore Fremd Ave.
Rye 10580
914- 381-7600 • Dorflaw.com
jdorf@dorflaw.co
Managing partner(s) or officer(s): Jon A. Dorf
Total number in firm: 24
Number of attorneys in county: 23
Number of partners: 11
Associates: 9
Counsel: 4
Year established: 1997

LEASON ELLIS LLP

1 Barker Ave.
White Plains 10601
914- 288-0022 • Leasonellis.com
leason@leasonellis.com
Managing partner(s) or officer(s): David Leason
Total number in firm: 32
Number of attorneys in county: 23
Number of partners: 15
Associates: 13
Counsel: 4
Year established: 2008

SMITH, BUSS & JACOBS LLP

733 Yonkers Ave., Suite 200
Yonkers 10704
914- 476-0600 • sbjlaw.com
tsmith@sbjlaw.com
Managing partner(s) or officer(s): Thomas W. Smith
Total number in firm: 23
Number of attorneys in county: 23
Number of partners: 10
Associates: 9
Counsel: 4
Year established: 1989

MCCARTHY FINGAR LLP

711 Westchester Ave., Suite 405
White Plains, NY 10604
914- 946-3700 • Mccarthyfingar.com
info@mccarthyfingar.com
Managing partner(s) or officer(s): Clinton B. Smith, Kathleen Donelli
Total number in firm: 22
Number of attorneys in county: 22
Number of partners: 22
Associates: 5
Counsel: 2
Year established: 1945



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Fishkill, NY 12524

Connecticut

733 Summer Street
Stamford, CT 06901

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LAW FIRMS | WESTCHESTER COUNTY

Ranked by number of attorneys in county.

O'CONNOR MCGUINNESS CONTE DOYLE OLESON WATSON & LOFTUS LLP

1 Barker Ave., Suite 675
White Plains 10601
914- 948-4500 • Omcdoc.com
roleson@omcdoc.com
Managing partner(s) or officer(s):
Richard C. Oleson
Total number in firm: 21
Number of attorneys in county: 21
Number of partners: 8
Associates: 13
Counsel: 0
Year established: 1945

WELBY, BRADY & GREENBLATT LLP

11 Martine Ave.
White Plains 10601
914- 428-2100 • Wbglp.com
twelby@wbpgllp.com
Managing partner(s) or officer(s):
Thomas H. Welby
Total number in firm: 21
Number of attorneys in county: 21
Number of partners: 9
Associates: 9
Counsel: 3
Year established: 1988

VIGORITO, BARKER, PATTERSON, NICHOLS & PORTER LLP

115 E. Stevens Ave., Suite 206
Valhalla 10595
914- 495-4834 • Vbnpnlaw.com
a.vigorito@vbnpnlaw.com
Managing partner(s) or officer(s): Alfred P.
Vigorito
Total number on firm: 71
Number of attorneys in county: 20
Number of partners: 34
Associates: 27
Counsel: N/A
Year established: 2015

GAINES, NOVICK, PONZINI, COSSU & VENDITTI LLP

1133 Westchester Ave., Suite N202
White Plains 10604
914- 288-9595 • Gainsllp.com
sgaines@gainsllp.com
Managing partner(s) or officer(s): Steven H.
Gaines
Total number in firm: 15
Number of attorneys in county: 15
Number of partners: 5
Associates: 1
Counsel: 9
Year established: 2000

HARRINGTON, OCKO & MONK LLP

81 Main St., Suite 215
White Plains 10601
914- 686-4800 • Homlegal.com
lsolomon@homlegal.com
Managing partner(s) or officer(s):
Kevin J. Harrington, Glenn A. Monk
and Robert S. Ocko
Total number in firm: 14
Number of attorneys in county: 14
Number of partners: 9
Associates: 2
Counsel: 3
Year established: 1992

BARTLETT, MCDONOUGH & MONAGHAN LLP

81 Main St.,
White Plains 10601
914- 448-0200 • Bmmlp.com
clifford.bartlett@bmmlp.com
Managing partner(s) or officer(s):
Clifford A. Bartlett
Total number in firm: 64
Number of attorneys in county: 14
Number of partners: 4
Associates: 6
Counsel: 4
Year established: N/A

YANKWITT LLP

140 Grand St., Suite 705
White Plains, 10601
914- 686-1500 • Yankwitt.com
russell@yankwitt.com
Managing partner(s) or officer(s): Russell
Yankwitt
Total number in firm: 15
Number of attorneys in county: 14
Number of partners: 6
Associates: 5
Counsel: 4
Year established: 2009

ZARIN & STEINMETZ

81 Main St., Suite 415
White Plains 10601
914- 682-7800 • Zarin-steinmetz.com
david@zarin-steinmetz.net
Managing partner(s) or officer(s):
Michael D. Zarin, David S. Steinmetz
Total number in firm: 14
Number of attorneys in county: 14
Number of partners: 7
Associates: 5
Counsel: 2
Year established: 1997

GOLDBERG SEGALLA LLP

11 Martine Ave., Suite 750
White Plains 10606
914-798-5400 • Goldbergsegalla.com
rcohen@goldbergsegalla.com
Managing partner(s) or officer(s): Max G. Gaujean
Total number in firm: 309
Number of attorneys in county: 13
Number of partners: 6
Associates: 7
Counsel: 0
Year established: 2001

MARSHALL DENNEHEY WARNER COLEMAN & GOGGIN

800 Westchester Ave., Suite C-700
Rye Brook 10573
Marshaldennehey.com
officejpcconnors@mdwgcg.org
Managing partner(s) or officer(s): James P.
Connors, senior counsel and office managing
attorney
Total number in firm: 513
Number of attorneys in county: 13
Number of partners: 4
Associates: 5
Counsel: 4
Year established: 1962

DANZIGER & MARKHOFF LLP

1133 Westchester Ave., Suite N208
White Plains 10604
914- 948-1556 • Danzigermarkhoff.com
danziger.markhoff@dmlayers.com
Managing partner(s) or officer(s): Max G. Gaujean
Total number in firm: 13
Number of attorneys in county: 13
Number of partners: 10
Associates: 2
Counsel: 1
Year established: 1960

CERUSSI & SPRING PC

1 N. Broadway
White Plains 10601
914-948-1200
Cerussilaw.com
pgianfello@cerussilaw.com
Managing partner(s) or officer(s): Ronald G. Crispi
Total number in firm: 12
Number of attorneys in county: 12
Number of partners: 4
Associates: 7
Counsel: 1
Year established: 1985

MCCULLOUGH, GOLDBERGER & STAUDT, LLP

1131 Mamaroneck, Ave.
White Plain, New York 10605
914- 949-6400 • Mcculloughgoldberger.com
SMandelbaum@mgsllawyers.com
Managing partner(s) or officer(s): Seth M.
Mandelbaum
Total number in firm: 12
Number of attorneys in county: 12
Number of partners: 1
Associates: N/A
Counsel: N/A
Year established: 1984

BASHIAN & FARBER LLP

235 Main St., Sixth floor
White Plains 10601
914-290-4550 • Bashianfarberlaw.com
garybashian@bashianfarberlaw.com
Managing partner(s) or officer(s): Gary E.
Bashian, Irving O. Farber
Total number in firm: 11
Number of attorneys in county: 11
Number of partners: 5
Associates: 4
Counsel: 2
Year established: 2005

FULLERTON BECK LLP

One West Red Oak Lane
White Plains 10604
914-305-3464 • Fullertonbeck.com
efullerton@fullertonbeck.com
Managing partner(s) or officer(s):
Eileen Fullerton, managing partner Katrine Beck,
founding partner/owner
Total number in firm: 11
Number of attorneys in county: 11
Number of partners: 5
Associates: 6
Counsel: 0
Year established: 2018

VENERUSO, CURTO, SCHWARTZ & CURTO LLP

35 E. Grassy Sprain Road, Suite 400
Yonkers 10710
914- 779-1100 • Vcsclaw.com
jveneruso@vcsclaw.com
Managing partner(s) or officer(s): James J.
Veneruso, managing partner
Total number in firm: 12
Number of attorneys in county: 11
Number of partners: 5
Associates: 3
Counsel: 3
Year established: 2008

LAW FIRMS | WESTCHESTER COUNTY

Ranked by number of attorneys in county.

COLLIER, HALPERN & NEWBERG LLP

1 N. Lexington Ave.,
White Plains 10601
914- 684-6800 • Chnnb.com
phalpern@chnnb.com
Managing partner(s) or officer(s): Philip M. Halpern
Total number in firm: 10
Number of attorneys in county: 10
Number of partners: 4
Associates: 2
Counsel: 4
Year established: 1983

DAVIDOFF HUTCHER & CITRON LLP

120 Bloomingdale Road
White Plains 10605
914- 381-7400 • www.dhclegal.com
jpb@dhclegal.com
Managing partner(s) or officer(s): Jeffrey Citron, firm managing partner; Robert Ratter, regional office partner
Total number in firm: 120
Number of attorneys in county: 10
Number of partners: 28
Associates: 11
Counsel: 18
Government Relations/Lobbyists: 20
Year established: 1975

LITTMAN KROOKS LLP

399 Knollwood Road, White Plains 10605
914- 684-2100 • Littmankrooks.com
bkrooks@littmankrooks.com
Managing partner(s) or officer(s): Bernard A. Krooks
Total number in firm: 18
Number of attorneys in county: 10
Number of partners: 4
Associates: 6
Counsel: 1
Year established: 1990

OXMAN LAW GROUP

120 Bloomingdale Road, Suite 100
White Plains 10605
914- 422-3900 • Oxmanlaw.com
jkirkpatrick@oxmanlaw.com
Managing partner(s) or officer(s): John Kirkpatrick
Total number in firm: 10
Number of attorneys in county: 10
Number of partners: 7
Associates: 0
Counsel: 3
Year established: 2001

SNYDER & SNYDER LLP

94 White Plains Road
Tarrytown 10591
914- 333-0700 • Snyderlaw.net
lsnyder@snyderlaw.net
Managing partner(s) or officer(s): Leslie Synder
Total number in firm: 9
Number of attorneys in county: 9
Number of partners: 3
Associates: 5
Counsel: 1
Year established: 1990

BOND, SCHOENECK & KING PLLC

10 Bank Street, Suite 1120
White Plains 10606-1946
914-306-7801 • bsk.com
ldilorenzo@bsk.com
Managing partner(s) or officer(s): Louis P. DiLorenzo, managing member
Total number in firm: 275
Number of attorneys in county: 8
Number of partners: 5
Associates: 1
Counsel: 2
Year established: firm: 1897;
Westchester office: 2021

ROSENTHAL & MARKOWITZ LLP

399 Knollwood Road, Suite 107
White Plains 10603
914- 347-1292 • Rosemarklaw.com
thefirm@rosemarklaw.com
Managing partner(s) or officer(s): Kathy N. Rosenthal, Linda Markowitz
Total number in firm: 8
Number of attorneys in county: 8
Number of partners: 3
Associates: 1
Counsel: 4
Year established: 2000

WEST GROUP LAW PLLC

81 Main St., Suite 510
White Plains 10601
914- 898-2400 Westgrouplaw.com
lkeiser@skpllp.com
Managing partner(s) or officer(s): Laurence Keiser
Total number in firm: 12
Number of attorneys in county: 8
Number of partners: 1
Associates: 0
Counsel: 7
Year established: 1994

DENLEA & CARTON LLP

2 Westchester Park Drive, Suite 410
White Plains 10604
914-331-0100 • Denleacarton.com
jdenlea@denleacarton.com,
jcarton@denleacarton.com
Managing partner(s) or officer(s): James R. Denlea, Jeffrey I. Carton
Total number in firm: 7
Number of attorneys in county: 7
Number of partners: 2
Associates: 0
Counsel: 5
Year established: 2013

ENEA, SCANLAN & SIRIGNANO LLP

245 Main St.
White Plains 10601
914-269-2367 • Esslawfirm.com
a.enea@esslawfirm.com
Managing partner(s) or officer(s): Anthony J. Enea
Total number in firm: 7
Number of attorneys in county: 7
Number of partners: 7
Associates: 2
Counsel: 0
Year established: 2005

STERN KEISER & PANKEN LLP

1025 Westchester Ave., Room 305
White Plains 10604
914-428-8800 • Skplaw.com
lkeiser@skpllp.com
Managing partner(s) or officer(s): Laurence Keiser and Andrew Panken
Total number in firm: 6
Number of attorneys in county: 6
Number of partners: 4
Associates: 0
Counsel: 2
Year established: 1994

GRIFFIN, COOGAN, SULZER & HORGAN PC

51 Pondfield Road
Bronxville 10708
914-961-1300 • gcshalw.com
info@gcbslaw.com
Managing partner(s) or officer(s): James M. Coogan, William E. Sulzer and Micheal F. Horgan
Total number in firm: 6
Number of attorneys in county: 6
Number of partners: 3
Associates: 2
Counsel: 0
Year established: 1965

JAFFE & ASHER LLP

445 Hamilton Ave., Suite 405
White Plains 106-1
212-687-3000
Jaffeandasher.com
mpotashner@jaffeandasher.com
Managing partner(s) or officer(s): James M. Coogan, William E. Sulzer and Micheal F. Horgan
Total number in firm: 13
Number of attorneys in county: 6
Number of partners: 2
Associates: 4
Counsel: 0
Year established: 1974

ROTHWELL FIGG

The Holyoke-Manhattan Building
80 S. Highland Ave.
Ossining 10562
914- 941-5668 • Rothwellfigg.com
Managing partner(s) or officer(s): Jess M. Collen
Total number in firm: 45
Number of attorneys in county: 5
Number of partners: 2
Associates: N/A
Counsel: 3
Year established: 1982

KRAMER KOZEK LLP

445 Hamilton Ave., Suite 604
White Plains 10601
914-683-3500 • Kramerkozek.com
kozek@kramerkozek.com
Managing partner(s) or officer(s): Deborah Sherman, Georgia Kramer and Neil E. Kozek
Total number in firm: 5
Number of attorneys in county: 5
Number of partners: 3
Associates: 2
Counsel: 1
Year established: 2004

MARINO PARTNERS LLP

15 Fisher Lane, Suite 200
White Plains 10603
914- 368-4525 • Marinollp.com
pmarino@marinollp.com
Managing partner(s) or officer(s): Paul J. Marino
Total number in firm: 5
Number of attorneys in county: 5
Number of partners: 4
Associates: 0
Counsel: 1
Year established: 2006

LAW FIRMS | WESTCHESTER COUNTY

Ranked by number of attorneys in county.

