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RESTAURANTS PUSH AHEAD
DESPITE MULTIPLE
ECONOMIC CHALLENGES

Photo courtesy Pixabay.

BY PHIL HALL

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Few sectors over the past two years have faced the level of tumult experienced by the restaurant indus-

try. First, the pandemic shut down the indoor dining options for months, forcing restaurants to rely entirely on takeout and delivery to survive. But when the pandemic restrictions lifted and some degree of normalcy

came back to daily life, new economic challenges, including supply chain disruptions, labor shortages and record-high inflation brought another wave of problems to this sector.

The result of these traumas

has been acute. New data published by the small-business networking company Alignable found 45% of independently owned restaurants were unable to pay their rent in July, up from 38% in June and up from 35% in

December 2021. On a regional level, the restaurant industry has locally distinctive challenges on top of the issues that face their peers around the country.

“The industry is doing

RESTAURANTS

20

Interest rate hikes and more affect commercial real estate

BY PETER KATZ

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While interest rate hikes have affected the commercial real estate sector, they're not all that's causing industry concern, according to participants

in a panel discussion presented by Fordham University's Real Estate Institute. The Institute offers programs leading to various degrees in real estate at Fordham's Westchester campus in West Harrison as well as its facilities in Manhattan. Hundreds of business and indus-

try professionals attended the Institute's "Rising Interest Rates and the Impact on Commercial Real Estate" event that took place July 26 at Fordham's School of Law with both in-person and virtual audiences.

On the panel were Andrea Balkan of Brookfield Asset

Management, Adam Doneger of Cushman & Wakefield and Ryan Severino of real estate investment and management firm JLL, which is based in East Rutherford, New Jersey.

Balkan is a managing partner in Brookfield Asset Management's Real Estate Group

and is responsible for the overall management of Brookfield's real estate finance funds. Brookfield reports having \$725 billion in assets under management.

Doneger is vice chairman of Cushman & Wakefield, the global real estate services firm.

INTEREST RATE

6

Bootcamp program prepares pharmacists on cannabis interactions with prescribed drugs

BY JUSTIN MCGOWN

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As recreational use cannabis sales in Connecticut continue to near fruition and medical use continues to become more common, there is a growing need to ensure that pharmacists are ready for that changing landscape.

Nathan Tinker, the president and CEO of the Connecticut Pharmacist Association, recently oversaw the Cannabis Cognizant Summer Bootcamp, a daylong program designed to help pharmacists from across the country prepare for situations where the interactions between cannabis-based drugs and other prescriptions becomes an increasingly likely concern.

“With the imminent introduction of retail adult-use cannabis into the Connecticut market, we thought it would be useful to get pharmacists engaged and understanding of the opportunities, and the challenges that will bring to them and the profession,” Tinker said.

Tinker praised the state’s medical marijuana program, calling it one of the most successful in the country, but said the Bootcamp was a necessary response to the introduction of recreational-use cannabis.

“It is going to drastically impact both the way that the medical program works but also how retail pharmacists are going to have to engage with and counsel patients about marijuana in the marketplace,” he stated.

One of the Bootcamp speakers was Al Domeika, director of retail operations for Acreage Holdings, a multistate operator of cannabis cultivation and retailing facilities, who praised the event as another example of how the state historically has led the way in medical programs.

“Connecticut was the first state to implement pharmacists and pharmacy technicians to do the dispensing and selling of cannabis products,” he said. “Now we’re venturing into adult use,



Nathan Tinker, the president and CEO of the Connecticut Pharmacist Association. Contributed photo.



Photo courtesy of Pixabay.

which is going to be a challenge for the medical shops as there is going to be a whole new population that is trying cannabis for the first time. So as far as pharmacist engagement, there will still be opportunities for pharmacists to be utilized in certain shops.”

According to Domeika, who has decades of experience as a pharmacist in addition to his work in the cannabis industry, the primary drug interactions that pharmacists need to be aware of are the result of Tetrahydrocannabinol (THC)

and Cannabidiol (CBD) being metabolized by the same enzyme pathways as blood thinners like warfarin and Plavix. Some drugs taken for organ transplants, heart medications, blood pressure medications and diabetes treatments may also have some degree of interaction.

“There aren’t enough studies to see what the extent of that interaction is, but the science says that because these are metabolized by the same enzymes that potential interactions can occur,” Domeika con-

tinued. “All pharmacists should be aware that medical cannabis is being dispensed, although there’s no formal training, especially in retail establishments, we need to do our best to reach out to all health care professionals to try to get them up to speed on the pharmacology of cannabis.”

Tinker added that the nearly 100 registered attendees for the Bootcamp hailed from across backgrounds and specialties.

“We have a lot of hospital pharmacists, we have a lot of community pharmacists and we also have a lot of dispensary employees who want to learn more about the broad range of issues here,” he observed, adding that the event also focused on issues, including consumer safety and the distinctions between synthetic and analog marijuana products.

The Bootcamp also reviewed important distinctions between medical use and recreational use products, including different packaging rules and dosages. Sometimes different names for the same product will be used depending on whether it is prescribed or sold in a recreational context.

Domeika noted that while marijuana is legal in Connecticut, opinions among pharmacists are “pretty much split down the middle.” He emphasized that in his own view “there is still a stigma that we have to fight every day that marijuana itself is this illicit gateway drug, which has been proven not true many times over. But there are still people that just don’t want to deal with it.”

Tinker stressed that the pharmacist profession is ready to address this still-evolving issue.

“One thing I know about pharmacists,” Tinker said, “is whether they have personal feelings about something one way or the other, they’re going to have patients coming in the door, asking them questions. And they want to be able to be equipped with the information and knowledge to answer those questions regardless of their personal feelings.”

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New Footprints Floors franchise links homeowners with installation workers

BY EDWARD ARRIAZA

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Lee Becker and Erica Garcia launched their Southern Connecticut franchise of Footprints Floors, a flooring installation company, in late January of this year, with the aim of utilizing their experience in customer service in a new industry.

The business partners both came from sales positions in the beverage industry, with Garcia still employed in that field while juggling Footprints Floors part-time while Becker carries a full-time focus.

“We both learned and realized about ourselves that we get excited about taking care of the customer,” Becker said. “When I was selling alcohol, my favorite part was educating the customer or the consumer on the product. Now, I’m doing the same thing, just in a different industry.”

Becker and Garcia pursued a career through Footprints Floors because they believed that the flooring company would grant them a good deal of autonomy free from a large corporation’s restrictions. The Southern Connecticut franchise, which provides services from Greenwich to Fairfield, offers the potential of an annual target revenue goal of about \$300,000.

“That’s what we’re tracking towards, and we’re looking good,” Becker said. “That’s kind of the benchmark of what the average first-year franchise owner does.”

What especially attracted the duo, given their experience in customer service, was the prospect of directly working and coordinating with homeowners.

“Home improvement can be an industry where customers are confused, don’t know what’s going on, often feel taken advantage of,” Becker said.

“Our opportunity is to be transparent and upfront.”

Footprints Floors’ model is oriented toward customer service, with homeowners being responsible for selecting and purchasing materials for the installation job. Becker and Garcia give an estimate upon arriving at a homeowner’s residence and serve as a conduit between the homeowners who obtain the materials and the subcontractor workers who perform the installation. Footprints Floors interfaces the two parties by maintaining constant communication and checking in daily, as well as keeping the homeowner informed. This can mean instilling realistic expectations for a job, by telling the homeowner that something cannot be done or telling them



Erica Garcia and Lee Becker. *Contributed photo.*

that there is a cheaper alternative.

“I have, in fact, lost some jobs because people said, ‘Well, we want exactly this,’ and I said that’s kind of impossible,” Becker recalled. “But what that means is that, on the back end, we’re getting a lot of positive feedback from our customers.”

The subcontractors go through a vetting process before Becker and Garcia hire them for a job, which involves questions on if they are insured and what machines they used.

“If all those things are good, we’re having a positive conversation, we’re talking about pricing and stuff like that, then we’ll start a crew off on a smaller job, one that, if we need to go back and fix it, we are able to,”

Becker added, “Then we’ll build our crews up from there.”

“We don’t hire people, we hire businesses that are also insured that are excellent tradespeople that might not have the soft skills of service and sales and communication,” Becker said. “That’s what we’re bringing to the table: a much more customer-focused view on the operation.”

Becker and Garcia keep three trades in mind when looking for crews to hire: the installation trade for laying the luxury vinyl plank flooring and laminate flooring, the sanding and finishing trade that includes the installation of hardwood floors, and the tile trade that Becker identifies as being the most expensive and perhaps the most labor

intensive.

“Tile is as much an art as it is a trade,” he explained. “It’s about patterns and lining things up and properly putting the glue, the thinset, and putting the proper backer board underneath to support the tiles.”

Becker and Garcia plan to see their franchise grow by purchasing additional locations in Connecticut and bringing aboard more employees. Their chief strategy for achieving these goals is quality customer service.

“It’s easy to be the cheapest person in the market, it’s easy to just take on many jobs and get the work done,” Becker stated. “What we bring differently is not just the quality of work, it’s the quality of our interactions.”

Ossining lawyer threatens to sue publication for disclosing suspension

BY BILL HELTZEL

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A panel of five justices on the New York Second Appellate Court has suspended Ossining lawyer Michael A. Deem from the practice of law for six months for not reporting a 2016 federal court suspension.

“Rather than address the merits of his underlying misconduct or the appropriate measure of discipline to impose on him,” the justices wrote, Deem “makes meritless arguments, and, in essence, accuses this court of retaliating against him for pursuing his now-dismissed federal court actions arising from his New York state matrimonial and child custody matters.”

In response to a request for comment from the Westchester County Business Journal, Deem issued a cease and desist notice and threatened to sue the publication for violating a trademark on his name. He contended that even the email request, by attaching a copy of the appellate court’s decision, violated his trademark.

“I have the right,” he stated, “to restrict, prevent or limit the use of my trademark in order to protect it against any misrepresentation.”

The trademark classification is for clothing.

Deem specializes in civil rights, particularly gun rights, according to his website, which also includes a section on “judicial corruption in New York state.”

The underlying federal sanction concerns an incident in 2014 in U.S. Bankruptcy Court in White Plains. Before the proceedings began, Deem used his cell phone to photograph an individual in the courtroom who he believed was conspiring with the defendant to hide bankruptcy assets from creditors, according to the appellate court decision.

In 2015, a judge on the district courts security committee revoked Deem’s court pass for violating a standing order that prohibits the use of cell phones to record events in the courthouse.

Then a court disciplinary committee charged Deem with violating a standing rule and engaging in conduct that is prejudicial to the administration of justice. Deem did not dispute the facts, according to the appellate court’s account of the disciplinary proceeding,

and in 2016 the committee ruled that he had blatantly violated the standing order and clearly violated rules of professional conduct.

The committee cited the “absence of a dishonest or selfish motive” and a cooperative attitude as mitigating factors.

But his failure to acknowledge the wrongful nature of his conduct and two previous federal court sanctions were noted as aggravating factors.

The committee also found Deem more dismissive than apologetic about the potential adverse impact of photographs and videos on witnesses, litigants and jurors.

In 2017, the federal disciplinary committee suspended Deem from the practice of law for six months.

After he was suspended, Deem commenced three federal court cases against his wife and state court judges pertaining to matrimonial and Family Court matters. All three actions were dismissed.

Deem did not report his suspension to the state courts, and last year the appellate court directed him to show cause why reciprocal discipline should not be imposed on him.

In his response, Deem did not address the misconduct that led to the federal courts suspension, according to the appellate court, or raise any defenses to a reciprocal suspension.

Instead, he contended that the appellate court lacked jurisdiction and that New York’s attorney licensing scheme is unconstitutional.

He also made accusations of misconduct against judges and others connected to Family Court matters involving his wife and custody of his children.

Deem contended that the new disciplinary proceeding is retaliation against him for disclosing corrupt practices in the state courts.