MARKHOFF & MITTMAN PC, THE DISABILITY GUYS

120 Bloomingdale Road, No. 401
White Plains 10605
914- 946-1452 • Thedisabilityguys.com
bmittman@thedisabilityguys.com
Managing partner(s) or officer(s): Brian M. Mittman, managing partner
Total number in firm: 7
Number of attorneys in county: 5
Number of partners: 2
Associates: 0
Counsel: 0
Year established: N/A

MEISELMAN, PACKMAN, NEALON, SCIALABBA & BAKER PC

1230 Mamaroneck Ave.,
White Plains 10605
914- 517-5000 • mpnsb.com
info@mpnsb.com
Managing partner(s) or officer(s): Myra I. Packman
Total number in firm: 5
Number of attorneys in county: 5
Number of partners: 3
Associates: 0
Counsel: 2
Year established: 1977

ANDREW GREENE & ASSOCIATES PC

202 Mamaroneck Ave.,
White Plains 10601
914-948-4800
ag@aglaws.net
Managing partner(s) or officer(s): Andrew Greene
Total number in firm: 4
Number of attorneys in county: 4
Number of partners: 0
Associates: 3
Counsel: 1
Year established: 2007

JONES LAW LLP

670 White Plains Road, Penthouse
Scarsdale 10503
914-472-2300 • joneslawllp.com
sjones@joneslawllp.com
Managing partner(s) or officer(s): Stephen J. Jones
Total number in firm: 4
Number of attorneys in county: 4
Number of partners: 2
Associates: 2
Counsel: 1
Year established: 2018

MORRISON LAW FIRM PC

445 Hamilton Ave., Suite 402
White Plains 10601
914-239-3650 • Morrisonlawfirmpc.com
dmorrison@morrisonlawfirmpc.com
ssledzik@morrisonlawfirmpc.com
Managing partner(s) or officer(s): Daniel W. Morrison, partner and Steven T. Sledzik, partner
Total number in firm: 4
Number of attorneys in county: 4
Number of partners: 2
Associates: 1
Counsel: 1
Year established: N/A

AMORUSO & AMORUSO LLP

800 Westchester Ave., Suite S320
Rye Brook 10573
914- 253-9255 • Amorusolaw.com
joan@amorusolaw.com
Managing partner(s) or officer(s): Michael J. Amoruso
Total number in firm: 3
Number of attorneys in county: 3
Number of partners: 2
Associates: 0
Counsel: 1
Year established: 2001

HYMAN & GILBERT

1843 Palmer Ave.
Larchmont 10538
914- 833-5297
Hymangilbert.com
Managing partner(s) or officer(s): Rita K. Gilbert
Total number in firm: 3
Number of attorneys in county: 3
Number of partners: 1
Associates: 2
Counsel: 0
Year established: 1983

ZEIDEL & ASSOCIATES P.C.

800 Westchester Ave., Suite N-613
Rye Brook, New York 10503
914-902-3330 • Zeidellaw.com
rzejdel@zeidellaw.com
Managing partner(s) or officer(s): Robin Zeidel.
Principal
Total number in firm: 3
Number of attorneys in county: 3
Number of partners: 1
Associates: 0
Counsel: 2
Year established: N/A

SCALISE & HAMILTON LLP

111 Brook St., Suite 202
Scarsdale 10583
914-725-2801 • Scaliseandhamiltonllp.com
dsscalise@scaliseethics.com
Managing partner(s) or officer(s): Deborah A. Scalise
Total number in firm: 3
Number of attorneys in county: 2
Number of partners: 2
Associates: 0
Counsel: 1
Year established: 1997

KARL DOWNDEN LAW

445 Hamilton Ave., Suite 1102
White Plains 10601
914- 979-2105 • Karldowndenlaw.com
karl@karldowndenlaw.com
Managing partner(s) or officer(s): Karl Dowden
Total number in firm: 1
Number of attorneys in county: 1
Number of partners: 1
Associates: 1
Counsel: 1
Year established: N/A

RADOW LAW PLLC

17 N. Chatsworth Ave.
Larchmont 10538
914- 315-6215 • Radowlaw.com
enradow@radowlaw.com
Managing partner(s) or officer(s): Elisabeth N. Radow, managing attorney
Total number in firm: 1
Number of attorneys in county: 1
Number of partners: 1
Associates: 1
Counsel: 1
Year established: 2012

“HATS OFF TO LARRY”

Our partners and staff congratulate partner Laurence Keiser on his ascendancy to the Chair of the New York State Bar Association Trusts and Estates (T&E) Law Section. After holding other offices and chairing other tax committees, Larry started his one-year term as Chair in January of 2022 and will serve through January of 2023.

The New York State Bar Association Trusts and Estates lawyers serve in many capacities: estate planning and drafting trusts and wills, handling probate and administering estates, Surrogate's Court practice and litigation and representing clients who may feel aggrieved or short-changed by a Will or Trust. Larry understands the needs of these practitioners because he has served in all these roles during his career.

The T&E Section creates and sponsors legislation and directives introducing Bills before the New York State Legislature and comments in support or in opposition. It also regularly sponsors Continuing Legal Education programs for its members and usually holds three (3) major meetings: a spring meeting, a fall meeting and the annual meeting in January.

Because of the pandemic, meetings have been largely held virtually in the past few years. The Section's spring meeting held earlier this May was virtual. However, the fall meeting will be live and will be held in Boston, Massachusetts. Hundreds of Trust and Estate lawyers are expected for the business meetings, the social networking and for continuing legal education.

Larry has also earned a master's degree in tax law from New York University, and has taught in the Graduate Schools of New York University and Long Island University. Larry and the firm are very active in New York State Estate Tax matters, and partners of the firm are admitted to the Bars of New York, Connecticut and New Jersey, and represent clients there.

Larry is a familiar presence here in Westchester County. He has been active in the Westchester County Bar Association, and its committees, and has also served as president of the White Plains Bar Association. He is an active member in the Estate Planning Counsel of Westchester.

Larry is also familiar to Certified



Laurence Keiser

Public Accountants, as he is also a CPA and has been the vice president and the treasurer of the 28,000-member New York State Society of CPAs. In addition, he served as president of its Westchester Chapter. Larry practices with the firm of Stern Keiser & Panken LLP with offices in White Plains and New York City. He and his partners, Andrew Panken, Susan Accetta and Jamie Keiser are regularly called upon by individuals and businesses, consulting accountants, and by lawyers and investment advisors.

The firm provides guidance on the Federal and State tax consequences of

business, commercial and real estate transactions and handles tax controversies before the IRS and New York state and other tax authorities. It helps clients plan for lifetime and testamentary asset transfers. The firm also serves as counsel for clients who have been appointed as executor or trustee under Wills or Trust documents.

The firm is keeping a very close eye on the Estate and Trust tax legislation currently passing through Congress. The firm has made its clients aware of possible changes and has taken steps to help clients make the most out of the current law.

STERN KEISER & PANKEN, LLP

Attorneys and Counselors at Law

*Concentrating its practice in all areas of Taxation,
Estate and Trust Planning, Elder Law,
Complex Real Estate Transactions
Estate and Trust Administration
Charitable Giving and Surrogate's Court Practice*

Laurence Keiser
Andrew I. Panken
Susan Hegquist Accetta
Jamieson L. Keiser
Kelley T. Mikulak, of Counsel
Judith B. Kunreuther, of Counsel

1025 Westchester Avenue
White Plains, NY 10604
Tel 914-428-8800
Fax 914-428-3199

60 E. 42nd Street
New York, NY 10165
Tel 212-370-5970

www.skpllp.com

PAY SPECIAL ATTENTION TO EMPLOYEES DURING COVID-19 RECOVERY

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

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

WE CAN HELP

JEFFREY D. BUSS
jbuss@sbjlaw.com
914-476-0600

Smith Buss
& Jacobs LLP

YONKERS, NY

733 Yonkers Avenue, Suite 200
Yonkers, NY 10704
914.476.0600

NEW YORK CITY

60 East 42nd Street, Suite 4600
New York, NY 10165
212.688.2400

LONG ISLAND, NY

1305 Franklin Avenue, Suite 300
Garden City, NY 11530
516.207.7533

COURT CASES

U.S. Bankruptcy Court

White Plains & Poughkeepsie

Local business cases, May 25 - 31

Robert and Keri Rizzi, Hopewell Junction vs. Kyle S. Kaznowski, Kingston, d.b.a. 360 Construction & Modular Home Sales LLC, et al, 22-9010-CGM: Adversary proceeding, fraud, in Kaznowski Chapter 13 (22-35076). Attorney: Michael A. Fakhoury.

U.S. District Court,

White Plains

Local business cases, May 25 - 31

Seamus Acton, Mahopac vs. Powerline Cycles Inc., Mahopac, et al, 22-cv-4305-KMK: Fair Labor Standards Act. Attorney: Bernard Weinreb.

Once Upon a Time in Cortlandt Manor Inc., et al, vs. Markel Insurance Co., Glen Allen, Virginia, 22-cv-4405-PMH: Removal from Westchester Supreme Court, insurance. Attorney: David O. Wright.

Plumbers & Steamfitters Local 21, Peekskill vs. S&L Plumbing and Heating Corp., White Plains, 22-cv-4459: Employment Retirement Income Security Act. Attorney: Danielle M. Carney.

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

Questions and comments regarding this section should be directed to:

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

DEEDS

Above \$1 million

4 Orchard Street LLC, Brooklyn. Seller: Alder Street Equities Inc., Yonkers. Property: 22 Adler St., Yonkers. Amount: \$1.2 million. Filed May 25.

8 Summit LLC, Rye. Anthony Caridi and Teresa C. Caridi, Rye. Property: 8 Summit Ave., Rye. Amount: \$1.1 million. Filed May 24.

110 Purser Place LLC, New York City. Seller: 110 Purer LLC, Yonkers. Property: 110 Purser Place, Yonkers. Amount: \$1.2 million. Filed May 26.

22 Clove Realty LLC, Great Neck. Seller: Jam Hall Inc., New Rochelle. Property: 22-24 Clove Road, New Rochelle. Amount: \$2 million. Filed May 24.

760 Sawmill Holdings LLC, Scarsdale. Seller: Anthony Lattarulo, Lewisburg, Pennsylvania. Property: 760 Saw Mill River Road, Yonkers. Amount: \$2.2 million. Filed May 25.

Arawind, Gautam and Sandra Socastro, Dobbs Ferry. Seller: Pleasant Ridge Road Realty LLC, Bronx. Property: 83 Pleasant Ridge, Harrison. Amount: \$3.6 million. Filed May 27.

Cho, Inyoung and Daniel Lipsitz, New York City. Seller: 138 Fox Meadow LLC, Mamaroneck. Property: 138A Fox Meadow Road, Scarsdale. Amount: \$3.2 million. Filed May 24.

Ettinger, Susan, Tarrytown. Seller: LL Parcel E LLC, Fort Washington, Pennsylvania. Property: 323 Palisades Blvd., Mount Pleasant. Amount: \$1.5 million. Filed May 27.

FSI Main LLC, Caryville. Seller: One Station Plaza LLC, White Plains. Property: 26-34 Main St., Ossining. Amount: \$1.4 million. Filed May 22.

Gayet, Jean Marie and Ada Teodora Merisio, Mamaroneck. Seller: Occam's Razor R.R. Holdings LLC, Mamaroneck. Property: 812 The Parkway, Rye. Amount: \$2 million. Filed May 25.

James, Anil and Betsy James, White Plains. Seller: Coolen Homes Inc., Hawthorne. Property: 70 Lard Road, Mount Pleasant. Amount: \$1.3 million. Filed May 24.

Larive, Maria Luisa Mendoza and Jose Miguel Ibanez Rojo, Scarsdale. Seller: 19-21 Windsor Road LLC, Scarsdale. Property: 19 Windsor Road, Yonkers. Amount: \$1.1 million. Filed May 26.

Mattison, Linda Sun, New York City. Seller: J & YOU Properties LLC, Scarsdale. Property: 290 Central Drive, Ossining. Amount: \$2.3 million. Filed May 25.

Panther Saratoga LLC, Pleasantville. Seller: Joseph P. Murana, Pleasantville. Property: 45 Saratoga Ave., Mount Pleasant. Amount: \$1.1 million. Filed May 26.

Schwam, Samantha, Armonk. Seller: SC Rye Brook Partners LLC, Pawling. Property: 10 Jasmine Lane, Rye. Amount: \$2.1 million. Filed May 23.

Warren, Andrew and Ellada Arkelova, New York City. Seller: LL Parcel E LLC, Fort Washington, Pennsylvania. Property: 333 Palisades Blvd., Mount Pleasant. Amount: \$1.4 million. Filed May 24.

Ziemer, Joseph and Carrie R. Coffee, Hillsdale. Seller: Nast Construction One LLC, Somers. Property: 45 Cradle Rock Road, Pound Ridge. Amount: \$1.8 million. Filed May 24.

Below \$1 million

26 Pumohouse Realty LLC, Englewood Cliffs, New Jersey. Seller: Steven P. Rubin, Steven Croopnick, Mark Gorstein and Robert Schlundt, Newton Center, Massachusetts. Property: 26 Pumohouse Road, Cortlandt. Amount: \$125,000. Filed May 25.

31 Riverview LLC, Brooklyn. Seller: 31-33 Riverview Avenue LLC, Spring Valley. Property: 31 Riverview Place, Yonkers. Amount: \$2.1 million. Filed May 27.

104 Oregon Road LLC, Englewood Cliffs, New Jersey. Seller: Cortlandt Realty Associates LLC, Newton Center, Massachusetts. Property: 104 Oregon Road, Cortlandt. Amount: \$125,000. Filed May 25.

125 Pay LLC, Brooklyn. Seller: Ronald Gaither, Yonkers. Property: 125 Palisade Ave., Yonkers. Amount: \$225,000. Filed May 27.

495 Lexington Avenue LLC, Armonk. Seller: Petersville Land Company LLC, Mount Kisco. Property: 495 Lexington Ave., Mount Kisco. Amount: \$484,000. Filed May 26.

A&C Knopp Development Inc., Scarsdale. Seller: Robert Wax and Andrey G. Wax, North Bethesda, Maryland. Property: 260 Madison Road, Scarsdale. Amount: \$907,000. Filed May 26.

Alpert, Jeffrey B. and Tyler D. Raymond, Seller: LL Parcel E LLC, Fort Washington, Pennsylvania. Property: 325 Palisades Blvd., Mount Pleasant. Amount: \$1.2 million. Filed May 23.

Anchor Estates LLC, Eastchester. Seller: Jon F. Ackerman and Jill A. Leinung, Pleasantville. Property: 9 Meadowbrook Road, Mount Pleasant. Amount: \$610,000. Filed May 23.

Arora, Navjot and Anu Arora, Saddle River, New Jersey. Seller: Federal Home Loan Mortgage Corp., Plano, Texas. Property: 16 S. Lawrence Ave., Greenburgh. Amount: \$400,250. Filed May 25.

Avato, Andreas and Patrizia Avato, White Plains. Seller: Partners II LLC, Harrison. Property: 6 Brookwood Road, New Rochelle. Amount: \$750,000. Filed May 27.

Ayala, Yanel and Nelson A. Lopez, Bronx. Seller: Oakhomes Inc., New Rochelle. Property: 336 Rich Ave., Mount Vernon. Amount: \$809,000. Filed May 27.

BSHT 112 LLC, Flushing. Seller: James Schoen, Bronx. Property: 236 E. Boulevard, New Rochelle. Amount: \$46,000. Filed May 23.

Chillogallo, Zoila Alexandra and Andres Quiridumbay, Peekskill. Seller: 15 Henning Drive LLC, Cortlandt Manor. Property: 15 Henning Drive, Cortlandt. Amount: \$445,000. Filed May 23.

Criollo, Danilo and Odalis Urvina, Peekskill. Seller: U.S. Bank National Association, Dallas, Texas. Property: 3167 Lincoln Drive, Yorktown. Amount: \$145,000. Filed May 26.

Dema, Edvin and Astrit Rucaj, Bedford. Seller: YOU.S. Bank National Association, Armonk. Property: 641 Route 22, North Salem. Amount: \$280,000. Filed May 25.

Duarte, Elida and Apolonio Morales, Mount Kisco. Seller: 190 Babbit Road Realty Corp., Bedford Hills. Property: 190 Babbit Road, Bedford. Amount: \$556,000. Filed May 25.

Durr Properties LLC, Katonah. Seller: Maxine L. Travis, Yorktown Heights. Property: 56 Odin Court, Yorktown. Amount: \$451,000. Filed May 23.

Heaven on Hudson LLC, Croton-on-Hudson. Seller: Lenaco Inc., Putnam Valley. Property: F-26 Half Moon Bay Marina, Cortlandt. Amount: \$25,000. Filed May 26.

IREP-CG Green Valley LLC, Scarsdale. Seller: BFW Management LLC, Scarsdale. Property: 40 Green Valley Road, North Castle. Amount: \$505,000. Filed May 26.

J&L North LLC, North Salem. Seller: Michael E. Gleason, Gulf Breeze, Florida. Property: 33 Crosby Road, North Salem. Amount: \$85,000. Filed March 25.

JLNN Holdings LLC, Bethpage. Seller: Elena Todaro, Mamaroneck. Property: 133-35 Waverly Ave., Mamaroneck. Amount: \$616,000. Filed May 24.

Kaytoy Realty Corp., Armonk. Seller: Vanessa Sellian, Mamaroneck. Property: 680 W. Post Road, Mamaroneck. Amount: \$351,000. Filed May 27.

Kaytoy Realty Corp., Armonk. Seller: Donald E. Devine, Port Chester. Property: 29 Carpenter Ave., Unit 2A, Mount Kisco. Amount: \$580,000. Filed May 23.

Massai Properties LLC, New York City. Seller: Elizabeth F. Scazzero, Elmsford. Property: 275 Abbott Ave., Greenburgh. Amount: \$381,500. Filed May 24.

Masterson, Robert Hugh, Robert Charles Masterson and Anna M. Patalano, Yonkers. Seller: Atem Enterprises Inc., Yonkers. Property: 9 Bronxville Lane, Yonkers. Amount: \$825,000. Filed May 27.

Nuza, Abaz, Goldens Bridge. Seller: YOU.S. Bank National Association, Highland Ranch, Colorado. Property: 20 Hillside Ave., Lewisboro. Amount: \$280,000. Filed May 24.

Facts & Figures

Oduro, Ishmael, Bronx. Seller: Bussing Holding Corp., Bronx. Property: 15 S. Seventh Ave., Mount Vernon. Amount: \$850,000. Filed May 24.

One Development Holdings LLC, Yonkers. Seller: Allison Devlin and Franco Shuker-Haines, Bronxville. Property: 6 Wild Way, Yonkers. Amount: \$826,000. Filed May 25.

S.M.P. Homes Inc., Carmel. Seller: Nigel B. Mckenna, Katonah. Property: 2670 Route 35, Somers. Amount: \$210,000. Filed May 24.

Suburban Builders LLC, Purchase. Seller: Attorney Robert D. Ryan, Cross River. Property: 143 Belknap Ave., Yonkers. Amount: \$346,000. Filed May 25.

FEDERAL TAX LIENS,

\$10,000 or greater,

Westchester County, May 25 - 31

Abish, David S. and Rona Abish: Scarsdale, personal income, 2017 - 2020, \$113,699.

Dayle, Egbert: Yorktown Heights, personal income, 2014, 2015, 2017, 2018, 2020, 2021, \$155,569.

Demeters Tavern, Stephen W. Demeter Inc.: Tarrytown, employer quarterly tax, 2021, \$18,380.

Milford Atlantic Inc.: Tarrytown, employer quarterly tax, 2020, \$17,785.

Miller, Glenn D. and Ilene Miller: Scarsdale, personal income, 2019 - 2020, \$180,759.

Ruta, Frank M. and Susan Ruta: Putnam Valley, personal income, 2019 - 2020, \$56,634.

Tejeda, Juan: Yonkers, personal income, 2019, \$39,355.

JUDGMENTS

1175-77-85 Anderson Avenue Housing Development Fund Corp., Mount Vernon. \$18,848.80 in favor of Sprague Operating Resources LLC, Harrison. Filed May 26.

Araujo, Richer M., White Plains. \$17,005.95 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed May 26.

Arce, Jorge L., Harrison. \$7,872.56 in favor of Discover Bank, New Albany, Ohio. Filed May 26.

Avondale Apartments Housing Development Corp., Mount Vernon. \$15,085.54 in favor of Sprague Operating Resources LLC, Harrison. Filed May 26.

Bonnano, Mathew J., White Plains. \$7,343.34 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed May 27.

Dejene, Birhan, Yonkers. \$21,445.84 in favor of Griffith-Allied Trucking LLC, Columbia, Maryland. Filed May 26.

EOA Management Group LLC, Burbank, California. \$319,463.07 in favor of Inspiria Outdoor LLC, White Plains. Filed May 23.

Henagan, Nancy E., Yonkers. \$5,231.54 in favor of Absolute Resolutions Investments LLC, Bloomington, Massachusetts. Filed May 27.

Marshall, Kevin, Mount Vernon. \$6,6009.60 in favor of Midland Credit Management Inc., San Diego, California. Filed May 26.

Minchalo, Fani, Peekskill. \$10,877.51 in favor of Capital One Bank U.S.A. National Association, Glen Allen, Virginia. Filed May 27.

Oubina, William R., Shrub Oak. \$10,959.46 in favor of Bank of America National Association, Charlotte, North Carolina. Filed May 26.

Rabadi, Marwan, Yonkers. \$5,309.93 in favor of American Express National Bank, Sandy, Utah. Filed May 27.

Sacco, Paul, Somers. \$45,119.81 in favor of Salem Acquisition I LLC, Purdys. Filed May 23.

Sebro, Flavian, Yonkers. \$16,649.96 in favor of Bank of America National Association, Charlotte, North Carolina. Filed May 26.

Shotaj, Gentian, Yonkers. \$5,045.61 in favor of Capital One Bank National Association, Glen Allen, Virginia. Filed May 27.

Walters, Mark, Croton-on-Hudson. \$9,235.37 in favor of Capital One Bank National Association. Filed May 26.

Zekaj, Roland, Yonkers. \$7,563.89 in favor of Department Stores National Bank, Sioux Falls, South Dakota. Filed May 26.

WORKERS' COMPENSATION BOARD

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

Infuse Life LLC, Scarsdale. Amount: \$20,000.

Junie Bee Nails Inc., Yonkers. Amount: \$33,500.

JWD Enterprises Inc., Mount Vernon. Amount: \$20,000.

Karichava Deli Corp., White Plains. Amount: \$4,000.

Knight Landscape Services Inc., Valhalla. Amount: \$24,000.

Matrix Instrument Services Inc., Elmsford. Amount: \$24,000.

MGT Home Improvement Inc., Ossining. Amount: \$20,000.

Northway Fuel LLC, Yonkers. Amount: \$5,000.

Oh Sung Electronics USA Inc., Harrison. Amount: \$500.

OKC USA Holding Inc., Dobbs Ferry. Amount: \$5,500.

Portland & Church Inc. d.b.a. **Love Bella**, Larchmont. Amount: \$9,000.

Robert's Restoration Gallery Inc., Yonkers. Amount: \$9,500.

Santiago Contracting Corp., Cortlandt Manor. Amount: \$5,000.

SPI Inc., North Salem. Amount: \$24,000.

The Granola Bar of Armonk LLC, Armonk. Amount: \$17,000.

The Preservation Company, Peekskill. Amount: \$20,000.

LIS PENDENS

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

Barbieri, Debra, as owner. Filed by HSBC Bank U.S.A. National Association. Action: Foreclosure of a mortgage in the principal amount of \$750,000 affecting property located at 8 Beaver Pond Lane, South Salem. Filed May 27.

Benson, Mary A. and Frank J. Umbro, as owners. Filed by HSBC Bank U.S.A. National Association. Action: Foreclosure of a mortgage in the principal amount of \$354,000 affecting property located at 5 The Circle, New Rochelle. Filed May 26.

Coleman, Leah, as owner. Filed by Wilmington Savings Fund Society. Action: Foreclosure of a mortgage in the principal amount of \$487,500 affecting property located at 57 Meadow Sweet Road, Cortlandt Manor. Filed May 23.

Lamdon, Bettie A., as owner. Filed by Community Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of \$153,500 affecting property located at 500 High Point Drive, Hartsdale. Filed May 23.

Taylor, Ben Edd, as owner. Filed by The Bank of New York Mellon. Action: Foreclosure of a mortgage in the principal amount of \$615,000 affecting property located at 109 Grandview Ave, Mount Vernon. Filed May 27.

Venuti, Robert J. and Angela L. Venuti, as owners. Filed by the Board of Directors. Action: Foreclosure of a mortgage in the principal amount of \$84,043.35 affecting property located at 15 Stratton Road, Purchase. Filed May 23.

MECHANIC'S LIENS

CH New Rochelle LLC, New Rochelle. \$115,900 in favor of Metro Coring and Cutting Corp., Centerport. Filed May 23.

Lee, Seong Y., Bedford. \$550,000 in favor of HG Lee Architect PC, Flushing. Filed May 26.

Miral Realty LLC, Pelham. \$12,356.21 in favor of Three Star Construction Group LLC, Brooklyn. Filed May 24.

Platt, Jonah and Lexi Platt, Mamaroneck. \$7,500 in favor of Hacela Construction Inc., New Rochelle. Filed May 25.

St. Joseph's Medical Center, Yonkers. \$106,489.79 in favor of Bath Systems New York LLC, Copiague. Filed May 25.

NEW BUSINESSES

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

Facts & Figures

PARTNERSHIPS

FG Delivery Services, 47 Riverdale Ave., Apt A-112, Yonkers 10701, c/o Fernando Florentino Mateo and Gianna Hernandez. Filed May 25.

Nicky's Mobile Detailing, 234 Vredenburg Ave, Yonkers 10704, c/o Danielle DiMarco and Nicholas DiMarco. Filed May 27.

SOLE PROPRIETORSHIPS

Adis Auto Mobile Services, 461 S. Ninth Ave., Mount Vernon 10550, c/o Adewali Lumumber Bower. Filed May 26.

Blues Investment Co., 11 Amherst Drive, New Rochelle 10804, c/o Craig Skoinick. Filed May 24.

David Kestenbaum Color Keys, 20 Fanshaw Ave., Yonkers 10705, c/o David Kestenbaum. Filed May 24.

Deavila Landscaping, 327 Olivia St., Apt. B, Port Chester 10573, c/o Jose L. Deavilla. Filed May 23.

Drytingz, 509 Van Cortlandt Park, Yonkers 10705, c/o Kerrian Ferguson. Filed May 25.

Energy Plus New York, 124 Mount Vernon Ave., Mount Vernon 10550, c/o Kasmira Burns. Filed May 24.

Good Bites U.S.A., 27 Main St., Tarrytown 10591, c/o Gilberto Pereira Da Silva. Filed May 25.

Graphic Ink Productions, 7 Hickory Hill Drive, Dobbs Ferry 10522, c/o David Itkowitz. Filed May 23.

Hartsdale Office Supplies, 83 E. Main St., Elmsford 10523, c/o Jerald B. Schreck. Filed May 24.