In determining the appropriate discipline, the appellate court stated, it considered Deem’s disciplinary history, including a 2015 admonition “arising from his frivolous and vexatious conduct” in a federal case where the judge sanctioned him for “baseless personal attacks on his adversary ... despite a prior warning that he desist from that conduct.”

The appellate court ruled that a six-month suspension was warranted.

NEW TAX SAVINGS STRATEGIES

By Heather Oboda, Partner, Citrin Cooperman Advisors LLC

The Qualified Small Business Stock (QSBS) and Section 1202 capital gain exclusion has recently experienced a surge in its popularity as a tax savings strategy. Section 1202 has been around almost 30 years as it was enacted in 1993, however, over the years it has been modified to adjust how much of the total capital gain can be excluded. Stock acquired from August 11, 1993, through February 17, 2009, allows for a 50% exclusion. Stock acquired from February 18, 2009, through September 27, 2010, allows for a 75% capital gain exclusion, and stock acquired from September 28, 2010 to present allows for 100% capital gain exclusion. There is also no longer any Alternative Minimum Tax preference for qualified stock acquired from September 28, 2010.

The gain exclusion is limited to the greater of \$10 million OR 10 times the aggregate adjusted basis of the QSBS investment. The gain exclusion limits apply on a shareholder-by-shareholder basis. This allows the potential for planning to maximize the benefit.

- Generally, the following criteria must be met in order to qualify for the exclusion:
- The stock must be directly acquired by original issuance from a domestic C corporation
- The C corporation’s aggregate gross assets did not exceed \$50 million, before, and immediately after stock issuance
- At least 80 percent of the Qualified Small Business assets are used in the active conduct of at least one “qualified trade or business” as defined
- The stock must have been held for more than five years

The stock acquired must be at original issuance and acquired in exchange for cash, services, or property (other than stock). The stock must be issued directly by the company and not received from a third party (such as in a secondary offering).

It must be emphasized that the corporation issuing the stock must be a C corporation. There are special and complicated rules regarding potential LLC and S corporation conversions to C corporate status. Your tax advisor must be contacted in such regard. Also, it must be noted that a sale of assets of the C corporation prior to the five-year hold requirement could certainly prove to be tax costly.

The term “qualified trade or business” is generally defined by exclusion. Those not eligible include many professional services, performing arts, consulting, athletics, financial services, brokerage services, banking, insurance, financing, leasing, investing, farming, hotels, restaurants, or any trade or business where the principal asset of such trade or business is the reputation or skill of one or more of its employees. The qualification of the trade or business is one of the most critical aspects of the planning.

There has been limited issued guidance around whether a particular trade, business, or activity is deemed to constitute a qualified trade or business. There is certainly a bias against service industries. Sec. 199A (Qualified Business Income Deduction) cross references Sec. 1202 when discussing a qualified trade or business for its purposes. While certainly not necessarily binding, Sec. 199A Regulations may, at least, provide a certain level of guidance regarding their analysis of what trade or business activities are considered as qualified.

Redemptions, reorganizations, and recapitalizations may hinder the ability to qualify for IRC 1202. Each fact pattern must be analyzed to determine if the corporation and the shareholder meet all of the requirements of IRC 1202. Additionally, the C corporation and shareholder must be able to properly document that QSBS eligibility has been reasonably attained. Therefore, early planning is strongly recommended.

Further analysis would need to be considered with respect to state and local taxing jurisdictions as they may have decoupled from this gain exclusion.

The following common questions we have encountered regarding 1202 planning:

Q: What if the five-year holding period is not met, but the stock meets all other qualifications for QSBS?

A: IRC Section 1045 generally allows for the rollover of gains from QSBS.

Stock must be held for more than six months and less than five years.

The taxpayer must purchase new QSBS stock within sixty days of the sale of the original QSBS stock and make an election on their tax return.

Q: Is it a \$10 million lifetime exclusion for all QSBS transactions?

A: No, it is per stock issuer, therefore investments in multiple companies may qualify for multiple exclusions.

Q: Does a husband and wife each have a \$10 million exclusion per issuer?

A: There is ambiguity in the area and should be discussed further with your tax advisor. But we note that there are many tax professionals who believe there is support for the position that each spouse could enjoy their separate \$10M exclusion on a married filing joint tax return.

Q: What happens if my partnership distributes QSBS stock to me rather than selling it in the partnership?

A: The stock is deemed to be owned by the partner who received the stock from the partnership, and it is still original issue stock assuming the partner was a partner at the time of original acquisition.

Q: What kind of estate and gift planning is available?

A: If the owner of the QSBS stock passes away, the beneficiary is deemed to own the original issued stock. The value of the stock is included in the owner’s taxable estate.

Stock can be gifted either outright or in an irrevocable trust and still maintains being original issued stock.

When shares are gifted, the new owner now has their own \$10 million exclusion. This can be a powerful technique regarding gifting to children and other family members.

It is better to gift the stock when it has a low valuation, closer to purchase and therefore, for better utilization of the lifetime gift exclusion.

Utilizing the power of substitution and then turning off grantor trust status is another technique to transfer QSBS.

Be careful, gifts to trusts that have the same creator and the beneficiary may be treated as the same trust.

A Grantor Retained Annuity Trust (GRAT) is a vehicle that is being used to gift QSBS. The GRAT should be set up years prior to any potential sale of QSBS. This will allow for lower valuations. The key is that after the GRAT term is over, the shares transferring to beneficiaries are no longer includable on the taxpayer’s tax return and now have new \$10 million dollar lifetime exclusions.

Income tax proposals must be carefully monitored regarding potential impact on the Sec. 1202 gain exclusion.

Taxpayers should discuss any QSBS investments they made with their advisors when they are made so that the advisors can properly advise. With proper planning, substantial income capital gains can be excluded from income tax. Additionally, advisors can help taxpayers transfer assets to the next generations with little estate or gift tax.

ABOUT CITRIN COOPERMAN

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From left: Adam Doneger, Andrea Balkan, Ryan Severino and Tony Fineman.

Severino is chief economist at JLL, a professional services firm specializing in real estate and investment management.

The panel was moderated by Tony Fineman, senior managing director and co-head of national originations at ACORE Capital, which has \$19.4 billion in assets under management.

“If you break it down by asset class, the office business, the number-one seller over the last 20 years in New York City, has slowed significantly,” Cushman & Wakefield’s Doneger said. “Select office trades have been put on pause mainly due to the evaporation of financing across the office spectrum. When financing stops, equity is going to stop alongside it.”

Doneger said that there’s something quite different happening in the multifamily market where demand for apartments remains strong.

“We’re having a ton of success in our multifamily practice,” Doneger said.

Balkan said that rising interest rates caused some deals that were not yet finalized to have to be renegotiated.

“It is forcing us to go back to borrowers and say, ‘Guess what? We’re going to have to lower proceeds. We may have to change our rates,’” Balkan said. “There’s a lot in flux right now. We are still active, we are still lending, but we’re having to look at every deal with a new lens, look at the forward curve and say, ‘This loan has to cover its debt service at the forward

curve.’ So, it is resulting in our changing terms on deals, which honestly we haven’t done in the 20 years I’ve been there (at Brookfield).”

Doneger said, “What we have seen over the last couple of months has been unprecedented in terms of transaction volume just falling off of a cliff. You really have to segment it by asset class. We all know the challenges with New York City office right now. The office business, which has been the number-one seller or asset class du jour over the last 20-odd years in New York City has really slowed down significantly and all the office trades that were in the market have been put on pause and the debt is fueling the equity, so obviously when financing stops, equity is going to stop alongside it.”

Severino said, “The pace of change has been so dramatic over the last six months that a lot of people are just trying to wrap their minds around what this means. I don’t often date myself but I’ve been around the block more times than I usually admit and I say that because in my career I’ve never seen things change faster than they have in the last six months, both from a macroeconomic point of view and how that has spilled over into the markets.”

Severino said that he does not see a lot of people hitting the panic button but he does see a lot of people trying to grapple with how fast things have changed

and the uncertainty associated with that change. He said some people are taking more time than usual when looking at deals, sharpening their pencils, doing more homework and pausing until they can get a handle on what the next quarter or two are going to look like.

“We are in somewhat uncharted waters,” Severino said. “There’s no good pithy expression to describe the world that we now find ourselves in after 30-plus years of globalization, 10 years removed from the first balance-sheet recession since the Great Depression in the 1930s, the first real global pandemic in 100 years, the first major war in Europe since the end of World War II. You tie that together in an environment where economic growth is slowing down yet we’re still creating 300,000 to 400,000 jobs per month and consumer spending is at the highest that we’ve ever seen and there’s not a good way to summarize what that world looks like. I’m not surprised that a lot of the industry is taking a beating and trying to assess this.”

Severino said that uncertainty is a paralyzing force both in the real estate industry and the broader economy.

Balkan expressed a view that the differences between average assets and very high-quality assets have become more apparent and important.

“If you look at our Class A+ office, we’re seeing record leasing at leasing

rates that are above prepandemic levels,” Balkan said. “You’re also going to see that on trophy multifamilies and on almost every trophy asset. On retail, you’re actually seeing retail improve.”

Severino referred to what he called “massive ramifications” from a global labor shortage not just for the overall economy, but also for where people want to work and live and what kind of industries they want to be in.

“It is going to get objectively interesting in the economy in the real estate markets over the next 10, 15, 20 years as we go from an era of labor abundance to labor scarcity,” Severino said. “Prices of housing, and I mean for-rent and for-sale housing, would not be rising the way they are if we didn’t have some kind of supply/demand imbalance in the United States. Estimates will vary on how many units we’re under-supplied, but if you look at the growth in housing over let’s call it the last 13 years since we came out of the prior recession to where we are today, we are just not developing enough housing relative to underlying demographic change, relative to the increase in the number of households in the United States, relative to the increase in the population in the United States. It’s kind of Econ 101; if demand is growing faster than supply then the equilibrium price and the economy and that market has to rise and that’s really what we’ve seen.”

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Connecticut's electric vehicle charger installation program scores a hit

BY JUSTIN MCGOWN

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The Connecticut Public Utility Regulatory Authority's (PURA) incentives to promote the installation of electric vehicle (EV) charging stations at businesses and homes throughout the state have thus far proven effective, according to a recent webinar hosted by Eversource and United Illuminating. The rebate program, which offers to cover up to 100% of the cost of purchasing and installing charging facilities at business, public attractions and both single-family and multifamily properties still have openings, but they are going fast.

Marriott Dowden, the webinar's host and a customer programs and product manager specializing in energy at Eversource, noted that the demand was likely to stay high.

"From our perspective, it's not so much whether you should be installing EV capacity at your workplace or retail businesses, it's more of when you should be installing," he said. "I think most people realize that the EV industry is really growing; it's outpacing internal combustion engine sales."

The PURA program is designed to encourage the sale of between 150,000 and 250,000 electric vehicles by 2025, in part by helping install EV chargers across the state to boost convenience and ease range anxiety.

The program makes \$500 rebates available for installing an intermediate level charger at single-family homes either by



A Level 2 Charger installed at the SoNo Collection in Norwalk. Photo by Justin McGown.

landlords or homeowners, which could help defray an upgrade and improve future home values. For multifamily dwellings and public destinations like retail sites, the state will offer up to \$20,000 to cover the cost of at least two ports, with designated underserved communities allowed to take up to \$40,000. Workplaces that install at least four ports for the use of employees have the

same incentive structure.

Dowden noted that these incentives are based on a "per site" basis and not a per-structure basis. That means for a parking garage, the same incentive could be applied for chargers on each floor of the structure, or a retail location might apply for funds to cover both charging for customers and employees provided that they

are physically separated.

Businesses that install chargers may choose to provide access to the charging facilities as a free amenity, or charge a fee based on any number of systems. Many of the companies that sell the chargers will also provide means for business owners to decide how power is distributed at EV charging stations.

However, the section of the program which provided up to \$150,000 in funding for the installation of Direct Current Fast Chargers (DCFC) is already fully subscribed, according to Jake Buckman, the project manager for Vehicle Implementation at Eversource.

"People have applied to receive incentives for our DC fast chargers, and we have met the state's goal for the first phase of this three-year window within about seven months of the program opening," he said.

DCFCs, or Level 3 chargers, use a different architecture and charging protocol to deliver far more electricity to a battery than Level 2 chargers. They can charge an electric vehicle to 80% from empty in about half an hour, which makes them a good solution for electric delivery trucks and other fleet vehicles. However, they are considerably more expensive, and the speed comes at the cost of lower efficiency and causing batteries to have shorter operational lives.

Buckman added that the two organizations are working with PURA to make more funds available specifically for this part of the program, but in the meanwhile, those interested in taking part in the program are advised to sign up for a waiting list.

Montefiore Health System receives continued state designation for Alzheimer's care

BY PHIL HALL

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Montefiore Health System has announced the New York State Department of Health has continued its designation as a Center of Excellence for Alzheimer's Disease (CEAD) with a \$2.3 million grant over five years to provide screening and care planning for individuals with memory impairments and their caregivers in the Hudson Valley.

The Montefiore CEAD is one of 10 in the state and promotes early diagnosis and assessment by a team of neurologists, geriatricians, neuropsychologists

and social workers to determine if an individual's memory issues are caused by Alzheimer's disease, another form of dementia, or are the result of an unrelated medical issue. The CEAD is based at Montefiore's Center for the Aging Brain in Yonkers, which partners with multi-specialty practices in the Hudson Valley, resulting in more than 1,200 new diagnostic assessments in the region (plus another 1,000 in the Bronx) in the past year alone.

"Early and accurate diagnosis offers benefits to both patients and caregivers, including education and advance financial, legal, medical and caregiving planning; access to new treatment modalities



Dr. Jessica Zwerling

and to community-based support services," said Dr. Jessica Zwerling, a neurologist and director of the Montefiore CEAD who is also a professor in the Saul R. Korey Department of Neurology at Albert Einstein College of Medicine. "The funds from NYS Department of Health will help us expand specialized dementia training to more clinicians, psychologists, residents, nurses and social workers throughout the region."

White Plains Hospital closer to acquiring polluted gas station

BY BILL HELTZEL

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A federal judge has cleared the way for a deal by White Plains Hospital to buy a contaminated gas station property on East Post Road.

The proposed sale has been stalled by the White Plains Housing Authority over concerns that a toxic groundwater plume is migrating toward the nearby Winbrook Apartments.

In 2017, the housing authority sued BP oil company in federal court to clean up the contamination before it jeopardized plans to replace Winbrook with the \$350 million Brookfield Commons.

In 2020, Marianina Oil Corp., the owner of the 0.26 acre property, filed for Chapter 11 bankruptcy protection, automatically stopping the federal court action.

Now the sale can proceed “on the condition that White Plains Hospital is prepared to step into the shoes of Marianina in all aspects of this matter,” U.S. District Judge Nelson S. Román stated in an July 25 order.

He said that means that the hospital would assume all existing liabilities and

rights that Marianina holds and the housing authority would retain its rights in the ongoing federal lawsuit.

The site of the former BP gas station is 34 E. Post Road, across the street from the emergency entrance of White Plains Hospital and adjacent to the Winbrook Apartments and the partially built Brookfield Commons.

After Marianina owner Frank Codella bought the property in 1986, contaminated soil and water were discovered. But despite at least two cleanups in the 1980s and 1990s, according to court records, substantial contamination was left behind.

Marianina leased the gas station to other operators for several years and then around 2017 the gas station closed.

The housing authority originally sued BP Products North America. A toxic groundwater plume was migrating toward Winbrook Building 33, the housing authority claimed, and in less than seven years it could reach the building and threaten the health of 350 residents.

The housing authority dropped BP from the lawsuit and named Marianina as the defendant. Then Marianina filed for chapter 11 bankruptcy, declaring \$1.6 million in



The former BP station on East Post Road in White Plains. Photo by Bill Heltzel.

assets and \$14.2 million in liabilities.

Codella, the owner, died last year at age 67.

This past March, Marianina agreed to sell the site for \$1.6 million to White Plains Hospital, to build a garage. The cost of remediating contamination was estimated at \$1.3 million, and the deal required \$1.25 million of the purchase price to be put in escrow to be used for the cleanup.

Bankruptcy judge Robert Drain approved the deal in May, according to

court records, but the housing authority was still concerned that the hospital might try to re-litigate issues that had already been resolved.

“The source of the difficulties in settling this matter,” housing authority attorney Norman W. Bernstein stated in a July 12 letter to Judge Román, “appear to be Marianina’s and the hospital’s desire to minimize costs of cleanup versus the (authority’s) fiduciary duty to protect its community and ensure its property can be redeveloped for residential, not commercial, purposes.”

The federal and bankruptcy court judges ordered White Plains Hospital and Marianina to negotiate a rider to the sale agreement, binding the hospital to their prior rulings and all remediation obligations.

The housing authority’s opposition to the deal, hospital attorney Lee J. Lefkowitz stated in a July 13 letter, “is inexplicably standing in the way of cleaning this spill rather than aiding in it.”

Judge Román conditioned the sale on the terms outlined in the rider. And if the sale is completed, he ordered, White Plains Hospital will become the defendant in the cleanup lawsuit.

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Housing AVE

Market ST

What a difference a year makes: Fairfield County's evolving housing market

BY JUSTIN MCGOWN

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The July issue of The Connecticut Economic Digest, a joint publication of the Connecticut Department of Labor and the Connecticut Department of Economic and Community Development, featured an in-depth analysis of the state's housing market by Nandika Prakash, the latter department's senior economist.

"Home prices exceeded 2020 levels to reach a new high, and the number of units sold increased year over year as well," Prakash said in the report, noting that "rising mortgage rates and low inventory may be a headwind that checks the market in 2022."

Realtors who are facing those market forces firsthand reported that their own experiences largely aligned with Prakash's findings.

Linda Dunsmore, a Realtor with Keller Williams Luxury in Westport with 11 years of experience in Fairfield County real estate, said that her experiences "absolutely lined up" with the report.

"It's really the past two years," Dunsmore said, observing that the trends held constant both before and after the period covered by the report. "We went into Covid in March of 2020 and basically the real estate market stopped. There were transactions that were in progress and many people pulled out of them. It looked

like, 'Oh my God, we're never going to sell another house!'"

"A surplus of buyers relative to inventory spurred stiff competition," said Michael Gifford, a self-employed Realtor working in both Connecticut and New York. "As a result, homes sold quickly and for high prices."

"The pandemic and the shift to hybrid or remote work," Prakash stated, "along with low mortgage rates, continued the 2020 surge." Drawing from Redfin data, Prakash said that the median home sale prices peaked at \$377,400 in June, a 24% increase over the previous year. Citing Berkshire Hathaway data, she concluded that the median number of days on market for a single-family home decreased dramatically from 41 days to only 24.

"In June 2021, at the top of the competitive market, the seller didn't have to do anything," said Mid-Fairfield County Association of Realtors President Ken D'Arinzo. "They would just say, 'well I have another buyer here that's more than willing to move forward.'"

The real estate market, particularly in Fairfield County that attracted an influx of former New York City residents during the pandemic, remains hot, but both Dunsmore and D'Arinzo described a degree of "burn-out" among buyers tired of having multiple offers rejected.

However, even as the market cools off, a steep shortage in housing will continue to advantage sellers against buyers and drive

rental housing to higher levels as well.

Prakash's report indicated that while Connecticut saw \$1.22 billion in single and multifamily home construction authorized over the course of 2021, the total number of homes was a 15% decline from the 5,471 the market saw in 2020. The majority of the decline came from multifamily housing applications, which were down by 45% from 2020, which more than offset the 17% increase in permits for single family structures.

Combined with higher interest rates, Dunsmore says that she and other realtors have seen their inventories increase from about one month of homes to four months of homes to move.

Homeowners have seen the values of their properties increase, and provided that they have somewhere to live, they will meet no difficulty in trying to sell. Yet the widening mismatch between limited available housing stock and increased demand across the state could lead to 2022 being a very different year.

"While early data shows persisting demand, there are indications that supply-side constraints may lead to a slow-down in the housing market nationwide," according to Prakash. There have been some increases in construction, including month-to-month jumps in the number of housing permits granted across the state, but the majority remains for single-family dwellings, which have a smaller impact on meeting demand.

Furthermore, Prakash pointed out

another issue that could slow construction while possibly slightly easing demand: financially burdened millennials.

"Millennials now make up the largest share of homebuyers," Prakash said. "This population is raising families while paying off student debt, and higher prices along with rising mortgage rates may lead to their postponing homeownership if they deem it unaffordable."

Gifford, himself a millennial, cautioned that the market will likely remain heightened for some time as eager buyers may be quick to act in the face of any dip.

"There is still a material shortage of homes on the market relative to buyer demand. This low inventory buoys pricing," he said. "For some buyers, any reduction in pricing may be viewed as a discount opportunity."

Dunsmore also said that the future remained to be seen and cautioned that the moment's trends may see a reversal.

"Right now, people are taking a 'post-Covid summer,' traveling and enjoying things. I think we will have a little lull and come Labor Day it'll come back. But I truly hope it doesn't go back to the same frenzy we had before," said Dunsmore.

"The market is changing a little bit," D'Arinzo said. "But it's not going to change drastically until inventory increases, and that's not going to happen until sellers get more comfortable putting their homes on the market if it also means becoming a buyer."

Prestige Brands demands \$1.9M from Clear Eyes maker

BY BILL HELTZEL

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Tarrytown health care products distributor Prestige Brands International Inc. is demanding nearly \$1.9 million from the manufacturer of Clear Eyes for costs incurred in recalling the eye drops.

Prestige accused Altaire Pharmaceuticals Inc. of violating a duty to deliver safe products, in a July 14 complaint filed in Westchester Supreme Court.

Altaire, of Aquebogue, Suffolk County, makes over-the-counter eye drops that it sells under several brand names.

Prestige, a \$2.9 billion consumer products company by market capitalization, promotes Clear Eyes on its website as the product “your eyes deserve” for “up to 12 hours of soothing comfort.”

It supplies Clear Eyes to retailers such as Amazon, CVS, Target, Walgreens and Walmart.

In July 2019, Altaire issued urgent notices to Prestige to recall Clear Eyes Redness Relief, Maximum Itchy Eye Relief and Maximum Redness Relief. Recall notices also went to the Accu-Wash, FreshKote and Grandall labels.

Altaire cited “lack of sterility assurance,” according to a company announcement posted by the U.S. Food and Drug Administration. It had not received any reports of adverse reactions but the announcement stated that use of a “non-sterile product ... may result in serious and potentially life-threatening infections or death.”

In March 2020, eight months after the recall, the FDA sent Altaire CEO Assad S. Sawaya a warning letter, based on an inspection of the manufacturing facility three months before the recall.

The letter identified violations of good manufacturing practices. For instance, inspectors had found equipment on a filling line that could not be maintained or readily cleaned because the line was rigged with aluminum foil and masking tape to prevent bottle tops from falling into a hopper.

Lab technicians had falsified data for testing microbial contamination. Workers were seen wearing inappropriate clothing for protecting products from contamination. Scientifically sound specifications had not been used to assure that drugs conformed to appropriate standards of strength, quality and purity.

The FDA made similar observations in 2013, 2015 and 2017, the warning letter stated, and the repeated failures “demon-

strate that executive management oversight and control over the manufacturing of drugs is inadequate.”

Altaire asked Prestige and three other wholesalers to recall the eye drops from their retailers.

Prestige says that process – removing Clear Eyes from store shelves, destroying supplies, and other steps – cost \$1,878,313.

It accuses Altaire of breach of contract for delivering a product with qual-



ity control concerns, and of warranty breaches for delivering products that were not merchantable, of high quality, or fit for their intended purpose. It is also demanding, under terms of the purchase orders, that Altaire pay its legal fees.

An Altaire representative who would not identify herself said the company does not comment on pending litigation.