JNL Resources, 30 Horseshoe Road, Mount Kisco 10549, c/o Denise Ciralde. Filed May 23.

Maynard Consulting, 18 N. Broadway, Unit 204, Tarrytown 10591, c/o Mark Maynard. Filed May 24.

Mike Pasqua Landscape Maintenance, 20 Eighth St., New Rochelle 10801, c/o Theresa Doern. Filed May 26.

Moreno Brothers, 69 Elliot Ave., Apt. 1D, Yonkers 10705, c/o Martimiano Moreno Mendiola. Filed May 23.

Mount Pleasant Mount Pleasant Xtreme Volleyball Club, 19 Kensico Knoll Place, White Plains 10603. Filed May 26.

OL Prestige Carpentry Plus Home Improvement, 21 Lundy Lane, Mount Kisco 10549, c/o Oscar W. Lopez Sandoval. Filed May 26.

Rein Storm Events, 44 Oakridge Road, North Salem 10560, c/o Samantha Tapia. Filed May 27.

Rocknrollz, 21 Snowden Ave., Ossining 10562, c/o Tyler Gallery. Filed May 23.

Scattaretico Fitness, 3 McKinley Place, Ardsley 10502, c/o Paul Scattaretico. Filed May 25.

SM Cargo Delivery, 35 Hillandale Ave., White Plains 10603, c/o Joan S. Marin Roa. Filed May 24.

Theresa Cruz Bookkeeping Services, 177A E. Main St., New Rochelle 10801, c/o Theresa Cruz. Filed May 24.

Watkins & Watkins, 150 Grand St., White Plains 10601, c/o Liane V. Watkins. Filed May 25.

Witchy Apothecary, 25 Springer Ave., Yonkers 10704, c/o Skyia Leonard. Filed May 25.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

28 Eckerson LLC, as owner. Lender: Northeast Community Bank. Property: in Spring Valley. Amount: \$3.2 million. Filed May 25.

29 33 Ewing LLC, as owner. Lender: Northeast Community Bank. Property: 29-33 Ewing Ave., Spring Valley. Amount: \$2.6 million. Filed May 27.

Beacon 248 Holdings LLC, as owner. Lender: Berkshire Bank. Property: in Beacon. Amount: \$24.9 million. Filed May 25.

Darling, Corryn and Eric Darling, as owners. Lender: Rondout Savings Bank. Property: in Hyde Park. Amount: \$1.1 million. Filed May 25.

Noam Estates R LLC, as owner. Lender: Northeast Community Bank. Property: 39 Central Valley Lane, Monroe. Amount: \$2.2 million. Filed May 25.

Below \$1 million

3 Forshee LLC, as owner. Lender: Broadview Capital LLC. Property: 3 Forshee St., Monroe. Amount: \$120,000. Filed May 26.

8 Memorial Drive LLC, as owner. Lender: Northeast Community Bank. Property: 8 Memorial Park Drive, Spring Valley. Amount: \$950,000. Filed May 24.

Collins, Gerard M., as owner. Lender: Guaranteed Rate Inc. Property: in Warwick. Amount: \$269,975. Filed May 24.

Gayler, James C. and Nicole L. Gayler, as owners. Lender: Walden Savings Bank. Property: in Minisink. Amount: \$500,000. Filed May 27.

McGuire, Christopher and Nicole McGuire, as owners. Lender: TEG FED Credit Union. Property: in Newburgh. Amount: \$609,600. Filed May 26.

No Place Like Home Development Corp., as owner. Lender: Salisbury bank and Trust Co. Property: in Poughkeepsie. Amount: \$375,000. Filed May 24.

DEEDS

Above \$1 million

560 Route 303 LLC, Chestnut Ridge. Seller: U&A Construction Corp., Valley Cottage. Property: 560 Route 303, Orangetown. Amount: \$12.4 million. Filed May 25.

Holmes Equities LLC, Wappingers Falls. Seller: James H. Bergeron and Susan E. Bergeron, Poughkeepsie. Property: in Poughkeepsie. Amount: \$1.1 million. Filed May 25.

Huddlestun, Bernard K., New York City. Seller: 252 South Boulevard LLC, Nyack. Property: 252 S. Blvd., Orangetown. Amount: \$1.5 million. Filed May 24.

NECG 5040 BH LLC, Spring Valley. Seller: DPSW Samsondale LLC, Westport, Connecticut. Property: 45 S. Route 9W, Haverstraw. Amount: \$26.5 million. Filed May 25.

Poloya Homes LLC, Spring Valley. Seller: 45 Bypass Corp., Spring Valley. Properties: 218 Zinkiv Ave., New Square and 357 Reagan Road, New Square. Amount: \$1.2 million. Filed May 24.

Below \$1 million

6 Yale LLC, Airmont. Seller: 6 Yale Drive LLC, Monsey. Property: 6 Yale Drive, Spring Valley. Amount: \$970,000. Filed May 27.

18 Garden Estates LLC, Monsey. Seller: Lydia Makgopela, Chestnut Ridge. Property: 14 Singer Ave., Spring Valley. Amount: \$750,000. Filed May 23.

29-33 Ewing LLC, Spring Valley. Seller: 1005 Briggs LLC, Monsey. Property: 33 Ewing Ave., Spring Valley. Amount: \$660,000. Filed May 26.

152 North Liberty LLC, Tomkins Cove. Seller: KGD Properties LLC, Stony Point. Property: 146-148 N. Liberty Drive, Stony Point. Amount: \$645,000. Filed May 23.

159 South Parlman Holding Inc., Brooklyn. Seller: Cheryl Mooney, LaGrangeville. Property: in Union Vale. Amount: \$439,000. Filed May 23.

Abelesz, Aron and Esther T. Abelesz, Monsey. Seller: Best Homes LLC, New City. Property: 28 and 30 Clinton St., Haverstraw. Amount: \$462,500. Filed May 24.

Bayer, Uri, Spring Valley. Seller: J.B.I. U.S.A. Inc., Brooklyn. Property: 12 Francis Place, Unit 213, Ramapo. Amount: \$900,000. Filed May 24.

Comito Homes LLC, Orangetown. Seller: 658 Oak Tree Road LLC, Pearl River. Property: 656 Oak Tree Road, Orangetown. Amount: \$360,000. Filed May 26.

Comito Homes LLC, Orangetown. Seller: Richard A. Mathsen, Orangetown. Property: 96 High Ave., Nyack. Amount: \$217,000. Filed May 24.

Debra Court LLC, New City. Seller: Sean Kramer, West Nyack. Property: 7 Debra Lee Court, Clarkstown. Amount: \$500,000. Filed May 24.

DLJ Mortgage Capital Inc., Salt Lake City, Utah. Seller: Sandra Baker and Larry Lower, Fishkill. Property: 128 Blue Hill Road, Hopewell Junction. Amount: \$391,500. Filed May 25.

Deutsch, Shimon and Bracha Ita Deutsch, Monsey. Seller: 29 Lenore LLC, Airmont. Property: 29 Lenore Ave., Unit 202, Ramapo. Amount: \$995,000. Filed May 26.

EK Real Estate Fund 1 LLC, New York City. Seller: Dawn Grace Berry, Hyde Park. Property: 5 Brower Blvd., Hyde Park. Amount: \$290,000. Filed May 26.

Facts & Figures

Flohr, Menachem, Monsey. Seller: New Hempstead Estates LLC, Monsey. Property: 441 New Hempstead Road, Ramapo. Amount: \$675,000. Filed May 26.

Franjeh, Claudia, Wayne, New Jersey. Seller: Pomona Point Associates LTD., Spring Valley. Property: 87 Lake Road, Valley Cottage. Amount: \$709,000. Filed May 23.

Hashems Estates LLC, Airmont. Seller: IQ Leads LLC, Pearl River. Property: 494 N. Middletown Road, Pearl River. Amount: \$360,000. Filed May 24.

Hudson Values LLC, Spring Valley. Seller: Congregation Gemach Chasdei Moishe, Spring Valley. Property: 41 Washington Ave., New Square. Amount: \$600,000. Filed May 26.

Jacobowitz, Benzion, Spring Valley. Seller: Ace Builders New York LLC, Spring Valley. Property: 21 Colling Ave., Unit 312, Spring Valley. Amount: \$710,000. Filed May 25.

Kraus, Yoel, Monsey. Seller: 18-20 Twin LLC, Spring Valley. Property: 18 Twin Ave., Unit 303, Spring Valley. Amount: \$699,999. Filed May 23.

Lauffer, Burach and Ettl R. Lauffer, Monsey. Seller: Marr Place LLC, Spring Valley. Property: 2 Marman Place, Unit 102, Spring Valley. Amount: \$995,000. Filed May 26.

Leifer, Mordechai, Monsey. Seller: 18-20 Twin LLC, Spring Valley. Property: 18 Twin Ave., Unit 305, Spring Valley. Amount: \$825,000. Filed May 26.

Lincoln Flats LLC, Brooklyn. Seller: Victor Secreti, Stony Point. Property: 12 Pennington Way, New Hempstead. Amount: \$850,000. Filed May 25.

Luria, Riky, Spring Valley. Seller: Viola Ventures LLC, Chestnut Ridge. Property: 2102 Corner St., Spring Valley. Amount: \$329,000. Filed May 25.

Patel, Craig, Fishkill. Seller: 3306 Barnes Avenue Corp., Fishkill. Property: in Fishkill. Amount: \$160,000. Filed May 26.

Petrocelli, Luke and Sarah Petrocelli, Sprakill. Seller: Griff Construction LLC, Piermont. Property: 483 Kings Highway, Orangetown. Amount: \$325,000. Filed May 24.

Rockland Capital Ventures LLC, Stony Point. Seller: Brian Keith Condon Esq., Nanuet. Property: 3 Simenovsky Drive, Haverstraw. Amount: \$245,000. Filed May 24.

JUDGMENTS

Alvarez, Eduardo, Brewster. \$17,077.10. In favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed May 23.

Alvarez, Jennifer, Suffern. \$7,237.47 in favor of Discover Bank, Albany, Ohio. Filed May 23.

Bell, Shirley M., Beacon. \$5,372.55 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed May 24.

Bellamy, Mariamma, Suffern. \$18,322.71 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed May 24.

Blanco, Joseph, Mahopac. \$3,903.85 in favor of Citibank, Sioux Falls, South Dakota. Filed May 25.

Chisolm, Yahaira, Haverstraw. \$9,384.54 in favor of Discover Bank, Albany, Ohio. Filed May 23.

Conkil, Agigail B., Putnam Valley. \$1,501.43 in favor of Midland Credit Management Inc., San Diego, California. Filed May 26.

Curtis, Paul, Patterson. \$5,915.44 in favor of Midland Credit Management Inc., San Diego, California. Filed May 27.

Flakwah, Eugenia, Spring Valley. \$8,560.67 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed May 23.

Friedman, Joel, Spring Valley. \$9,298.25 JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed May 23.

Gandi, Russell, Pearl River. \$9,483.04 In favor of Discover Bank, Albany, Ohio. Filed May 24.

Gold, Rivkah, Spring Valley. \$69,248.60 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed May 27.

Goldberg, Esther B., Spring Valley. \$8,498.18 in favor of Bank of America National Association, Newark, Delaware. Filed May 34.

Hernandez, Annette, Poughkeepsie. \$3,918.64 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed May 24.

Horowitz, Shlomo, Spring Valley. \$12,014.05 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed May 27.

Jack Worth Construction LLC, Plainview, Texas. \$130,425.32 in favor of Arcarius LLC, Garden City. Filed May 24.

Johnson, Alexandria and Ranayah Brodhead, Poughkeepsie. \$10,139.92 in favor of 398 Church LLC, Poughkeepsie. Filed May 23.

Klein, Susan, Suffern. \$13,626.91 in favor of Capital One Bank National Association, Glen Allen, Virginia. Filed May 24.

Klein, Yoel, Spring Valley. \$7,745.48 in favor of Discover Bank, Albany, Ohio. Filed May 23.

Kohn, Leah, Airmont. \$12,968.59 in favor of Discover Bank, Albany, Ohio. Filed May 23.

Luciana, Stephen R., Carmel. \$7,457.76 in favor of Citibank National Association, Sioux Falls, South Dakota. Filed May 24.

Lutz, Carey M., Pearl River. \$7,828.28 in favor of Cavalry SPV I LLC, Albany. Filed May 27.

Martin, Sarah Thomas, Poughkeepsie. \$9,686 in favor of 2 Rose Street LLC, Poughkeepsie. Filed May 27.

Miller, Samuel, Monsey. \$13,318.38 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed May 24.

Narcise, Angelo, Carmel. \$9,693.07 in favor of Velocity, Investments LLC, Wall, New Jersey. Filed May 26.

Number One Best Deals LLC, Airmont. \$124,141.92 in favor of Santander Bank National Association, Riverside, Rhode Island. Filed May 25.

Palmieri, Robert A., Valhalla. \$8,556.03 in favor of Cavalry SPVI LLC, Valhalla. Filed May 26.

Pena, Emmanuel, Orangeburg. \$11,366.17 in favor of American Express National Bank, Sandy, Utah. Filed May 26.

Piere, Rule, Nanuet. \$6,746.74 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed May 25.

Ramirez, Sean, Nanuet. \$11,345.86 in favor of Velocity Investments LLC, Wall, New Jersey. Filed May 25.

Riedel, Jay, New City. \$11,461.75 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed May 23.

Seward, Laurie, Spring Valley. \$6,875.92 in favor of Velocity Investments LLC, Wall, New Jersey. Filed May 23.

Stein, David, Suffern. \$11,885.48 in favor of Discover Bank, Albany, Ohio. Filed May 26.

Sweeney, Catherine, Suffern. \$7,556.45 in favor of Citibank National Association, Sioux Falls, South Dakota. Filed May 26.

Taub, Jacob, Monsey. \$9,637.73 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed May 23.

Warum, Aliza, Spring Valley. \$9,417.63 in favor of American Express National Bank Sandy, Utah. Filed May 26.