Prestige is represented by Manhattan attorneys Robert A. Stern and Richard T. Freilich.

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New names on housing voucher list in Yonkers

BY PETER KATZ

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For the first time in more than a decade, the Municipal Housing Authority for the City of Yonkers (MHACY) held a lottery to add more than 3,000 eligible families to its list of candidates for Housing Choice Vouchers (Section 8). The vouchers are provided through the U.S. Department of Housing and Urban Development and subsidize rental units in market-rate buildings for income-qualifying tenants. MHACY has received more than 14,500 applications to be added to the list.

Residents had a little more than two weeks, from June 27 to July 13, to apply for a place on the list. The lottery was held on Aug. 2 and 3 at the Yonkers Riverfront Library to draw the names of those who will be eligible to receive vouchers as the vouchers become available.



At the housing voucher lottery, from left: County Legislator Christopher Johnson, Community Liaison for Andrea Stewart-Cousins' office Symra Brandon, Mulford Corp. Board Member John Liszewski, Congressman Jamaal Bowman, Yonkers City Council President Lakisha Collins-Bellamy, Wilson Kimball, Jim Landy, Mike Spano, MHACY COO Carlos Laboy-Diaz, MHACY Board Member Denise Egiziaco and Novogradac Auditor Rich Larsen.

"Opening the MHACY waiting list has been 10 years in the making. We are not surprised by the number of people who

have applied for housing and are excited to be able to make quality affordable housing available. It is a basic need," said Wilson

Kimball, MHACY's president and CEO.

"Housing is key to the vitality of any city," said Yonkers Mayor Mike Spano who attended the lottery on Aug. 2. "In addition to the thousands of units of new market rate housing that are going up, we have renovated MHACY housing and are now making more affordable housing available through the use of these vouchers in partnership with building owners."

James Landy, chairman of the MHACY Board of Commissioners, characterized the ability to add news names to the waiting list as being "momentous."

"It allows people needing rental assistance the chance to find affordable decent housing that has become out of reach for so many," Landy said. "We are very proud to afford Yonkers residents this opportunity."

MHACY is the second-largest public housing authority in New York state after the New York City Housing Authority.

Ice Bucket Challenge held at Empire Casino

BY PETER KATZ

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The 2022 ALS Ice Bucket Challenge took place July 31 at Empire City Casino in Yonkers. The event raises funds to help combat ALS (Amyotrophic Lateral Sclerosis), also known as Lou Gehrig's Disease.

More than 350 people doused themselves with five-gallon buckets filled with ice and water in the event that was co-founded by Yonkers resident Pat Quinn who wanted to raise awareness of ALS and the need for funds to expand research toward finding a cure.

Among the local leaders who attended this year's challenge event were: U.S. Sen. Kirsten Gillibrand; state Sen. Shelley Mayer; Assemblymen Gary Pretlow and Nader Sayegh; Westchester County Legislators José Alvarado and James Nolan; Yonkers City Council Members Tasha Diaz, Mike Breen and John Rubbo; and Yonkers Mayor Mike Spano.

Quinn had been diagnosed with ALS in 2013 and died in Nov. 2020. The Ice Bucket Challenge started to become a phenomenon in 2014.

Quinn's father, Patrick Quinn Sr., attended the Yonkers event and said, "The annual challenge for me serves as a beautiful trib-



Spano gets soaked participating in the ALS Ice Bucket Challenge.

ute to my son's lasting legacy and everything he did to help move the needle in finding a cure for ALS."

Since 2015, Empire City has hosted the annual challenge, donating the space, set-

up and staffing costs, as well as over 1,300 pounds of ice. The city of Yonkers donates the buckets and the stage for the event and hosts online registration on its website.

The ALS Association reported that the

Ice Bucket Challenge has raised awareness of the disease and the efforts being made to find a cure. It has produced an estimated \$220 million in donations that otherwise would not have been realized.



Rendering of Locust Hill Estates in Yonkers.

Locust Hill Estates project approved

BY PETER KATZ

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The Yonkers Planning Board has approved plans to construct a six-story apartment building on Locust Hill Avenue that would have 98 units. The project has been named Locust Hill Estates. The property consists of three lots at 45, 43 and 57 Locust Hill Ave. The applicant for the project is Noam One LLC and Hindy Sobel.

According to Attorney Steven A. Accinelli of the Yonkers-based law firm Veneruso, Curto, Schwartz & Curto LLP, the three lots are owned by the applicant. Yonkers Zoning Board of Appeals approved variances needed for the project. Accinelli

said that the lots are on Locust Hill Avenue just south of Cromwell Place. Existing structures would be demolished to make way for the new building.

“The 57 Locust lot is, and has been, vacant for some time and is deteriorated with boarded up and secured doors and windows,” Accinelli said. He said that the total area of the three lots is 0.73 acres.

The proposed building would have 15 studio apartments, 72 one-bedroom units and 11 two-bedroom apartments. The building would have two levels for parking with 103 parking spaces plus an exterior parking deck with an addition 26 spaces in the rear area of the property. There would be three driveways for access: two on Locust Avenue

and one on Cromwell Place.

The proposed building would use electricity for heating, cooling and hot water. There would be 15 electric-vehicle charging stations.

There would be approximately 1,900 square feet utilized as an outdoor recreation area located in the rear of the property. The building would have a business center off the lobby and a bike storage room.

The building’s footprint would be 12,600 square feet while the entire property measures 31,623 square feet.

Architect John Sarraco said the parking levels are all independent with no ramps between them and each parking level has its own direct connection for vehicles to enter and exit. He said the building lobby

would be located at the corner of Cromwell and Locust, the high point of the site. He said the amenity space would be at the southwest corner of the site.

“What’s notable about the apartments is that we really took full advantage of the location of the site; it’s on a beautiful top of the hill there with great views,” Sarraco said. He explained that they tried to get as many apartments as possible to have views of the Hudson River and those that don’t have views of downtown Yonkers and even Manhattan in the distance.

“Each apartment will have its own stackable washer/dryer. They’ll have their own heating system and cooling system and everything is ADA compliant,” Sarraco said.



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Getting ready for the campus

BY PETER KATZ

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Yonkers Partners in Education (YPIE), a nonprofit that has various programs to help Yonkers students prepare for college, get accepted to college and complete their college educations, recently joined in three separate efforts to help ensure that college freshmen arriving on campus from Yonkers would be properly equipped for the school year.

“We know how important it is for students to feel like they belong on a college campus,” said Sam Wallis, executive director of YPIE. “By working with all of these partners, like the Junior League of Bronxville, Katie Han (of Scarsdale) and Grad Bag to supply students with the things they’ll need on campus, we can help students feel more like they, too, belong and are ready for college success.”

For the 10th year, YPIE and the Junior League of Bronxville (JLB) provided supplies to students. They were taken to Bed Bath & Beyond in Yonkers to shop for comforters,

sheets, towels, desk lamps and many other items needed in campus life. In addition to JLB providing a \$200 gift card to each student, there was a discount on the overall cost of each student’s supplies.

Katie Han, a senior at Scarsdale High School, recognized that while many students arrive on campus with everything they need for their dorm rooms, many do not, especially those from neighboring Yonkers where less disposable income may be available.

Because her parents have been long-time supporters of YPIE, she offered to host the first YPIE Dorm Drive for college-bound male students. Han created a registry at Bed, Bath & Beyond of items that she felt each student would need, then reached out to other Scarsdale students and members of the community who responded with financial support to cover merchandise costs.

YPIE also worked with the organization Grad Bag as it has since 2017 to ensure that YPIE students had dorm room essentials. Grad Bag collects items donated by graduating students from six area colleges that are



Students receiving supplies through Katie Han’s effort with YPIE. YPIE has requested only their first names be published. From left: Charlie, Emerson, Kenny, Katie Han, Kwadwo, Gary, Gian, Chris, Hashim, Aaron, and Randy.

prepared for redistribution by volunteers.

“The success of Grad Bag relies on students giving back to students,” said Liz Gruber, co-founder of the organization.

“We have students who have received items through Grad Bag who are now coming back to donate items for incoming college students.”



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Art for art's sake in Yonkers



Gino Civale with some of his paintings.

For several years, Yonkers has been making efforts to welcome artists and cultivate a strong arts community. One of the more prolific artists to call Yonkers home is Biagio (Gino) Civale, who was born in Italy in 1935, learned and developed his mixed media artistry in Europe and came to Yonkers about 45 years ago.

In addition to some works housed at his Lee Avenue studio in Yonkers, Civale's art is found in museums, galleries, private collections and public buildings such as Yonkers City Hall and the Bernice Spreckman Community Center on Midland Avenue in Yonkers. Artworks by Civale have been in exhibitions around the world, from China and Thailand to Germany and Denmark.

A few years ago, he estimated that he had created more than 9,000 pieces of art. In addition to being displayed for sale in galleries, his artworks are offered via internet sites. Civale's own website had been hacked and disabled several weeks ago but now has been restored at civale.org.

"When I came to Yonkers in about 1977, the art scene was not heavily populated.

There were a few artists but there were not really art galleries," the 87-year-old Civale told the Business Journals. "I came to live here from Europe and I adapted to the situation. The town is interesting with the view of the river, with a view of Manhattan in the distance. Yonkers is attractive; there are the hills, you have nice homes and trees and views, so it inspired some sort of serenity, tranquility."

Civale said that slowly he began meeting other artists and eventually galleries started surviving and other artists began opening studios. Over the years, Civale has created his artworks in various media.

"I've done wood carving, I've done sculpture, I've even learned bronze casting and I do oil paintings of course, watercolors, tempera, etchings, lithographs. I think that I'm extremely diversified from a technology and techniques standpoint," Civale said. "If you search my name on the internet, there will be many examples of my work. It gives enough of a taste to someone who is curious about what I have done and what I am doing."

Civale urged young artists to try different media until they find the types of materials and techniques that are most satisfying.



"Fisherman on the Rocks" by Gino Civale.



Gino Civale's, "Dance of Scissors" on display at Yonkers City Hall.

"If I use watercolor and all of a sudden the transparency doesn't satisfy me, I'll want to go into oils, which have more of a body," Civale said. "If you are someone who likes to draw, the drawings can be done by pencil or pen or you can etch with acid on a plate. I think the experience in different techniques is important to discover your own personality, and you might discover what you are good at. Sometimes one can be very good at one technique but

not at another. One has to be honest with oneself."

Civale said that he believes it is important for young people to be exposed to the arts in school.

"I'm sorry to see that so many schools are cutting budgets," Civale said. "Let's face it: how can a mind become sensitive to all that's around us unless you learn something about the arts created by thousands of artists before us?"



Former insurance building conversion starts coming online

BY PETER KATZ

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The first phase of a project by The Center for Discovery to transform a building that formerly was the headquarters of Frontier Insurance in Rock Hill in Sullivan County into a state-of-the-art behavioral and health care facility has been completed. Empire State Development, which has been involved in helping finance the project, made the completion announcement.

The Center for Discovery purchased the 164,000-square-foot vacant building on Lake Louise Marie Road to house the Research Institute for Brain and Body Health as part of a broader adaptive reuse project. The first 10,000 square feet of labs are now completed and occupied.

When completely converted, in addition to lab space, the building will have a special education school and Children's Specialty Hospital. The school will be on the first floor and is planned to serve students with complex disabilities from Orange, Rockland and Westchester counties in addition to Sullivan County. The facility will include classrooms, a gymnasium, athletic fields and paved walking and biking paths. The hospital will be on the second floor. The third floor of the building is designated for the Research Institute for Brain and Body Health.

The project's cost is estimated at \$25 million, which includes the purchase of the building as well as renovations. State Sen. John J. Bonacic of Mt. Hope reported securing a \$1 million transportation, infrastructure and economic development state grant for the project.

"From its innovative educational and clinical approaches for treating complex conditions, to its work in sustainable, organic farming and its commitment to advancing assistive technology, The Center for Discovery is a national model for health, wellness and innovation," Bonacic said. "This grant will assist The Center in its latest endeavor and ensure that it can continue making a difference in the lives of so many people."