Wolken, Jen, Kent Lakes. \$11,333.89 in favor of Discover Bank, Albany, Ohio. Filed May 27.

MECHANIC'S LIENS

Gold, Joel, as owner. \$28,922.97 in favor of Indigo Contracting Inc., Monroe. Property: 4 Princeton Drive, Highland Mills. Filed May 27.

Legoland New York LLC, as owner. \$304,000.45 in favor of Stantec Architecture Inc., Chicago, Illinois. Property: in Goshen. Filed May 23.

Mertz, Chezky, as owner. \$6,862.60 in favor of M&S Electric Inc., Monroe. Property: 7 Green Road, Monroe. Filed May 27.

Wolf, Esther and Maurice Wolf, as owners. \$10,986.98 in favor of Elite Framers Inc., Spring Valley. Property: 66 Cromwell Road, Blooming Grove. Filed May 27.

NEW BUSINESSES

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

PARTNERSHIPS

Zen RNS, 12 Hillside Terrace, Monroe 10950, c/o Angela C. Rabbitts and Filissa Marie Caserta. Filed May 27.

SOLE PROPRIETORSHIPS

Atlas Moving Shipping & Storage, 2640 Liberty Ridge, New Windsor 12553, c/o Curl Anglin. Filed May 25.

CN Development, 742 Creamery Road, Mongaup Valley 12762, c/o Nicholas Paul Serrone. Filed May 27.

Heavenly Distributions, 64 Henry Ave., Newburgh 12550, c/o Vanessa L. Harris Williams. Filed May 26.

Moose Property Maintenance, 22 Last Road, Middletown 10941, c/o Matthew E. Mcgrath. Filed May 23.

Pro Renovations, 2156 Mount Hope Road, Middletown 10940, c/o Nicole M. Vargas. Filed May 25.

Ramatza Entertainment, 125 Prospect Ave., Middletown 10940, c/o Peter Emeka Ike. Filed May 25.

RTS Inspections, 128 Johnston St., Newburgh 12550, c/o Rashad Hudyih. Filed May 27.

Ruby Rental & Décor, 9 Heritage Drive, Unit F, Harriman 10926, c/o Torres Rubi Sotelo. Filed May 27.

Stemmed From Rose, 2809 Cherry Tree Way, New Windsor 12553, c/o Rosemarie Tommasi. Filed May 27.

Super Housekeeping, 143 William St., Apt. 3, Newburgh 12550, c/o Jose S. Vimos. Filed May 24.

BUILDING PERMITS

Commercial

Petretti & Associates LLC, New York, New York, contractor for Petretti & Associates LLC. Install roof-top equipment and structural anchors for swing scaffolding at 290 Harbor Drive, Stamford. Estimated cost: \$100,000. Filed April 21.

Preference Construction LLC, Bridgeport, contractor for Northeastern Conference Corp of 7th Day Adventists. Replace roof, remove existing flashing around all outside edges, install fiber board insulation, roofing system, aluminum drip edges, cover strip and rubber flashing around existing pipes at 977 Hope St., Stamford. Estimated cost: \$46,857. Filed April 4.

RNL Development and Construction Corp., Westport, contractor for South End I LLC. Remove plaster ceiling that had partially fallen and replace with fire-rated sheetrock and remove and replace ceiling tiles as required for inspection and/or repairs at 18 Pulaski St., Stamford. Estimated cost: \$15,053. Filed April 29.

Russian School of Mathematics, Stamford, contractor for Russian School of Mathematics. Install illuminated wall sign at 1100 High Ridge Road, Stamford. Estimated cost: \$9,035. Filed April 18.

Signature Construction Group of Connecticut Inc., Norwalk, contractor for 300 Atlantic Street Owner LLC. Perform replacement alterations at 300 Atlantic St., Stamford. Estimated cost: \$130,000. Filed April 26.

Signature Construction Group of Connecticut Inc., Norwalk, contractor for Spus8 680 Washington Boulevard LP. Renovate pantry, storage, copy and conference rooms, and reception area at 680 Washington Blvd., Stamford. Estimated cost: \$263,000. Filed April 6.

Signature Construction Group of Connecticut Inc., Norwalk, contractor for Spus8 680 Washington Blvd LP. Perform replacement alterations at 680 Washington Blvd., Stamford. Estimated cost: \$391,000. Filed April 21.

Signature Construction Group of Connecticut Inc., Norwalk, contractor for One Stamford Plaza Owner LLC. Install a new entry door and split pantry to create conference room at 263 Tresser Blvd., Stamford. Estimated cost: \$20,000. Filed April 21.

Stamford Hilton, Stamford, contractor for Stamford Hilton. Erect a 2,000-square-foot tent at 151 Greenwich Ave., Stamford. Estimated cost: \$11,000. Filed April 18.

Stamford Museum & Nature Center, Stamford, contractor for Stamford Museum & Nature Center. Prepare for a private party at 39 Scofield town Road, Stamford. Estimated cost: \$500. Filed April 6.

Summers Corner LLC, Stamford, contractor for Summers Corner LLC. Construct retail space within existing ground-floor hall with new walls, lighting, fire protection and finishes at 61 Broad St., Stamford. Estimated cost: \$125,000. Filed April 11.

Titan Enterprises Inc., Ansonia, contractor for Abilis Inc. Renovate two bathrooms, including new tile walls, floors, shower, bath, vanities, sinks and toilets at 143 Hoyt St., Unit 1B, Stamford. Estimated cost: \$30,000. Filed April 26.

V Lehmann Construction Company Inc., Mahwah, New Jersey, contractor for 523 Canal Owner LLC. Construct a concrete swimming pool on third floor of building at 523 Canal St., Stamford. Estimated cost: \$180,000. Filed April 29.

Victor M. Hart, North Haven, contractor for the city of Stamford Cove Island Marina. Replace overhead door and minor electrical at 1125 Cove Road, Stamford. Estimated cost: \$26,875. Filed April 19.

Residential

Remodeling Consultants of Fairfield Inc., Mamaroneck, New York, contractor for Christopher Michael Rossi and Nicole Piccininni. Remove dividing wall between dining room and kitchen and erect new structural support; remodel kitchen within existing space; and remove sliding patio doors and windows at 666 W. Hill Road, Stamford. Estimated cost: \$120,000. Filed April 19.

Restoration Real Estate LLC, Stamford, contractor for Timothy R. and Mavis Doling. Add kitchen to floor above existing garage and perform interior renovations to kitchen and hallway and convert bedroom into a laundry room at 21 Princess Court, Stamford. Estimated cost: \$200,000. Filed April 27.

Romano Jr., John A. and Donna Romano, Stamford, contractor for John A. Romano Jr. Convert laundry and closet space on second floor to a full bath at 39 Stony Brook Drive, Stamford. Estimated cost: \$10,000. Filed April 1.

Shoreline Pools Inc., Stamford, contractor for Samantha L. Dorf. Construct an in-ground pool at 54 Chestnut Hill Road, Stamford. Estimated cost: \$75,000. Filed April 28.

Stamford Building Company LLC, Stamford, contractor for John McManus. Build vinyl covered aluminum railings reinforced with steel rebar at 39 Sagamore Road, Stamford. Estimated cost: \$10,000. Filed April 6.

Suburban Sunrooms Inc., Elmsford, New York, contractor for Rosemary Rigakos. Install scaffolding to seventh story of building at 188 Franklin St., Stamford. Estimated cost: \$24,470. Filed April 14.

Sunrun Installation Services Inc., San Francisco, California, contractor for Terrance G. and Antoinette D. Green. Install roof-mounted solar panels at 38 Kenilworth Drive East, Stamford. Estimated cost: \$19,174. Filed April 28.

Sunrun Installation Services Inc., San Francisco, California, contractor for Darnell Michel and Jennifer Galarza. Install roof-mounted solar panels at 134 Willowbrook Ave., Stamford. Estimated cost: \$31,173. Filed April 25.

Sunrun Installation Services Inc., San Francisco, California, contractor for Michael Williams. Install roof-mounted solar panels at 44 River Hill Drive, Stamford. Estimated cost: \$44,274. Filed April 21.

Sunrun Installation Services Inc., San Francisco, California, contractor for Barbara Conetta. Install roof-mounted solar panels at 36 Janes Lane, Stamford. Estimated cost: \$17,716. Filed April 19.

Sunrun Installation Services Inc., San Francisco, California, contractor for Jeffrey T. and Alison R. Black. Install roof-mounted solar panels at 1712 Newfield Ave., Stamford. Estimated cost: \$59,133. Filed April 26.

Super K Electric LLC, Stamford, contractor for Jackie S. Malen. Install Generac 24kw air-cooled generator at 65 Alexandra Drive, Stamford. Estimated cost: \$14,500. Filed April 18.

Super K Electric LLC, Stamford, contractor for Peter and Irene Kusulas. Install Generac liquid-cooled propane tanks at 75 Eagle Drive, Stamford. Estimated cost: \$19,900. Filed April 25.

Sydney Marks, Christopher Lancaster, Stamford, contractor for Christopher Sydney Marks. Build new bathroom on second floor of home at 79 Rachele Ave., Stamford. Estimated cost: \$3,600. Filed April 22.

The Prevailing Group LLC, Stamford, contractor for Patrick M. Pagano and Lorraine N. Pagano. Remodel bathroom powder room, guest bathroom and master bathroom at 668 Glenbrook Road, Unit 27, Stamford. Estimated cost: \$35,000. Filed April 18.

Thimio Zacharias, Hamden, contractor for Monica D. Rivera and Julio Moyano. Install an above-ground pool at 29 Hemlock Drive, Stamford. Estimated cost: \$12,000. Filed April 4.

Titus Built LLC, West Redding, contractor for Dean A. and Barbara Smith. Enclose existing rear porch and re-roof existing front entryway roof at 123 Downs Ave., Stamford. Estimated cost: \$49,130. Filed April 12.

Tomaj, Luigi and Tomaj Vera, Stamford, contractor for Luigi Tomaj. Convert a single-family house from a two-bedroom, one-bathroom to three-bedrooms and three bathrooms, renovate first floor, including kitchen, family room, stairs and entry with new overhang at 98 Crystal Lake Road, Stamford. Estimated cost: \$175,000. Filed April 7.

Tropiano, Laurie A., Stamford, contractor for Laurie A. Tropiano. Install a Generac generator using natural gas at 235 Emery Drive East, Stamford. Estimated cost: \$12,500. Filed April 29.

TWP Home LLC, Stamford, contractor for Robert Albin II and Dara Cothran Gedarovich. Replace vinyl siding and windows at 78 Wascussee Lane, Stamford. Estimated cost: \$66,820. Filed April 11.

Unlimited Services LLC, Stamford, contractor for Duardo. Remove and re-roof at 272 Mill Road, Stamford. Estimated cost: \$14,000. Filed April 14.

VBM Construction LLC, Stamford, contractor for Aleksandr and Maria Aduenko. Replace roof at the main house and detached garage at 96 Hubbard Ave., Stamford. Estimated cost: \$52,000. Filed April 29.

Veliz, Yolman Morales and Ana G. Carrera, Stamford, contractor for Yolman Morales Veliz. Convert existing full bathroom to half bathroom with a new exterior door to the back deck at 1653 Long Ridge Road, Stamford. Estimated cost: \$35,000. Filed April 1.

Vinylume Inc., Stamford, contractor for William Montgomery and Margaret Green. Replace seven windows at 254 Seaside Ave., Unit 266A, Stamford. Estimated cost: \$15,905. Filed April 19.

Vinylume Inc., Stamford, contractor for Pasquale and Marianna Donatiello. Remove existing shingles and install new roof shingles with all applicable accessories at 169 Silver Hill Lane, Stamford. Estimated cost: \$20,000. Filed April 28.

Vinylume Inc., Stamford, contractor for Praveen R. and Sarita Nayyar. Remove and install new asphalt shingles on roof with all necessary under alignment and accessories at 170 Davenport Farm Lane South, Stamford. Estimated cost: \$20,800. Filed April 28.

Vision Solar LLC, Blackwood, New Jersey, contractor for Edward Movero. Install roof-mounted solar panels at 125 Mulberry St., Stamford. Estimated cost: \$12,000. Filed April 22.

Vision Solar LLC, Blackwood, New Jersey, contractor for Wilson Nedra. Install roof-mounted solar panels at 12 Chestnut St., Stamford. Estimated cost: \$6,200. Filed April 20.

Vision Solar LLC, Blackwood, New Jersey, contractor for Thomas and Kathryn King. Install roof-mounted solar panels at 10 Skyline Lane, Stamford. Estimated cost: \$27,500. Filed April 28.

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

Questions and comments regarding this section should be directed to:

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

Facts & Figures

Zaleski, Daniel A., Stamford, contractor for Daniel A. Zaleski. Remove existing roof and re-roof 16 Whittaker St., Stamford. Estimated cost: \$12,167. Filed April 4.

COURT CASES

Bridgeport Superior Court

Calderwood, Andrew, et al, Darien. Filed by Sergio Estrada Rincon, Stamford. Plaintiff's attorney: Edmund Q. Collier Trial Lawyer LLC, Milford. Action: The plaintiff was attacked by the defendants' dog causing physical injury to multiple areas on his body. 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-22-6114147-S. Filed March 28.

G&G Trefoil, LLC, et al, Fairfield. Filed by Carol Sembrot, Trumbull. Plaintiff's attorney: Moore O'Brien & Foti, Middlebury. Action: The plaintiff suffered a fall due to defective and unsafe conditions of the sidewalk the defendants managed and controlled. As a result of the alleged negligence of the defendants, the plaintiff suffered severe injuries and seeks monetary damages of more than \$15,000, exclusive of interest and costs. Case no. FBT-CV-22-6114340-S. Filed April 5.

Homorodean, Julian, Milford. Filed by Paul Swiderski, Bridgeport. Plaintiff's attorney: Paul Joseph Ganim, 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-22-6114160-S. Filed March 29.