The Center for Discovery was awarded a \$2 million grant by the Mother Cabrini Health Foundation to support the construction of the new Children's Specialty Hospital, including a wing for medically fragile patients.

In addition to its research programs,



The Center for Discovery night view of Frontier Insurance building conversion.



A portion of The Center for Discovery campus.

The Center for Discovery provides health care and education services for more than 1,200 children and adults with complex conditions, medical frailties and Autism Spectrum Disorders. Its campus comprises approximately 1,500 acres of land in Sullivan County with school campuses, residences, medical and research facilities and farmland. The Center reports having approximately 1,700 employees.

According to Patrick H. Dollard, CEO of The Center for Discovery, "With the completion of our Innovation Labs, the first labs within our Research Institute for Brain and Body Health, we are leveraging more than 30 years of leadership in assistive technology to better study and develop innovative solutions that can transform

the lives of individuals with complex disabilities. We have a shared vision with Empire State Development to make the mid-hudson region a premier destination for innovative health care and research, and we are grateful for their support of this project."

The Center has been before the town of Thompson's planning board on numerous occasions in connection with the conversion of the former Frontier Insurance building and other projects on its campus. William Rieber, the town of Thompson supervisor, said, "The town of Thompson was excited to work with The Center for Discovery in their acquisition of the former Frontier Insurance property. The project will not only create higher-end

employment opportunities for Thompson but serve children with complex autism, seizure disorders and more. The impact is so positive economically and to our most fragile population."

Ira Steingart, chairman of the Sullivan County Industrial Development Agency (IDA), which has provided financial incentives for The Center for Discovery projects, commented, "This facility will bring a wide range of economic and community benefits to Sullivan County, providing much-needed services, creating high-quality jobs, improving health outcomes and bringing back to life a prime commercial property that has gone unused for several years. From the perspective of the IDA, it's a fantastic project."

Wildacre Rotisserie's Ben Pote: 'You have to be a little bit crazy to open a restaurant'

SPECIAL REPORT

Hospitality

BY PHIL HALL

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One of Fairfield County's newest eateries is Cos Cob-based Wildacre Rotisserie, a fast casual restaurant focused on California-style rotisserie chicken. Restaurateur Ben Pote opened Wildacre Rotisserie in June when inflation was soaring to record highs and many existing restaurants were straining to survive in a rough economy.

But despite the economic challenges, Pote was undeterred in his mission.

"I think you have to be a little bit crazy to open a restaurant no matter what time or what the market conditions are," he said. "There is a tremendous amount of opportunity right now, which is why I chose specifically to open up a restaurant now. Now, granted, things got a lot more complicated with the process of reopening the economy and inflation and Covid kind of coming and going, but for restaurants that are really willing to be thoughtful about the way that they're serving their food and reaching their customers in new creative ways while managing their costs, I still think it's a great time."

Pote brings more than a decade of restaurant industry experience to Wildacre Rotisserie – he held leadership positions with several nationally renowned food brands, including director of development at Souvla in San Francisco, director of culinary innovation at Starbucks and, most recently, director of culinary strategy and culinary program manager at Sweetgreen. In scouting out locations for his new restaurant, he had a serendipitous happening that brought him to the 147 E. Putnam Ave. location.

"I've been coming to Greenwich to visit family for years and we would pass this Starbucks site," he recalled. "I would always say it's such a cool site that's really central. And as soon as it came up, I jumped – it's a free-standing building with a ton of exposure to the Post Road and Putnam and it's got its own dedicated parking. I couldn't really ask for more."

While the local market is not lacking in restaurants, Pote believed that Wildacre Rotisserie can stand out from the crowd.

"There's no one really doing what we're doing today," he explained. "You can go somewhere to get a rotisserie chicken, or you can go somewhere else to get a salad, or you can go somewhere else to get prepared sides. But you can't really get all of that in one place presented in such a way that we're doing it, which is kind of cool."



Ben Pote. Photo by Natasha Miller / Tashography.

Pote added that he was seeking to move the concept of fast casual rotisserie beyond the Boston Market model.

"I'm out to change the paradigm of rotisserie chicken and rethink the idea of the modern rotisserie, where we're making everything in house, using fresh vegetables and using this really beautiful core product, which is our chicken," he said, noting that his chickens are pasture-raised, heirloom birds fed a diet of non-GMO feed. "You can really taste the difference and, luckily, people respond to it really well."

One hiccup that Pote has experienced since starting is a problem facing the restaurant industry as a whole: a labor shortage of restaurant workers that has grown since the pandemic began to wind down.

"Pre-labor shortage, if you put a hiring post out there, you'd get maybe 30 to 50 applicants depending on the rate that you're hiring at for the position," he said. "We did not have any kind of meaningful intake of applicants, maybe one or two a day. And of those applicants, we would set up an interview and



Photo courtesy of Wildacre Rotisserie.

I would say with one out of three interviews that we set up, the person would just not even show up."

However, Pote added that he has been "very fortunate in that the people that we did hire are great, and we have not had a ton of turnover, like a lot of new restaurants do." Nonetheless, his labor force is lower than he initially planned and is currently closed on Sunday and Monday until he has a larger

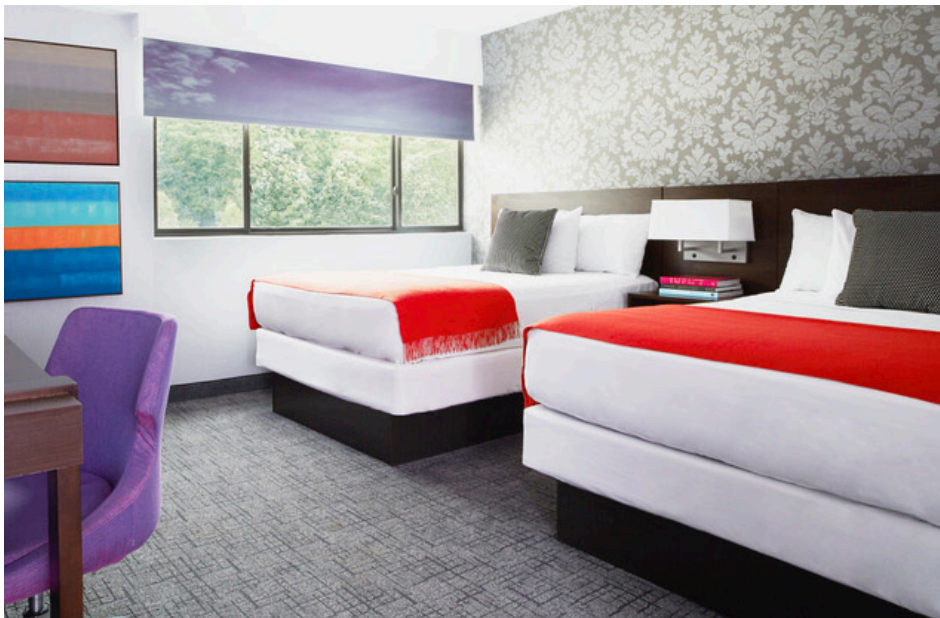
staff.

Looking forward, Pote hoped to build the Wildacre Rotisserie brand with additional locations. But for the moment, he is focused on his first outpost.

"My priority is connecting with the community and making sure that we're serving our community delicious food all the time," he said. "Then, we can start thinking about more after that."



ROYAL REGENCY HOTEL



OUR UNIQUE HOSPITALITY

- Family-owned and operated boutique hotel in Yonkers.
- Dedicated to providing guests with excellent customer service in the comfortable, intimate and welcoming setting.
- A Greek-American family, our most self-defining concept is that of Filoxenia, or hospitality.
- Our greatest satisfaction comes from making our guests feel at home during their stay. We strive to create an atmosphere that is warm, engaging, and fun."

OUR HISTORY

The hotel sits on the site of another Greek-American success story. It was Tom Carvel's corporate office and training center. One day, when Tom's ice cream truck got a flat tire, he started selling his ice cream from a nearby parking lot. He made a deal with a local business owner to use his electricity, quickly realizing he could be more successful in a fixed location, and Carvel was born. Over the course of his career, Tom was credited with innovations such as developing the machinery for soft serve ice cream, the concept of franchising, and reinventing modern marketing.

EVENTS

Whether you're planning a wedding, sweet sixteen, baby shower, a business meeting or the next office holiday party, the Royal Regency Hotel provides ideal Yonkers event spaces and expert support to ensure the celebration goes off without a hitch. From linens to catering, we offer a complete line of event services.

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1 Restaurants—

probably better on the national level than they are on the New York state level,” said Melissa Fleischut, president and CEO of the New York State Restaurant Association. “Because we were one of the states that was hardest hit by the Covid pandemic, we were shut down longer than some of the other states out there. I think the struggle to build back in New York has been even harder than in some of the other states where the restrictions probably weren’t as strict on restaurants.”

Across the border, Scott Dolch, president and CEO of the Connecticut Restaurant Association, is dealing with problems within his state.

“With each of the owners I talked to, they said the good thing is people are out supporting restaurants around the state,” Dolch said. “But the challenge is being able to turn a profit and be successful. You can only increase your menu prices so much to offset these increased costs. And you’re working with an industry that has a national average of a 4% to 6% profit margin in good times.”

Dolch observed that rising costs in food, labor and electricity is making “everything more expensive now than it’s ever been, and my fear right now is making sure these restaurants can make it through.” Fleischut agreed, noting that the ongoing economic hardships are driving many restaurants out of the realm of profitability.

“The expense side has really been squeezed that and I read the National Restaurant Association was saying some restaurants are down to as little as 1% profit margin,” she said.

On the positive side, the inflationary economy is not scaring away restaurant customers. A recent survey from marketing technology firm Popmenu found 40% of individual or family food budgets in the U.S. is spent on restaurants each month and 45% of Americans eat in restaurant dining rooms at least twice a week.

“Restaurants play an important role in everyday life, from making meals to making memories,” said Brendan Sweeney, CEO and co-founder of Popmenu, who added, “Quality, convenience and value are top of mind.”

But Dolch was concerned if this level of public enthusiasm is sustainable.

“The good thing is that we’re in the heart of the summer and people are out supporting,” he said. “But I do worry about the tipping point – how increased costs will allow the middle class to be able to go out and support these restaura-



Melissa Fleischut. *Courtesy of NYSRA.*



Scott Dolch. *Photo by Phil Hall.*

rants.”

Fleischut observed that “by and large, the sales for the industry have come back – customers are supporting restaurants. It’s really inflation and staffing on the expense side that are continuing to hurt the industry.” While restaurants can raise prices and cut financial corners, Fleischut pointed out that working with smaller staff is an even greater challenge for restaurants.

“I think by this point they’ve probably adjusted to the fact that they just aren’t going to be staffed at the same level that they were in early 2020 or even 2019,” she said. “The industry in the state and across the country is still down in number of total employees. One of the ways they have adjusted is to cut hours, so they’re not open as many days per week or may not be open as many shifts. Some have cut out lunch and kept dinner, others have cut out maybe Sunday, Monday or Tuesday, or they are probably closing earlier.”

But within this difficult environment, there are still some entrepreneurs who are willing to open new eateries.

“We are seeing new restaurants open,” Fleischut acknowledged. “I don’t know if it’s going to be significantly more than what we’ve seen closed, but there are members of ours that we’ve talked to who are opening a second location or a third location. I guess if they’ve survived so far and are managing okay, they feel like they can continue to move forward with that.”