Pia Capital LLC, Westport. Filed by Roberto Vargas-Ceja, Norwalk. Plaintiff's attorney: Michael E. Skiber Law Office, Norwalk. Action: The plaintiff was walking on the defendant's premises when he was caused to fall after tripping on a portion of the concrete steps which crumpled as he was walking down the steps, forcing him to fall to the ground. The plaintiff's fall and injuries were due to the alleged negligence and/or carelessness of the defendant. 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-22-6114133-S. Filed March 25.

Sipes, Michael A., et al, Sandy Hook. Filed by Vincent Cinelli, Bridgeport. Plaintiff's attorney: Paul Joseph Ganim, 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-22-6114316-S. Filed April 5.

Danbury Superior Court

Blayne, Stephen, Bethel. Filed by Danbury Hospital, Bethel. Plaintiff's attorney: Howard Lee Schiff PC Law Offices, East Hartford. Action: The plaintiff provided hospital services and supplies to the defendant who allegedly neglected or refused to pay the plaintiff. 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-22-6042292-S. Filed Feb. 28.

Hutchings, Brendan, Stamford. Filed by Erdal Genc, Hawleyville. Plaintiff's attorney: Moore O'Brien & Foti, Middlebury. Action: The plaintiff was lawfully on the premises controlled by the defendant, when he was caused to slip and fall due to slippery and/or wet conditions on the floor, thereby causing the plaintiff to suffer injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-22-6042719-S. Filed April 12.

Neves, Leann C., et al, New Fairfield. Filed by Danbury Hospital, Danbury. Plaintiff's attorney: Philip H. Monagan Law Offices, Waterbury. Action: The plaintiff provided hospital services and supplies to the defendants who have neglected or refused to pay the plaintiff. 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-22-6042475-S. Filed March 11.

Stefanou, Andreas (Andrew), et al, Darien. Filed by Darya McVay, Ridgefield. Plaintiff's attorney: Stephen E. Nevas, Westport. Action: The plaintiff was employed by the defendant at her hair salon. The defendant created a hostile workplace environment for the plaintiff by confronting, insulting and ridiculing plaintiff about her religious beliefs and questioning her about her modeling career. As a result, the plaintiff suffered damages. The plaintiff seeks monetary damages more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-22-6042577-S. Filed March 24.

Stamford Superior Court

Cocomo, Madison, Stamford. Filed by Jasmine Gerow-Gathright, Nashua, New Hampshire. Plaintiff's attorney: Dolan Injury Lawyers PLLC, New Haven. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-20-6046056-S. Filed March 5.

Desai, Nihar, et al, Shelton. Filed by William Brown, Wilton. Plaintiff's attorney: Lerner Guarino & Foodman LLC, Westport. Action: The plaintiff and defendant entered a contract for the sale of the property. The defendants have breached the contract by refusing to close in accordance with the terms of the contract. As a result, the plaintiff suffered damages and 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-22-6056135-S. Filed April 6.

Oasis Charger Corp., Norwalk. Filed by Seth Murdoch, New York, New York. Plaintiff's attorney: Mary-Kate Smith, Stamford. Action: The defendant was employed the plaintiff to function as a chief financial officer. When the plaintiff began to dig deep into the finances of the defendant and attempted to implement the necessary changes, the company changed course and fired the plaintiff for doing exactly what it had asked him to do. The defendant discharged Murdoch for objecting to fraud and material misrepresentations to the defendant's directors, investors and creditors. The defendant retaliated against Murdoch and created sham performance issues as pretext for firing him. 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-22-6055970-S. Filed March 22.

Walmart Stores East, Limited Partnership, et al, East Hartford. Filed by Liseida Bamaca, Norwalk. Plaintiff's attorney: Mario Carter Law Firm, North Haven. Action: The plaintiff was walking toward the front entrance of the Walmart store when the metal barricades, which had been erected along the front sidewalk, suddenly and without warning, fell over and onto the plaintiff's left foot, causing her to sustain injuries. As a result, the plaintiff suffered damages. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-22-6056193-S. Filed April 12.

DEEDS

Commercial

10 Harkim Road LLC, Greenwich. Seller: Natalie M. Arone, Clearwater, Florida. Property: 10 Harkin Road, Greenwich. Amount: \$1,600,000. Filed April 29.

546 Chapel LLC, Milford. Seller: Catherine Ashley LLC, Brookfield. Property: 159 Colonial Road, Unit 8, Stamford. Amount: \$1,012,189. Filed April 21.

88 Dwight Street LLC, Fairfield. Seller: Victor Nesi, Fairfield. Property: 88 Dwight St., Fairfield. Amount: \$1. Filed April 26.

Acunto, John and Anna Acunto, Fairfield. Seller: 635 Springer LLC, Fairfield. Property: 635 Springer Road, Fairfield. Amount: \$1,325,000. Filed April 28.

Apple To Appletree LLC, Fairfield. Seller: Carl J. Borgatti, Fairfield. Property: 183 Knapps Highway, Unit 2A, Fairfield. Amount: \$358,500. Filed April 27.

Babst, John Henric and Pernilla Birgitta Winberg-Babst, Greenwich. Seller: ELK Homes Partners II LP, Rye, New York. Property: 52 Valleywood Road, Cos Cob. Amount: \$1. Filed April 28.

Bransing Associates LLC, Norwalk. Seller: J. O'Brien & 8 Sons Inc., Stamford. Property: 130 Lenox Ave., Unit 25, Stamford. Amount: \$690,000. Filed April 20.

Brisolla Aith, Jorge Fernando and Tassia Reis, Fairfield. Seller: Oakvale Homes LLC, Westport. Property: 191 Doreen Drive, Fairfield. Amount: \$1,388,000. Filed April 26.

CAB Investments LLC, Stamford. Seller: Jessica Yoguez, Stamford. Property: 52 Ridgewood Ave., Stamford. Amount: \$560,089. Filed April 19.

Maldonado, Renan, Port Chester, New York. Seller: US Bank National Association, Houston, Texas. Property: 759 Hope St., Stamford. Amount: \$268,461. Filed April 20.

Mazzella, Bill, Stamford. Seller: Balouch Washington LLC, Stamford. Property: 1633 Washington Blvd., Unit 2E, Stamford. Amount: \$270,000. Filed April 18.

Metro Holding Company LLC, Fairfield. Seller: Baltimore Associates Limited Partnership, Fairfield. Property: 95 Old Post Road, Southport. Amount: \$1,260,000. Filed April 25.

MG4 of Florida LLC, Marco Island, Florida. Seller: John Charles Seifert and Shona L. Seifert, Fairfield. Property: 794 Sasco Hill Road, Fairfield. Amount: \$8,000,000. Filed April 29.

Rosenfeld, David A., Fairfield. Seller: 178 Nichols Street LLC, Fairfield. Property: 178 Nichols St., Fairfield. Amount: \$550,000. Filed April 29.

Six Upland Road LLC, Greenwich. Seller: 6 Upland Road LLC, Greenwich. Property: 6 Upland Drive, Greenwich. Amount: \$1. Filed April 27.

Strawberry Hill Realty LLC, Stamford. Seller: Starex LLC, New Canaan. Property: 60 Strawberry Hill Ave., No. 406, Stamford. Amount: \$115,000. Filed April 18.

Xu, Xiao Hang and Vivian Xu, Greenwich. Seller: 31 Moshier Street LLC, Greenwich. Property: 31 Moshier St., Unit A, Greenwich. Amount: \$900,000. Filed April 25.

Residential

Andersen, Timothy and Tatiana Andersen, Greenwich. Seller: Michael Reynolds and Callie Reynolds, Cos Cob. Property: 16 Windy Knolls Condominium, Unit A, Greenwich. Amount: \$785,000. Filed April 25.

Attard, Nicholas B. and Laura K. Attard, Stamford. Seller: Gloria J. Mellinger, Fairfield. Property: 237 Taunton Road, Fairfield. Amount: \$875,000. Filed April 28.

Barriga, Kevin J., Stamford. Seller: Iwona Bartosiewicz, Stamford. Property: 91 Strawberry Hill Ave., Unit 434, Stamford. Amount: \$230,000. Filed April 19.

Berrett, Justin R. and Christina Berrett, Greenwich. Seller: John Bentley and Christina Bentley, Greenwich. Property: 26 Valleywood Road, Greenwich. Amount: \$1,465,000. Filed April 29.

Clemmens, Robert David and Therese Nada Tripler, Stamford. Seller: Richard P. Lawlor and Mary Ann Lawlor, Stamford. Property: 1569 Newfield Ave., Stamford. Amount: \$799,000. Filed April 18.

Collins, Anthony, Stamford. Seller: Esmeralda De La Cruz and Francisca B. Santander, Stamford. Property: 406 Courtland Ave., Stamford. Amount: \$395,000. Filed April 19.

Frates, Jonathan W. and Katherine A. Ryan, New York, New York. Seller: Kathleen Biscone, Southport. Property: 924 Cedar Road, Southport. Amount: \$1,750,000. Filed April 25.

Facts & Figures

Friedman, Mark M. and Chong A. Friedman, Fairfield. Seller: Arthur A. Jensen and Helen M. Jensen. Fairfield. Property: 81 Sigwin Drive, Fairfield. Amount: \$707,000. Filed April 29.

Grant, Ryan Abraham and Jacklyn Truong, Lewisburg, Pennsylvania. Seller: Edwin Roland and Pamela Roland. Fairfield. Property: 470 South Benson Road, Fairfield. Amount: \$1,750,000. Filed April 28.

Harrigan, Sean and Laura Harrigan, Rockville, New York. Seller: Joaquim Goncalves and Joanna Goncalves. Tega Cay, South Carolina. Property: 27 Old Black Rock Turnpike, Fairfield. Amount: \$1,207,000. Filed April 26.

Helsing, Daryl J., Stamford. Seller: Levonne Petruzellis, Hollywood, Pennsylvania. Property: 32 Sachem Place, Stamford. Amount: \$500,000. Filed April 22.

Jafri, Abbas S. and Zainab Rabab Jafri, Stamford. Seller: Syed A. Jafri and Zari Jafri. Stamford. Property: 743 Long Ridge Road, Stamford. Amount: \$550,000. Filed April 20.

Kane, Rita and David Kane, Westport. Seller: Ramakrishna Nagaraj and Meera Ramakrishna. Stamford. Property: 114 Crestwood Drive, Stamford. Amount: \$690,000. Filed April 19.

Lambrinakos, Christopher and Chelsea Lambrinakos, Stamford. Seller: Susan McIntosh. Stamford. Property: 37 Klondike Ave., Stamford. Amount: \$717,000. Filed April 20.

Leal, Robert E. and Caroline Q. Ryng, Stamford. Seller: Christopher P. Piqueira. Stamford. Property: 42 Highland Road, Unit 6, Stamford. Amount: \$645,000. Filed April 21.

Lee, Jane Ji Yon and Michael Joohun Seo, Westport. Seller: David D. Wildermuth and Maria D. Wildermuth. Fairfield. Property: 883 Fairfield Beach Road, Fairfield. Amount: \$3,700,000. Filed April 26.

Li, Junjie and Xinglan Mei, Stamford. Seller: Thomas L. Flynn and Patricia M. Flynn. Broken Arrow, Oklahoma. Property: 53 Reynolds Ave., Stamford. Amount: \$900,000. Filed April 22.

Lim, Jeonghan, Stamford. Seller: Jose A. Tierno and Sara Kochummen Tierno. Menlo Park, California. Property: 11 Locust St., Stamford. Amount: \$580,000. Filed April 20.

Lopez, Justen J., Fairfield. Seller: Yun Ye Chen and Yong Ce Chen. Shoreview, Minnesota. Property: 2 Washington Court, Unit 4, Stamford. Amount: \$268,000. Filed April 21.

MacVane II, Philip Francis and Victoria Rose Vigorito, Fairfield. Seller: Mark Frankel and Carla Frankel. Fairfield. Property: 121 Lynnbrook Road, Fairfield. Amount: \$436,000. Filed April 25.

McDermott, Margaret and John Carey, Old Greenwich. Seller: Michael Lembo and Erica Lembo. Norwalk. Property: 12 Tomac Ave., Greenwich. Amount: \$1,752,500. Filed April 25.

Muller, Jadiel and Alini Muller, Stamford. Seller: Nicholas DeSousa and Jennifer Carlton. Stamford. Property: 239 Briar Brae Road, Stamford. Amount: \$830,000. Filed April 18.

Neuwirth, Alexander and Madalyn Neuwirth, Greenwich. Seller: Michael Grunberg. Greenwich. Property: 1 Juniper Hill Road, Greenwich. Amount: \$3,155,700. Filed April 26.

Nikic, Natasha, Greenwich. Seller: Robert Scott Sargeant and Jennifer Sargeant. Greenwich. Property: 21 Woods Ave., Greenwich. Amount: \$999,999. Filed April 25.

Pinto, Ethel R. and Sergio Lizardo Pinto Boch, Fairfield. Seller: Edyta Awan. Fairfield. Property: 14 May St., Unit 14, Fairfield. Amount: \$335,000. Filed April 26.

Pisacreta, Carmine, Greenwich. Seller: Alba Pisacreta and Carmine Pisacreta. Greenwich. Property: 297 Riversville Road, Greenwich. Amount: \$10. Filed April 25.

Platsis, Maria, Greenwich. Seller: Maria Platsis. Greenwich. Property: 11 Brook Drive, Greenwich. Amount: \$1. Filed April 28.

Rao, Sidhant and Chase Elizabeth Kehoe, Wilton. Seller: Michael Sampson and Susan Sampson. Wainscott, New York. Property: 362 Davis Ave., Unit 4, Greenwich. Amount: \$1. Filed April 26.

Sauve, Anthony A. and Yuling Chi, New Rochelle, New York. Seller: Jeffrey S. Ferraro and Lisa A. Ferraro. Stamford. Property: 254 W. Haviland Lane, Stamford. Amount: \$1,100,000. Filed April 18.