Fleischut added that the new openings she has witnessed were “slightly

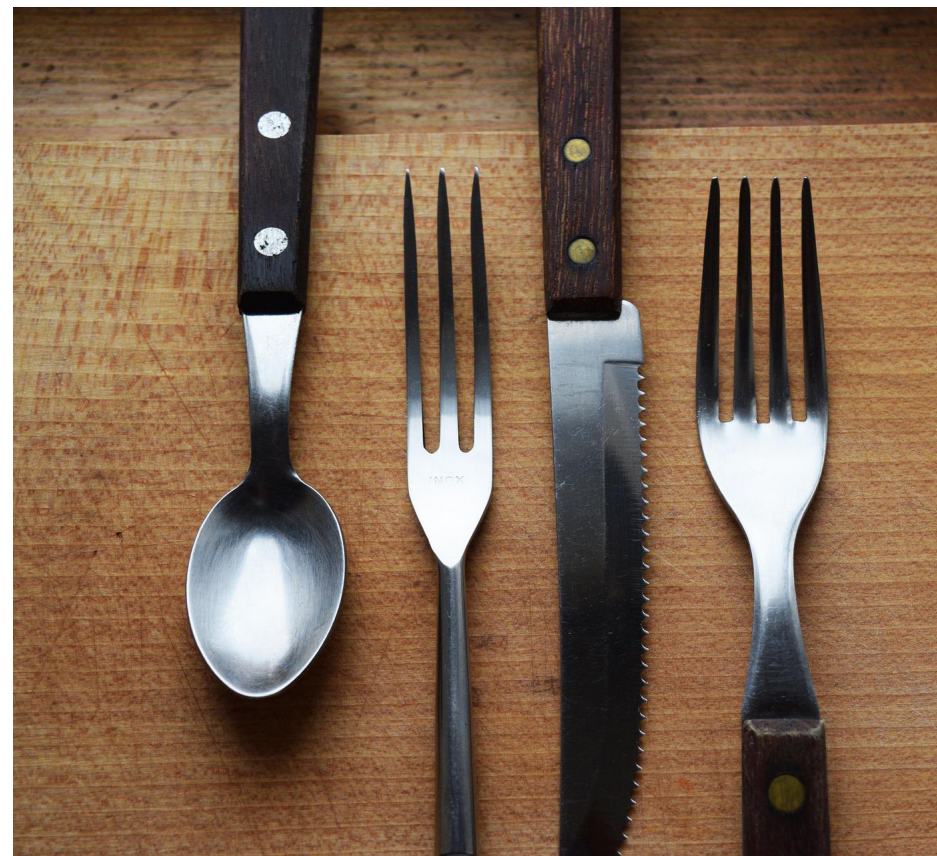


Photo courtesy Pixabay.

different operations, probably with a smaller footprint and taking takeout and delivery into consideration in how much of their space they need. They’re probably planning for fewer people to dine in, more to do take out, more drive throughs and more outdoor seating – lessons learned from the pandemic.”

In Connecticut, Dolch is also seeing more quick-serve restaurants among the startups in the sector.

“I’m not seeing as many indepen-

dent, brand new out-of-the-box concepts open,” he said. “I think the independents are definitely more nervous to probably try to open something new or trying to expand, just because of the climate we’re in. And the first industry that was hit the hardest, when you go back to 2007-2008, was the hospitality industry. If there is a recession, you’re going to see more and more restaurants and hotels and other hospitality businesses struggle to make it.”



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afranzese@thestamfordhotel.com OR 203.358.8400 ext. 1503



OFFICE SUBLEASE IN STAMFORD

Choyce Peterson Inc., a full-service commercial real estate brokerage firm, is the exclusive representative of a sublease consisting of 18,589 (half-floor) to 38,566 square feet (full-floor) at 400 Atlantic St. in Stamford. The 508,043-square-foot building was recently purchased by George Comfort & Sons Inc. and AVG Partners. Choyce Peterson Principal John Hannigan and Vice President Charlene O'Connell comprise the brokerage team representing the sublease.

400 Atlantic St. is a stand-alone office building in the heart of downtown Stamford. The new owner intends to invest in numerous upgrades of the building, including the lobby, cafeteria with outdoor seating and fitness center. Additional features include on-site property management and security.

The available sublease offers a flexible layout that can accommodate almost any type of office user.

Choyce Peterson, a full service



Photo courtesy of CoStar.

commercial real estate brokerage firm with offices in Norwalk, and Rye Brook, was founded in 1997 and has negotiated millions of square feet of transactions in 42 states and Canada.

HUDSON RIVER FISH ADVISORY OUTREACH PROJECT



A county ambassador providing information on fish and fishing.

The Westchester County Parks Conservation division received a grant of \$15,000 per year through Dec. 31, 2023 from the New York state for the Hudson River Fish Advisory Outreach Project.

The Outreach Project's goal is to educate the public about fishing and

fish consumption and its accompanying advisories and regulations. Ambassadors will be appointed to provide information at the parks, beginning with Croton Point Park in Croton-on-Hudson in 2022, followed by Oscawana Park in Croton-on-Hudson and George's Island

in Montrose in 2023.

Westchester County Executive George Latimer said, "Fishing is a common pastime in Westchester County and it is important that those who actively fish are educated and prepared...."

BANK'S FIRST-PRIZE SAVINGS ACCOUNT DRAWING

Stacey Karipides of Stamford is the latest winner of First County Bank's FirstPrize Savings account drawing. Maria Bivona, the branch manager at the Bank's Springdale-Stamford branch, said, "Ms. Karipides was pleasantly surprised to hear the good news."

"I have been with the bank for 15 years and this is my first-ever FirstPrize Savings winner," Karipides said.

The FirstPrize Savings account is a savings account with a cash prize drawing element to promote personal savings. With each eligible deposit of \$25 or more, the account holder earns an entry into a drawing for a \$1,000 prize. The drawing occurs four times a year, with one winner per quarter.



Stacey Karipides with Springdale-Stamford branch manager Maria Bivona.



Frank Brocklehurst

BRUNCH ON THE DECK WITH THE ARTS

Join Merryall Arts Center in New Milford for brunch and a taste of Gypsy Jazz featuring Frank Brocklehurst and his Gypsy Jazz Quartet on Sunday, Aug. 14. Bagels will be served from 11a.m. to 1 p.m. Then, from 1 to 3 p.m., swing and sway to Swing Era Jazz along with guitarists Ben Wood, Luke Hendon and Ben Dean on violin.

"Everyone always asks me what Gypsy jazz is," said Brocklehurst, who has performed with Charlie Neville of The Neville Brothers fame and the Blue Oyster Cult's Joe Bouchard as well as in jazz clubs around the country. "The genre originated in the Era of Ellington and Basie and was popularized by jazz

guitarist Django Reinhardt in his Hot Club of Paris in the 30s. A melting of string instruments, mostly guitars and violins in so caravans, would go from town to town to entertain. However, in the last 10 years, thanks to the internet, it has gained in popularity and now almost every state has a Gypsy jazz festival."

Catered by New Milford's very own The Bagel Barn, the brunch will feature a variety of its renowned, finely crafted bagels and house-made cream cheese spreads.

Tickets are \$40 for brunch and the concert, or \$25 for just the 1 to 3 p.m. concert. Available online at merryall-center.org.



DONATING TO CANCER SUPPORT TEAM



From left: LM Lions President Jim Killoran, CST Executive Director and LM Lion Tania Weiss and Sedona's and LM Lion Bill Jablonski.

In June, The Larchmont Mamaroneck Lions teamed up with Mamaroneck's Sedona Taphouse's Mondays Dine Out for Charity in support of The Cancer Support Team (CST). Sedona dedicates a percentage of a full month of Monday's meals throughout the year in support of local charities and service groups. In the month of June, Sedona raised \$1,324 in

support of CST. The Lions contributed \$1,000, making a combined total donation of \$2,324.

Cancer Support Team is a nonprofit homecare program licensed by the New York State Department of Health, that provides professional nursing education and support, counseling, case management and other cancer-related services

to patients and family members living in southern Westchester County. It is the only Westchester-based homecare program that is solely focused on cancer and provides in-home services to those with cancer and their family members at any stage of the disease, at no cost and without regard to insurance coverage.

ARTS COUNCIL BOARD SEARCHING FOR EXECUTIVE DIRECTOR



From left: Stuart Sachs, Lotus Do, Anthony Davidowitz, Thomas Kennedy, William O'Keefe, Jonnie Wesley-Krueger, Daniela Velez, Regina McGrade, Sarah McKay, Janet Howard Fatta and Marsha Talbot.

The Orange County Arts Council Executive Director Sarah McKay will be stepping down from her position at the end of the year. "The past four years have been full of great challenges and triumphs that we have faced together," said McKay.

Board President Janet Howard-Fatta said, "It has been an honor to work with Sarah. We will be forever grateful

for all she has accomplished..."

The Board will commence a search for a new executive director immediately. McKay will work with the Search Committee and transition team throughout.

The Orange County Arts Council is a private, 501(c)(3) organization dedicated to meeting the growing need for local

arts advocacy and serving as a county-wide arts resource. A diverse Board of Directors made up of community leaders, business leaders, arts enthusiasts and professional artists oversees the Orange County Arts Council.

Questions regarding the search process should be directed to ocacjobposting@gmail.com.



The Osborn Pavilion



OSBORN'S TOP RATING

The Osborn Pavilion in Rye has received an overall five-star rating from the Centers for Medicare and Medicaid Services. The rating is based on a nursing home's performance on health inspections, staffing and quality measures.

"Families want their loved ones to receive the best possible skilled nursing care, and this recognition from the Centers for Medicare and Medicaid Services certainly provides them with additional assurances of The Pavilion's high quality," said Osborn President and CEO Matthew G. Anderson.

The Pavilion is part of the renowned Osborn senior living community, which provides a continuum

of care for seniors amidst a peaceful, healing environment for patients and families.

Board-certified physicians from Northeast Medical Group, part of Yale New Haven Health System, along with a group of registered nurses, nurse practitioners, CNAs, dietitians and therapists, manage and deliver a high level of care to residents. The Osborn Pavilion skilled nursing and short-stay (sub-acute) rehabilitation center was named one of New York's top-performing nursing homes by "U.S. News & World Report." Nursing homes with five stars are considered to have far above-average quality.

NEW HR DIRECTOR FOR NYMC

Regina Williams, the newly appointed director of human resources for New York Medical College (NYMC), has extensive experience in the discipline, most recently as director of human resources for Trumbull Public Schools in Connecticut. She also is an adjunct instructor of human resources management (graduate level) at Pace University. Her prior roles include leadership positions with Greenwich Public Schools, New Fairfield Board of Education, and Masonicare Inc. Williams has a Bachelor of Arts degree in

organizational communications, a Master of Science degree in human resources management from the University of Connecticut, and she holds a Senior Certified Professional designation from the Society of Human Resource Management.

As director of human resources, Williams is the primary point of contact for NYMC strategic and tactical HR services. In addition, on-site employee relations support will also be provided to Touro College of Dental Medicine employees.

ART CENTER'S EXHIBIT OPENS IN SEPTEMBER



INSIGHT by Chris Watts.



Oracle by Sarah Renzi-Sanders.

Pelham Art Center in Pelham will present *Ultralight Beam*, an exhibit curated by Rebecca Mills, on view from Sept. 15 to Oct. 30. The exhibition, homonymous to the Kanye West song, explores transcendent themes of higher consciousness, enlightenment and the Universe as a whole. The selected group of artists use spirituality, visionary methods, religion and/or concepts of the metaphysical, intangible and transcendent. This is addressed through surrealism, abstraction, religious iconography, meditative work or art that is beyond categorization.

The artists: Ala Ebtakar translates the concepts and physical properties

of light emanating from the stars into works of art; Gabriel Mills approaches the canvas, where he explores the complexities of experience and sensation through a combination of abstraction and figuration; Sarah Renzi-Sander's surrealist landscapes, as well as Susan Carr's sculptures are created as a devotional act and method of shadow work; Claire Buckley draws from the wellspring of her own emotional state to convey expressive, colorful artistic abstraction; and Sunny Allis is a trans, nonbinary individual whose work explores the human ability to transform and evolve, leading the viewer toward

a state of transcendence beyond the physical bodily form.

The work of Angelica Bergamini, Chris Watts, Joan Di Lieto and Thunderfox, and Christina Saj include elements of religious mysticism.

Free public opening reception: Thursday, Sept. 15, 6 to 8 p.m.

Pelham Art Center is a nonprofit educational and cultural institution committed to providing public access to see, study and experience the arts, foster lifelong arts appreciation and thereby strengthen the community. The Art Center was founded in 1970 and now serves more than 16,000 people each year.



Kaseem Bouche. Photo by Mass Communication Specialist 2nd Class Ethan Carter, Navy Office of Community Outreach.

ELMSFORD NATIVE IN MARITIME WARFARE EXERCISE

A 2009 Alexander Hamilton High School graduate and Elmsford, native is serving in the U.S. Navy as part of the world's largest international maritime warfare exercise, Rim of the Pacific (RIMPAC).

Petty Officer 1st Class Kaseem Bouche is an aircrew survival equipmentman aboard USS Abraham Lincoln, a U.S. Navy aircraft carrier operating out of San Diego, California, responsible for helping to maintain and prepare survival gear for use during rescue missions.

Aircraft carriers provide unique capabilities and survivability. They are a powerful exhibition of the American Navy's legacy of innovation, technological evolution and maritime dominance, according to Navy officials.

"The aircraft carrier is our U.S. Navy's centerpiece, our flagship and a constant reminder to the rest of the world of our enduring maritime presence and influence," said Rear

Adm. James P. Downey, USN, program executive officer (PEO) Aircraft Carriers.

Today, Bouche uses skills and values similar to those learned in Elmsford.

"My mother was strict on how she raised me, and I carry those values and discipline during my military service," said Bouche.

"The warfare games being played during RIMPAC are extremely intricate, and play a huge role in continuing to develop interoperability with our allies," said Bouche.

Serving in the Navy means Bouche is part of a team that is taking on new importance in America's focus on rebuilding military readiness, strengthening alliances and reforming business practices in support of the National Defense Strategy.

"My biggest achievement to date is the birth of my son," said Bouche. "He is my inspiration and motivation to excel."

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REALTORS DONATE TO COMMUNITY CENTER

The Hudson Gateway Realtor Foundation, the charitable arm of the Hudson Gateway Association of Realtors, recently presented a check for \$2,500 to Green Chimneys in Putnam County.

Founded in 1947 and headquartered

on a farm and wildlife center in Brewster, with a second campus in Carmel, Green Chimneys is recognized as a worldwide leader in animal-assisted therapy and educational activities for children with special needs.



HIGH SCHOOL JUNIOR'S UNIQUE SUMMER SERVICE PROJECT

Sean Delaney, a Stepinac High School junior, has undertaken a unique summer service project titled Operation Paperback. It's a national nonprofit organization comprising a network of volunteers like Delaney who collect gently used paperback books to be shipped to troops overseas as well as veterans and military families.

Since its establishment in 1999, Operation Paperback has shipped more than 2.9 million books to U.S. military service members throughout the world as a way of letting them know that their service and sacrifices are appreciated.

In addition to personally collecting paperback books from friends, family members and the community, Delaney sought and received permission from Stepinac to set up a collection box on the school's premises to help his cause beyond summer.

An academically top-performing student, Delaney is a member of Stepinac's groundbreaking Honors Academy.



Sean Delaney

DIRECTOR OF RESIDENTIAL SERVICES APPOINTED

Moraima "Mory" Negron joined STAR, Inc., Lighting the Way as director of residential services supervising 13 group residences and a variety of independent living arrangements in apartments and condominiums in Norwalk, Westport, Wilton, Weston, Darien and New Canaan. Negron brings a wealth of human services experience and plans to expand and enhance the independent living program. She is a Bridgeport native and graduate of Sacred Heart University in Fairfield. She has worked in the nonprofit sector for 12 years, most recently serving as director of adult services at The Kennedy Center in Trumbull.

"I anticipate an excellent working relationship with Mory as she serves in her capacity as our new director of residential services," said Katie Banzhaf, STAR Executive Director.

Celebrating its 70th Anniversary, STAR was established in 1952 by parents who believed that children with intellectual and developmental disabilities are entitled to the same basic opportunities as other children. Today,



Moraima Negron

STAR, Inc., Lighting the Way is a not-for-profit organization that has grown to include a full array of services for

over 600 individuals with disabilities, from birth to their senior years and their families.

RETIRED HEALTHCARE CEO IN NEW ROLE

Shirley Truman-Smith was recently appointed to New Rochelle-based United Hebrew Board of Directors, announced President and CEO Rita Mabl. Truman-Smith is the founder and former CEO of Therapy Resources of New York. In her new role, she will help to ensure United Hebrew's vitality as a leading senior care provider is meeting the needs of Westchester's aging population.

"We're thrilled to have Shirley join our board and we welcome the health care and executive leadership expertise that she brings. Her background integrates perfectly with what we need to uphold our high standards of care and meet the growing demand for the services we provide," said Mabl.

Before being sold in 2016, Truman-Smith's company operated with over 200 employees for more than 25 years in the New York metropolitan area. Founded on the need for high-quality rehabilitation services for children and adults in the region, the organization was dedicated to providing the highest quality of care.

Truman-Smith started her career as a speech language pathologist in the Fairfax County, Virginia, public school system. She later worked as an independent contractor in New York City



Shirley Truman-Smith

and opened her own private practice in Wilton. She earned a master's degree in speech language pathology from George Washington University and a doctorate in law and public policy from Northeastern University. She was an active member of the Greenwich community, serving on the Advisory Board of Greenwich Hospital and mentoring young students interested in financial literacy.

United Hebrew of New Rochelle has been serving the Westchester metropolitan area since 1919 and today serves more than 1,000 residents and clients daily on its Harry and Jeannette Weinberg Campus and within the Westchester community.

LAW FIRM PARTNER BECOMES DEPUTY CHAIR OF LITIGATION

Yankwitt LLP in White Plains, a go-to law firm for high-stakes, bet-the-company litigation, has promoted partner Alicia Tallbe to deputy chair of litigation where she will supervise and mentor many of the firm's attorneys and assist with managing the firm's growing litigation practice.

"She joined (us) with an incredible skill set from her experience as a federal law clerk and with leading New York City law firms and has developed into an outstanding litigator and firm leader..." said Russell Yankwitt, managing partner

Tallbe represents small and mid-size businesses and high-net-worth individuals in all areas of commercial and civil litigation.

Prior to joining Yankwitt, Tallbe spent two years clerking for Kenneth Karas and Cathy Seibel in the Southern District of New York White Plains courthouse. She also worked for global law



Alicia Tallbe

firm Shearman & Sterling and national law firm Patterson Belknap Webb & Tyler.

Tallbe graduated summa cum laude from St. John's University School of Law, where she was valedictorian of the class of 2006.

WESTCHESTER

U.S. BANKRUPTCY COURT

White Plains & Poughkeepsie

Local business cases, July 27 - Aug. 2

South Land Properties Inc., Haverstraw, 22-22492-SHL: Chapter 7, assets \$240,000, liabilities \$75,000. Attorney: Irving Kigler.

Shem Olam LLC, Monsey, Rabbi Aryeh Zaks, manager, 22-22493-SHL: Chapter 11, assets and liabilities \$1 million to \$10 million. Attorney: Arnold M. Greene.

The Ostreicher Family Irrevocable Trust, Spring Valley, Etta Ostreicher, trustee, 22-22495-SHL: Chapter 11, assets and liabilities \$0 to \$50,000. Attorney: Robert S. Lewis.

Gerasimos Stefanitsis, Harrison, business not disclosed, 22-22507-SHL: Chapter 11, assets \$0 to \$50,000, liabilities \$100,000 to \$500,000. Attorney: Lawrence Morrison.

U.S. DISTRICT COURT,

White Plains

Local business cases, July 27 - Aug. 2

Maritza Manzano, Sullivan County et al vs. Stagedoor Enterprises Inc., Loch Sheldrake, New York, et al, 22-cv-6397-KMK: Job discrimination. Attorney: Shawn R. Clark.

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

Questions and comments regarding this section should be directed to:

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Phone: 694-3600 • Fax: 694-3699

Ann P. Rodriguez, New Rochelle vs. Palmer Square LLC, New Rochelle, et al, 22-cv-6412-NSR: Personal injury, removal from Westchester Supreme Court. Attorney: Peter May.

Trevor Palmer, Mount Vernon vs. Regent Hospitality Linc Service, Mount Vernon, 22-cv-6478-CS: Fair Labor Standards Act. Attorney: Abdul K. Hassan.

Eduardo I. Alvarado, Mamaroneck vs. Juan De La Cruz doing business as United Landscaping Pro, Mamaroneck, 22-cv-6509-PMH: Fair Labor Standards Act. Attorneys: Alexander T. Coleman, Michael J. Borrelli and Danielle Petretta.

Tannessa Rassoules, Yonkers vs. Ferncliff Manor Inc., Yonkers, 22-cv-6532: Job discrimination. Attorney: pro se. **Jennifer Feltenstein, New Rochelle vs. A&F East Main Inc., New Rochelle, 22-cv-6574-CS:** Americans with Disabilities Act. Attorney: Glen H. Parker.

Yeshiva Chofetz Chaim Inc., Ramapo, et al, vs. Shem Olam LLC, Monsey, et al, 22-cv-6579-CS: Fraudulent transfer of property, removal from Rockland Supreme Court. Attorney: Joseph A. Churgin.

DEEDS

Above \$1 million

5 Cornell LLC, New York City, Seller: Andrew Moss, Cortlandt Manor, Property: 16 Butler Road, Scarsdale. Amount: \$1.7 million. Filed July 27.

12 Orchard LLC, Suffern, Seller: 20-138 Orchard Realty Partners LLC, Scarsdale. Property: 20 Orchard Place, Yonkers. Amount: \$1.9 million. Filed July 26.

12 Orchard LLC, Suffern, Seller: 20-138 Orchard Realty Partners LLC, Scarsdale. Property: 138 Orchard St., Yonkers. Amount: \$1.4 million. Filed July 27.

12 Orchard LLC, Suffern, Seller: Orchard 1228 LLC, Scarsdale. Property: 12 Orchard Place, Yonkers. Amount: \$1.5 million. Filed July 26.

12 Orchard LLC, Suffern, Seller: Orchard 1228 LLC, Scarsdale. Property: 28 Orchard Place, Yonkers. Amount: \$1.9 million. Filed July 26.

12 Orchard LLC, Suffern, Seller: Park Hill Enterprises Inc., Yonkers. Property: 39 Park Hill Ave., Yonkers. Amount: \$1.2 million. Filed July 25.

424 Main Street Apartments LLC, Mount Vernon, Seller: 424 Main Street Corp., East Quogue. Property: 424 Main St., New Rochelle. Amount: \$3.3 million. Filed July 26.

Alvarez, Jose Antonio Martin and Marcela Gutierrez Monclon De Silva, Scarsdale, Seller: P. Boulevard Capital LLC, Scarsdale. Property: 6 Penn Blvd., Scarsdale. Amount: \$1.9 million. Filed July 25.

Arons, Andrew and Ashley Arons, New York City, Seller: Bradford Properties LLC, Scarsdale. Property: 34 Bradford Road, Scarsdale. Amount: \$4.3 million. Filed July 25.

Boxer, Jason and Lucia Boxer, New York City, Seller: Buckout Developers LLC, New Rochelle. Property: 38 Buckout Road, Harrison. Amount: \$2.2 million. Filed July 26.

Fass, Jarret Scott and Carly Meredith Miller, Larchmont, Seller: Cooper Lane LLC, Larchmont. Property: 32 Colonial Lane, Mamaroneck. Amount: \$2.8 million. Filed July 25.

Gecaj Associates Holding LLC, Cross River and Swertfager Realty LLC, Katonah, Seller: Ghi Real Estate Corp., Katonah. Property: 873 Route 35, Lewisboro. Amount: \$1.4 million. Filed July 25.

Highland Broadleaf LLC, Rye, Seller: 225 Highland Road LLC, Rye. Property: 225 Highland Road, Harrison. Amount: \$4.7 million. Filed July 27.

North Avenue L/Cal LLC, New York City, Seller: 247 North Avenue Associates LLC, White Plains. Property: 247 North Ave., New Rochelle. Amount: \$9 million. Filed July 25.