Schofield, Rick H. and Barbara J. Pite, Scottsdale, Arizona. Seller: James K. Miller and Kathleen M. Miller. Greenwich. Property: Unit 11, Hamilton Way Condominium, Greenwich. Amount: \$10. Filed April 27.

Sisson, Raymond C., Rye, New York. Seller: Peter K. Englert and Norma E. Englert. Greenwich. Property: 33 W. Putnam Ave., Unit 1G, Greenwich. Amount: \$N/A. Filed April 29.

Szanto, Terence and Louise Szanto, Fairfield. Seller: Jacob Tripp and Stephanie McDonald. Fairfield. Property: 211 Rock Ridge Road, Fairfield. Amount: \$930,000. Filed April 28.

Tamayo, Juan and Jose Aspiroz Gonzalez, Elmhurst, New York. Seller: Michael R. Schaedler. Fairfield. Property: 85 Wellner Drive, Fairfield. Amount: \$435,000. Filed April 25.

Taveras, Nestor, Yonkers, New York. Seller: Camille M. Tummes. Ridgefield. Property: 71 Hope St., Unit 27A, Stamford. Amount: \$220,000. Filed April 21.

Thompson, Kenneth K... Stamford. Seller: Kenneth K. Thompson and Barbara I. Thompson. Stamford. Property: 74 Fairview Ave., Stamford. Amount: \$N/A. Filed April 22.

Viscelli, Thomas E. and Amanda B. Viscelli, Greenwich. Seller: Keith Kelly and Jennifer H. Kelly. Riverside. Property: Lot 9, Map 3430, Riverside. Amount: \$1. Filed April 25.

Walsh, Jerome and Jacqueline Walsh, Greenwich. Seller: William S. Pepe Jr. and Katherine Haynes. Greenwich. Property: 12 Winding Lane, Greenwich. Amount: \$1. Filed April 29.

Windisch, Zoltan and Reka Windisch-Mihala, Riverside. Seller: Christopher F. Webster Sr. and Jennifer L. Hansen. Greenwich. Property: 15 Mary Lane, Riverside. Amount: \$10. Filed April 29.

Wu, Mark and Sharon Wu, Greenwich. Seller: Judy Liu and Joseph J. Babcock. Riverside. Property: 21 Cary Road, Riverside. Amount: \$N/A. Filed April 26.

Yao, Dean and Xintong Du, Greenwich. Seller: Wendy J. Wylie. Greenwich. Property: Lot 11, Map 1418, Grey Rock Drive, Greenwich. Amount: \$1. Filed April 26.

MORTGAGES

Abbazia, Timothy F., Stamford. by Dennis Bujdud. Lender: CrossCountry Mortgage LLC, 6850 Miller Road, Brecksville, Ohio. Property: 85 Courtland Ave., Unit 120, Stamford. Amount: \$359,000. Filed April 11.

Aioffi, Marco and Silvia Romano, Greenwich, by Marlene E. Macauda. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 49 Lockwood Lane, Riverside. Amount: \$2,080,000. Filed April 18.

Alves-Martins, Adalberto, Stamford, by Mark McNally. Lender: Amres Corp., 1 Neshaminy Interplex Drive, Suite 310, Feasterville Trevose, Pennsylvania. Property: 74 Colonial Road, Stamford. Amount: \$578,000. Filed April 12.

Bonaventura, Lori, Greenwich, by James Kavanagh. Lender: US Bank National Association, 4801 Frederica St., Owensboro, Kentucky. Property: 1525 E Putnam Ave., Unit 307, Old Greenwich. Amount: \$225,000. Filed April 20.

Ceraso, Anthony and Karen A. Ceraso, Stamford, by Brooke Cavaleiro. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 195 Davenport Farm Lane West, Stamford. Amount: \$722,500. Filed April 13.

Coote, Simon P. and Myriam L. Merchan Bonilla, Greenwich, by James C. Kahn. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 46 Chapel St., Greenwich. Amount: \$652,500. Filed April 22.

Delecroix, Mary C. and Mathieu Delecroix, Greenwich, by N/A. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 25 Chapel Lane, Riverside. Amount: \$1,100,000. Filed April 21.

Dimitrief, Michael and Leslie Dimitrief, Greenwich, by M. Cassin Maloney Jr. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 327 Valley Road, Cos Cob. Amount: \$2,580,000. Filed April 21.

Dunlap, Brian and Taylor Dunlap, Greenwich, by Thomas Anthony Toscano. Lender: JPMorgan Chase Bank NA, 3050 Highland Pkwy., Fourth floor, Downers Grove, Illinois. Property: 11 Plow Lane, Greenwich. Amount: \$3,780,000. Filed April 19.

Dunn Jr., Raymond E. and Carolyn Mara Dunn, Greenwich, by Kristina E. Kelly. Lender: First Republic Bank, 111 Pine St., San Francisco, California. Property: 36 Midwood Drive, Greenwich. Amount: \$1,999,700. Filed April 19.

Epps, Ashley V. and Anthony M. Epps, Fairfield, by Karen Lee Miller. Lender: Chelsea Groton Bank, 904 Poquonnock Road, Groton. Property: 102 Catherine Terrace, Fairfield. Amount: \$600,000. Filed April 21.

Fazio, Ryan, Greenwich, by Diane Inzitari. Lender: Loandepot.com LLC, 26642 Towne Centre Drive, Foothill Ranch, California. Property: 25 Cary Road, Riverside. Amount: \$526,500. Filed April 18.

Felinski, Bernice, Fairfield, by N/A. Lender: Loandepot.com LLC, 26642 Towne Centre Drive, Foothill Ranch, California. Property: 88 Old Black Rock Turnpike, Fairfield. Amount: \$219,625. Filed April 18.

Fletcher, Janet E., Stamford, by Aaron Charney. Lender: Newrez LLC, 1100 Virginia Drive, Suite 125, Fort Washington, Pennsylvania. Property: 47 Meadowpark Avenue East, Stamford. Amount: \$167,500. Filed April 11.

Foster, Mark D. and Kelly W. Foster, Fairfield, by Myrna McNeil. Lender: Interfirst Mortgage Company, 9525 W. Bryn Mawr Ave., Suite 400, Rosemont Illinois. Property: 101 Toilsome Hill Road, Fairfield. Amount: \$608,000. Filed April 20.

Gallagher Jr., William J. and Jacqueline Gallagher, Fairfield, by Ethel Pinto. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 72 Lamplighter Lane, Fairfield. Amount: \$200,000. Filed April 18.

Gallardo-Bridge, Carlos and Andrea Fuica, Fairfield, by Zionamarquize Q. Bohannon. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 504 Davis Road, Fairfield. Amount: \$100,000. Filed April 18.

Gibbons, Elaine J., Fairfield, by Victoria T. Ferrara. Lender: Sikorsky Financial Credit Union, 1000 Oronoque Lane, Stratford. Property: 31 Larbert Road, Southport. Amount: \$503,000. Filed April 19.

Greenhaw, Justin L., Fairfield, by Daniel T. Murtha. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 71 School St., Fairfield. Amount: \$435,798. Filed April 19.

Helmer, George and Amy Holmer, Fairfield, by Olive Cassandra Denton. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 985 Church Hill Road, Fairfield. Amount: \$200,000. Filed April 22.

Jackson, Tunde and Nia J. Rhodes, Stamford, by Brice Anthony Quinn. Lender: Secretary of Housing and Urban Development, 451 Seventh Street SW, Washington, D.C. Property: 30 Brown Ave., 30, Stamford. Amount: \$76,225. Filed April 13.

Kampman, Wendy A. and Richard C. Brodsky, Fairfield, by CH Barrington. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 120 Rhoda Ave., Fairfield. Amount: \$1,005,000. Filed April 19.

Looney, Todd A. and Mary Peach Looney, Stamford, by Seth Arnowitz. Lender: CrossCountry Mortgage LLC, 6850 Miller Road, Brecksville, Ohio. Property: 59 Erickson Drive, Stamford. Amount: \$781,000. Filed April 11.

Mabud, Abdul, Stamford, by Kellie Ann Vazzano. Lender: American Financial Network Inc, 10 Pointe Drive, Suite 330, Brea, California. Property: 49 Hillside Ave., Stamford. Amount: \$464,000. Filed April 13.

MaGuire, Matthew and Jenna MaGuire, Stamford, by Michael R. Lowitt. Lender: State Department Federal Credit Union, 1630 King St., Alexandria, Virginia. Property: 121 Dundee Road, Stamford. Amount: \$660,000. Filed April 12.

Martin, Trevor S., Fairfield, by Thomas W. Ozimkoski. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 188 School St., Fairfield. Amount: \$253,500. Filed April 20.

Facts & Figures

McCormack, Robert B. and Mary-Jane McCormack, Greenwich, by Kenneth M. Gammill. Lender: City National Bank, 350 S. Grand Ave., Fifth floor, Los Angeles, California. Property: 12 Martin Dale North, Greenwich. Amount: \$3,836,000. Filed April 22.

Medina Lopez, Ilibette, Stamford, by Gillian V. Ingraham. Lender: Cardinal Financial Company, 3701 Arco Corporate Drive, Suite 200, Charlotte, North Carolina. Property: 38 Richards Ave., Unit D, Stamford. Amount: \$471,306. Filed April 12.

Mei Wan Sin, Stamford, by Heng Chen. Lender: Metro City Bank, 5114 Buford Highway NE, Doraville, Georgia. Property: 1 Valley Road, Unit 205, Stamford. Amount: \$240,000. Filed April 14.

Messina, Mark and Erica Messina, Fairfield, by Peter Ambrose. Lender: Movement mortgage LLC, 8024 Calvin Hall Road, Indian Land, South Carolina. Property: 212 Roseville Terrace, Fairfield. Amount: \$415,150. Filed April 22.

Murray, Michelle M. and Michael J. Murray, Fairfield, by Charles A. Fiore. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 343 Cascade Drive, Fairfield. Amount: \$600,000. Filed April 18.

Olshan, Joseph and Todd Wolk, Stamford, by Pat DeMaio Jr. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 1038 Rock Rimmon Road, Stamford. Amount: \$666,3375. Filed April 14.

Pacelli Guzman, Eugenio and Clara Elena Gutierrez, Greenwich, by Annemarie F. Stern. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 39 Riverside Ave., Riverside. Amount: \$75,000. Filed April 19.

Phillips, Leonard and Joanne Phillips, Greenwich, by Anny Polanco. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 220 Davis Ave., Greenwich. Amount: \$214,000. Filed April 22.

Sembos, Anna, Stamford, by Jack S. Lipson. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 15 Brandt Road, Stamford. Amount: \$900,000. Filed April 14.

Seyal, Aziz A. and Robina Seyal, Fairfield, by Benjamin A. Saavedra. Lender: Loandepot.com LLC, 26642 Towne Centre Drive, Foothill Ranch, California. Property: 138 Mona Terrace, Fairfield. Amount: \$325,000. Filed April 20.

Shanahan, Joseph W. and Nicole Shanahan, Stamford, by Douglas Seltzer. Lender: Navy Federal Credit Union, 820 Follin Lane SE, Vienna, Virginia. Property: 41 Benstone St., Stamford. Amount: \$274,000. Filed April 13.

Stern, Louis, Greenwich, by Tom S. Ward Jr. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 60 Round Hill Road, Greenwich. Amount: \$3,000,000. Filed April 20.

Stewart, Mary T. and Michael Joseph Stewart, Southport, by Stacy C. Surgeon. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 154 Mill Hill Terrace, Fairfield. Amount: \$120,000. Filed April 20.

Tangeman, Carolyn S., et al, Greenwich, by Michael F. Puleski. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 27 Georgetown North, Greenwich. Amount: \$1,060,000. Filed April 20.

Uhl, W. Trevor and Leslie Uhl, Fairfield, by Lori M. Dion. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 26 Rhoda Ave., Fairfield. Amount: \$500,000. Filed April 19.

Valdes, Jeffrey, Stamford, by Jonathan T. Hoffman. Lender: Guaranteed Rate Affinity LLC, 3940 N Ravenswood, Chicago, Illinois. Property: 1283 Hope St., Apt. 2, Stamford. Amount: \$288,300. Filed April 13.

Vanderwilt, Damien and Tina Vanderwilt, Greenwich, by Jeremy E. Kaye. Lender: JPMorgan Chase Bank NA, 3050 Highland Pkwy., Fourth floor, Downers Grove, Illinois. Property: 113 Woodside Drive, Greenwich. Amount: \$4,050,000. Filed April 21.

Wadhwani, Leena and Hemant Sujjan, Stamford, by Dorian Arbelaez. Lender: Digital Federal Credit Union, 220 Donald Lynch Blvd., Marlborough, Massachusetts. Property: 53 Wire Mill Road, Stamford. Amount: \$787,000. Filed April 14.

Zarrilli, Jennifer C., Greenwich, by Douglas Seltzer. Lender: Sprout Mortgage LLC, 1680 Southwest St., Suite 208, Port Saint Lucie, Florida. Property: 71 Bowman Drive, Greenwich. Amount: \$700,000. Filed April 18.

NEW BUSINESSES

AMC Landmark Square 8, 101 Broad St., Stamford 06901. c/o American Multi-Cinema. Filed April 26.

AMC Majestic 6, 118 Summer St., Stamford 06901. c/o American Multi-Cinema. Filed April 26.

Bean Sports Medicine, 36 Dyke Lane, Stamford 06902. c/o Dr. Kyle James Bean LLC. Filed April 25.

Cardona Flooring, 501 W. Main St., Apt. 1F, Stamford 06902. c/o C. Cardona. Filed April 26.

CVS Pharmacy No. 1219, 229 Hope St., Stamford 06906. c/o Connecticut CVS Pharmacy LLC. Filed April 25.

CVS Pharmacy No. 2258, 537 Canal St., Stamford 06902. c/o Connecticut CVS Pharmacy LLC. Filed April 25.

CVS Pharmacy No. 3719, 11 Forest St., Stamford 06901. c/o Connecticut CVS Pharmacy LLC. Filed April 25.

CVS Pharmacy No. 5881, 969 High Ridge Road, Stamford 06905. c/o Connecticut CVS Pharmacy LLC. Filed April 25.

Eagle Alpha Solutions Network, 243 Flax Hill Road, Norwalk 06854. c/o Rofhok Saida Sime O'Brien. Filed April 22.

East Avenue Dental Care, 111 East Ave., Suite 200, Norwalk 06851. c/o Jennifer Hister. Filed April 21.

El Charrito, 100 Greyrock Place, No. D301, Stamford 06901. c/o El Charrito Taqueria LLC. Filed April 25.

HomeServices Insurance Inc., 800 Westchester Ave., Suite N505, Rye Brook, New York 10573. c/o Michael T. Browne. Filed April 22.

Jamaica Heritage Day, 295 West Ave., Norwalk 06850. c/o Heritage Trust of Jamaica. Filed April 22.

Kyushu Ramen & Sushi, 235 Bedford St., Stamford 06901. c/o Yue Wang. Filed April 22.

Ligi's Marble and Tile Installation, 27 Lindsey Ave., Stamford 06905. c/o William F. Ligi. Filed April 21.

Maintenance Beyond, 91 Strawberry Hill Ave., Stamford 06902. c/o Maintenance Motivated by Money Entreprises LLC. Filed April 25.

McSumiglobal Group LLC, 103 Connecticut Ave., Stamford 06902. c/o Pedro S. Sumiano Mauri. Filed April 27.

Noir Candle Company, 164 Sylvan Knoll Road, Stamford 06902. c/o Shakyla Evans. Filed April 25.

Print Depot, 60 Strawberry Hill Ave., No. 418, Stamford 06902. c/o Shifa Khan. Filed April 25.

Quicksecureloan.com, 438 N. Frederick Ave., Suite 225, Gaithersburg, Maryland 20877. c/o Sunny Lending LLC. Filed April 26.

Sam's Home Services, 114 Clover Hill Drive, Stamford 06902. c/o Samuel Escalante. Filed April 26.

Shucos 502, 206 Richmond Hill Ave., Stamford 06902. c/o Jose L. Alvarez-Rodas. Filed April 25.

The Medicine Horses, 17 Congress St., Stamford 06902. c/o The Medicine Horses LLC. Filed April 26.

Vegan To Go-Go, 139 Davis Ave., Greenwich 06830. c/o Joseph C. Williams-Pace. Filed April 25.

LEGAL NOTICES

Reisco Enterprises LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 3/24/2022. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 29 Beechwood Way, Briarcliff Manor, NY 10510. General Purpose #63125

Notice of Formation of Muscovado Sweets, LLC. Articles of Organization filed with SSNY on 7/22/2020. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to 48 Emmett Terrace, New Rochelle NY, 10805. Purpose: any lawful act or activity. #63126

Notice of Formation of Sage Creative Management, LLC Art. Of Org. filed with SSNY on 3/24/22. 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, 157 Beechwood Ave., Mount Vernon NY 10553. Purpose: any lawful purpose. #63130

The Benedict Group, LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 4/13/2022. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 16 Benedict Ave., White Plains, NY 10603. General Purpose. #63134

Be You Apparel One LLC Art of Org. filed with the SSNY on 01/14/2022. 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. OSORIO CACHAYA LAW OFFICES, PLLC 203 EAST POST ROAD WHITE PLAINS, NY 10601. Purpose: Any lawful purpose. #63135

Hover Studios LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 3/21/2022. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to C/O Kara Fragola, 63 Columbia Pl., Mt. Vernon, NY 10552. General Purpose. #63137

Articles of organization were filed with the Secretary of State of New York (SSNY) on 4/19/22. Office location Westchester County, The SSNY has been designated agent of the LLC upon whom process against it may be served. SSNY shall mail a copy and process to: The LLC PO Box 302 New Rochelle New York 10804 principal business location of the LLC purpose and lawful location business activity. #63138

Notice of formation of a Domestic LLC: MBC Properties LLC. Date of filing Articles of Organization with the Secretary of State of NY (SSNY) on 02/22/2022. The LLC is located in Westchester County. The SSNY is designated as agent of LLC upon whom process against it may be served. The address to which the SSNY shall mail a copy of any process against it served, is to the principal business location of the LLC at c/o 49 Highland Rd. Thornwood NY 10594. Purpose: any lawful activity. #63141

TJC Realty LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 3/23/2022. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to Lash Kocovic, 41 Livingston Ave., Valhalla, NY 10595. General Purpose. #63143

26 Legion, LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 2/11/2022. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to Mark Mathias, 179 Nelson Rd., Scarsdale, NY 10583. General Purpose. #63144

BERK NYC LLC Art of Org. filed with the SSNY on 04/18/2022. 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. Cem Uzun 30 Briar Ln , Crompond , NY 10517. Purpose: Any lawful purpose. #63146

Notice of Formation of Diamond Solutions Group, LLC. Arts. of Org. filed with SSNY on 3/24/2022. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to 2 Moore Drive, Yorktown Heights NY 10598. Purpose: any lawful act or activity. #63147

A & A Reliable Insurance Agency LLC. Filed 1/3/22 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 92 North Avenue, Suite 201, New Rochelle, NY 10801 Purpose: All lawful #63148

Danznik LLC. Filed 1/3/22 Office: Westchester Co. SSNY designated as agent for process & shall mail to: c/o USA Corporate Services Inc., 19 W 34th St Ste 1018, New York, NY 10001 Purpose: All lawful. #63149

43 Jackson Street LLC. Filed 1/4/22 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 43 Jackson Street, New Rochelle, NY 10801 Purpose: All lawful #63150

MB Acquisitions LLC. Filed 1/5/22 Office: Westchester Co. SSNY designated as agent for process & shall mail to: c/o Galgano Sharp, 399 Knollwood Road, Suite 318, White Plains, NY 10603 Purpose: All lawful #63151

DNA Woodworking LLC. Filed 12/8/21 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 91 Broadway, Harrison, NY 10528 Purpose: All lawful #63152

Westchester Pressure Washing Services LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 5/3/2022. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 160 Truman Ave., Yonkers, NY 10703. General Purpose. #63157

NOTICE OF FORMATION of Saum Shetty LLC. Art. of Org. filed with the Secy of State of NY (SSNY) on May 12th, 2022 Off. Loc Westchester County. SSNY has been desig. as agent upon whom process against it may be served. The address to which the SSNY shall mail a copy to is: The Saum Shetty LLC, 2 Burgess rd, Scarsdale, NY 10583. Purpose: Any lawful act. #63158



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**SARAH JONES-MATURO**

President
RMFRIEDLAND

President of RM Friedland LLC since November of 2015, Sarah Jones-Maturo oversees a team of brokerage and staff professionals. The company had a banner year in 2016, Sarah's first full year at the company. During her short tenure at RM Friedland she has led a complete rebranding of the company, started an investment sales division with a prior sales track record of 2.4 billion and spearheaded numerous business development efforts, which have led to high-profile assignments. Her primary focus is on training her staff and brokers to reach their maximum potential. RM Friedland is the largest privately held commercial real estate brokerage company in Westchester County. Before RM Friedland, Sarah spent 11 years at CBRE, the global leader in commercial real estate brokerage where she was an office broker with a particular focus on northern and central New Jersey. Sarah received numerous awards and accolades throughout her career. In 2014, she was recognized as one of "Tomorrow's Leaders" by Real Estate Forum. The year prior, she was appointed to the highly selective CBRE National Brokerage Advisory Board. She was also named one of RENJ magazine's "Top 30 Under 30" in 2006 and 2008 and was named CBRE's Associate of the Year and Rookie of the Year in 2005 and 2006, respectively. During her transactional brokerage career she represented companies such as Sony, Sprint and Dow Jones to name a few, and in 2014 and 2015 alone, completed over one million square feet of leasing transactions. Sarah is on the Advisory Board of The Westchester Community Foundation. She is also on the Advisory Board for Fordham University's Real Estate Institute. She lives in Larchmont with her husband and two children.

SAVE THE DATE!

- June 14: Professional Certificate Classes begin
- June 27: Construction Methods Summer Intensive
- July 5: Financial Modeling Summer Intensive begins
- July 11, 18, 25: High School summer programs begin
- July 26: Industry Event: CRE & The Rising Rate Market
- August 4: Fall 2022 Express Admission Day

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**GARY KERR**

Managing Director, Development-Northeast
Greystar

Managing Director for Greystar Development Services in the Northeast region, Gary Kerr is responsible for managing new development projects and expanding the development pipeline for Greystar in Massachusetts, New York, Connecticut, Rhode Island, Maine, New Hampshire and Vermont. Previously, he served as a managing director of the Boston-based Cronin Development and a senior director at Tishman Speyer. Gary has been active in the industry since 2005 and has managed multiple large-scale, ground-up developments of various asset classes, including residential, office and life science. He previously led the redevelopment of Boston's iconic Pier 4 and worked on the master-planning entitlement of over one million square feet of commercial development in the Kendall Square submarket of Greater Boston. He received a Bachelor of Arts degree in business from Saint Anselm College as well as a Bachelor of Science degree in mathematics from Queens University. He also earned a Master of Science degree in construction and real estate from the University of Reading and a Master of Business Administration degree from Boston College.



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**AMY ROSE**

President and CEO
Rose Associates

President and CEO of Rose Associates, a Certified Minority and Women-owned Business (M/WBE) focused on the acquisition, development and management of multifamily rental properties in New York City and the tri-state area, Amy Rose is responsible for the strategic, financial and operational leadership for Rose Associates and its companies Rose Capital Group and Rose Property Management Group. Under her direction, Rose Capital Group has acquired and is currently developing over 3 million square feet of new multifamily apartments in strategic transit-oriented locations, opportunity zones and prime locations across the metro area. Additionally, she oversees the Rose Property Management Group, with a focus on growth and tech-forward efficiencies that have ensured that the 19,000 units the group currently has under management continually outperform the market. Amy holds a Bachelor of Science degree from the University of Michigan. She serves on the Board of Directors of INDUS Realty Trust Inc. and The Real Estate Roundtable as well as the Board of Governors and the Executive Committee of The Real Estate Board of New York. She is an active member of Urban Land Institute and The Young Presidents' Organization. Amy serves on the Dean's Advisory Council of Literature, Science and Arts and the Ross Real Estate Advisory Board at the University of Michigan. She is a member of the Board of Directors of The Jewish Museum.



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**JOE VACCARO**

Partner
The V20 Group

Founding partner at V20 Group LLC, Joseph Vaccaro joined V20 Group in 2018 with a focus on growing the business and contributing analytics expertise. He is involved in all facets of the development process, including site acquisition, ground-up construction, leasing, property management and maintaining the landlord/tenant relationship. Joseph has 18 years of experience in the securitized product industry, primarily as a mortgage credit bond trader and trading desk supervisor. Prior to joining V20 Group, Joseph was managing director and group head of securitized products trading at KeyBank Capital Marketings in New York, where he managed the trading business and led the transformation of the securitized products department into a well-known and respected business. Joseph also has a deep knowledge of mortgage credit trading, having managed multiple securitized products trading businesses at RBC Capital Marketing, Amherst Securities and Merrill Lynch. His career began in 2002 at Bear Stearns Companies on the mortgage-backed securities trading desk.



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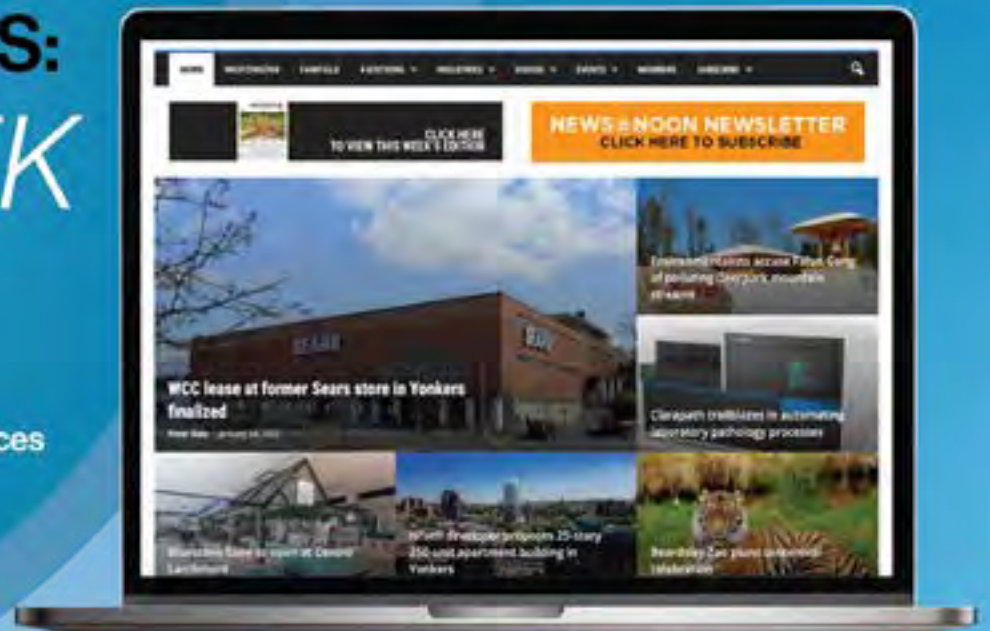
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**ANDREW S. WEISZ**

Executive Vice President
RPW Group

Executive Vice President of RPW Group Andrew Weisz is responsible for directing the firm's real estate investment and leasing activities. In this role, he is actively involved in sourcing new opportunities and leading the execution of business plans. Prior to joining RPW in 2017, he was an associate director at Newmark Knight Frank, where he marketed, repositioned and leased office properties in New York City. Andrew serves on the Board of Directors of the Westchester County Association, the Westchester UJA Federation Business and Professional Division and Squash Urbano. He is also actively involved in ReachingU, a foundation supporting vulnerable children in Uruguay. Andrew received his Bachelor of Arts degree from Trinity College, where he majored in international studies and was a 4x national squash champion.



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