Qwest 33 LLC, Bronx, Seller: 40 North Mac Realty Corp., Mount Vernon. Property: 33 MacQuesten Parkway, Mount Vernon. Amount: \$3.5 million. Filed July 25.

Shapiro, Sandy, Staten Island, Seller: J&M Carthage Road LLC, Scarsdale. Property: 67 Carthage Road, Scarsdale. Amount: \$1.3 million. Filed July 25.

Toll Northeast V Corp., Fort Washington, Pennsylvania, Seller: KL Toll Fort AIV LLC, New York City. Property: 1 Wallace Way, New Castle. Amount: \$1.6 million. Filed July 25.

White Plains 450 Realty LLC, Blauvelt, Seller: NMAC Real Estate Management Company LLC, Franklin, Tennessee. Property: 450 and 460 Tarrytown Road, Greenburgh. Amount: \$8.2 million. Filed July 26.

Below \$1 million

7 Saxon Wood Park LLC, Port Chester, Seller: Sally A. Fisher and LaVonn T. Gilbert, Rye Brook. Property: 7 Saxon Wood Park Drive, White Plains. Amount: \$350,000. Filed July 26.

10 Stewart Taitz LLC, Edgartown, Massachusetts, Seller: Jonathan Fromme and Alison Botkin, White Plains. Property: 10 Stewart Place, Unit 6BE, White Plains. Amount: \$548,000. Filed July 27.

152 Cottage LLC, Great Neck, Seller: U.S. Bank National Association, Mount Laurel, New Jersey. Property: 152 Cottage Ave., Mount Vernon. Amount: \$457,000. Filed July 25.

189 Cantre Avenue LLC, New Rochelle, Seller: Vito Luongo and Maria Luongo, New Rochelle. Property: 189 Centre Ave., New Rochelle. Amount: \$505,000. Filed July 26.

788 Warren Avenue LLC, Monsey, Seller: Yale LLC, Briarcliff Manor. Property: 11 Tompkins Ave., Ossining. Amount: \$300,000. Filed July 27.

920 Old Nepperhan Corp., Ardsley, Seller: Fred Eisner and 75 Lockwood Realty Inc., Yonkers. Property: 920 Old Nepperhan Ave., Yonkers. Amount: \$780,000. Filed July 27.

Barzilai, Tal and Adi Barzilai, Pleasantville, Seller: Toll New York LP, Fort Washington, Pennsylvania. Property: 11 Dennis Lane, Mount Pleasant. Amount: \$230,000. Filed July 26.

Baxter Entities LLC, South Salem, Seller: Reidun Rafoss, South Salem. Property: Cross River Crafts Corner Road, Lewisboro. Amount: \$160,000. Filed July 25.

Bedford Hills Fire District, Bedford Hills, Seller: 352 Bedford Road LLC, New York City. Property: 352 Bedford Road, Bedford. Amount: \$940,000. Filed July 26.

Bogtown Holdings LLC, Peekskill, Seller: David M. Rosoff, White Plains. Property: 32 Bogtown Road, North Salem. Amount: \$373,000. Filed July 25.

Cataldo, Dorinda, Holmes, Seller: U.S. Bank Trust National Association, Eureka, California. Property: 232B Heritage Hills, Somers. Amount: \$276,000. Filed July 25.

Duche, Nelson and Sonia Duche, Port Chester, Seller: 244 William Street Owner LLC, Port Chester. Property: 244 William St., Rye. Amount: \$815,000. Filed July 25.

Estrella, Karina and Jason Gasper, Mount Vernon, Seller: 243 Stone Avenue LLC, Dobbs Ferry. Property: 243 Stone Ave., Yonkers. Amount: \$580,000. Filed July 28.

Green Gateway Holding LLC, Peekskill, Seller: Edward J. Flynn and Carol V. Flynn, Montrose. Property: 14 Frances Drive, Cortlandt. Amount: \$300,000. Filed July 25.

Higgins, John W. and Robyn E. Lang, Chicago, Illinois, Seller: Viera Properties LLC, Bedford Hills. Property: 338 Cherry St., Bedford Hills. Amount: \$850,000. Filed July 27.

Iona College, New Rochelle, Seller: JAM Hubert Corp., New Rochelle. Property: 24 Hubert Place, New Rochelle. Amount: \$850,000. Filed July 26.

Jordanmerr LLC, New Rochelle, Seller: Michael Vecchiolla, Cortlandt Manor. Property: 50 Clinton St., Rye. Amount: \$438,000. Filed July 25.

JSN of New York LLC, Mahopac, Seller: Crompond Holding Corp., Ardsley. Property: 1 Cardinal Court, Peekskill. Amount: \$700,000. Filed July 26.

Nast Construction Five LLC, Somers, Seller: Steven Pasvankias and Arlene Pasvankias, Mount Kisco. Property: 22 Hickory Pass, North Castle. Amount: \$930,000. Filed July 27.

P and G 2 LLC, Yorktown Heights, Seller: Paula Brunelli, Thornwood. Property: 343 Saint Johns Ave., Yonkers. Amount: \$975,000. Filed July 27.

Pun Sukhad, Elmhurst, Seller: 176 Elm Avenue LLC, Mount Vernon. Property: 546 Third St., Mount Vernon. Amount: \$720,000. Filed July 26.

Statewide Design Inc., West Hempstead, Seller: George T. Winn, Scarsdale. Property: 148 Locust Ave., Eastchester. Amount: \$580,000. Filed July 28.

FEDERAL TAX LIENS

\$10,000 or greater,

Westchester County, July 27 - Aug. 2

Cappelli, Stephanie: New Rochelle, 2020 personal income, \$72,017.

Fabian, Eva M.: New Rochelle, 2018 - 2019 personal income, \$16,727.

Mouravskiy, Alexandre: Pound Ridge, 2015 - 2016, 2020 personal income, \$19,620.

Peters, Jennifer and Robert, Maurice: Rye, 2019 personal income, \$167,087.

Pinkland International Inc.: Tarrytown, employer quarterly tax, \$15,608.

Rivera, George: Bronxville, 2014 personal income, \$14,348.

Sanders, Ivelisse: Scarsdale, 2013 personal income, \$56,374.

Schofield, Joanne M.: Elmsford, 2014 - 2021 personal income, \$54,014.

Siegle, Eric W. & Amy R.: Pleasantville, 2019 personal income, \$90,237.

Walsh, David & Gia: Bronxville, 2010 personal income, \$1,287,130.

Williams, Nicola: Mohegan Lake, 2017 - 2021 personal income, \$71,435.

WORKERS' COMPENSATION BOARD

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

Citronics Security Group Inc., Yonkers. Amount: \$22,500.

Day and Night Shading Solutions Inc., Mamaroneck. Amount: \$22,500.

Elite Development LLC, Elmsford. Amount: \$25,500.

Grand City INTL Inc., Briarcliff. Amount: \$9,000.

Monarch at Ridge Hill Condominium Inc., Yonkers. Amount: \$9,450.

Oakgrove Construction-Ren Inc., Yonkers. Amount: \$15,000.

Facts & Figures

JUDGMENTS

Arias, Angela, Hartsdale. \$6,119.65 in favor of Discover Bank, Garden City. Filed July 27.

Bagan-Battocchio, Maria, Mount Vernon. \$12,644.95 in favor of Long Island Minimally Invasive Surgery P.C., Roslyn Heights. Filed July 27.

Black Quarry Millwork LLC, Mount Vernon. \$83,259.71 in favor of Getlan Family Partnership LLC, New Rochelle. Filed July 29.

Buchanan Marble & Stone LLC, Peekskill. \$14,608.30 in favor of Harlan Check Cashing Inc., White Plains. Filed July 25.

Casado, Juan, Yonkers. \$5,819.57 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed July 26.

Chung, Steve, Larchmont. \$7,574.50 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed July 27.

Construction Directions LLC, Elmsford. \$374,571.89 in favor of Herc Rentals Inc., Bonita Springs, Florida. Filed July 29.

Croma Tech Construction Inc., Bronx. \$128,057.24 in favor of State Insurance Fund, White Plains. Filed July 25.

Davy, Damion, Mount Vernon. \$5,845.33 in favor of Bibimen Inc., Mineola. Filed July 25.

Ellis, Richard, Eden. \$11,288.65 in favor of State Insurance Fund, Bayside. Filed July 25.

Epic Pharma LLC, Laurelton. \$6,072.84 in favor of A&P Coat Apron and Linen Supply LLC, Mount Vernon. Filed July 25.

Ferant Restoration Inc., Elmhurst. \$13,123.07 in favor of State Insurance Fund, White Plains. Filed July 25.

Gallicano, Judy, New Rochelle. \$7,254.80 in favor of Jill P. Altman M.D. P.C., New Rochelle. Filed July 27.

Hernandez, Johaira, Yonkers. \$19,166.97 in favor of American Express National Bank, Sandy, Utah. Filed July 27.

Island Breeze Mechanical Service Inc., Brooklyn. \$14,438.65 in favor of State Insurance Fund, White Plains. Filed July 25.

Khang, Yuehong, White Plains. \$22,543.18 in favor of Citibank National Association, Sioux Falls, South Dakota. Filed July 27.

L&D Drywall Services Corp., Woodside. \$43,233.31 in favor of State Insurance Fund, White Plains. Filed July 25.

Liriano, Joshua, Yorktown Heights. \$17,196 in favor of American Express National Bank, Sandy, Utah. Filed July 27.

Love Construction Corp., South Richmond Hill. \$13,515 in favor of State Insurance Fund, White Plains. Filed July 25.

Nadib, Tondar, Flushing. \$13,448 in favor of State Insurance Fund, White Plains. Filed July 25.

Nyahay, Rebecca, Yonkers. \$15,993.46 in favor of American Express National Bank, Sandy, Utah. Filed July 27.

Otomg Enterprise Inc., Brooklyn. \$10,287 in favor of State Insurance Fund, White Plains. Filed July 25.

Perez, Johanna, Yonkers. \$8,708 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed July 27.

Port Chester Home Improvement LLC, Port Chester. \$70,541 in favor of State Insurance Fund, White Plains. Filed July 25.

Ray Padula Holdings LLC, Melville. \$62,252 in favor of FedEx Corporate Services Inc., Memphis, Tennessee. Filed July 25.

Ricci, Anthony, Portland. \$61,005.59 in favor of Anthony Ricci, Portland, Oregon. Filed July 26.

Rockland Wholesale Kitchens & Baths Inc., Staten Island. \$17,562.77 in favor of Amur Equipment Finance Inc., White Plains. Filed July 25.

Satya Grace Group Inc., Brooklyn. \$8,308.63 in favor of State Insurance Fund, White Plains. Filed July 25.

LIS PENDENS

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

Annunziato, Frank, Danielle Annunziato and John Magnotta, as owners. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of \$345,000 affecting property located at 433 Westchester Ave., West Harrison. Filed July 28.

Baxter, Katherne and Donnie Wilson, as owners. Filed by Lakeview Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of \$462,634 affecting property located at 14 Russell Ave., New Rochelle. Filed July 28.

Bell, John E., as owner. Filed by U.S. Bank National Association. Action: Foreclosure of a mortgage of \$140,000 affecting property located at 3148 Hearthstone Court, Yorktown Heights. Filed July 27.

Bell, Shane and Angela Bell, as owners. Filed by U.S. Bank National Association. Action: Foreclosure of a mortgage in the principal amount of \$230,017 affecting property located at 236 W. Third St., Mount Vernon. Filed July 28.

Cappelli, Michael A. and Janice A. Cappelli, as owners. Filed by KeyBank National Association. Action: Foreclosure of a mortgage in the principal amount of \$1,480,000 affecting property located at I Parkside Court, Purchase. Filed July 26.

Cavallo, Lorena Navarette, as owner. Filed by Wells Fargo Bank National Association. Action: Foreclosure of a mortgage in the principal amount of \$790,000 affecting property located at 9 Avimore Drive, New Rochelle. Filed July 25.

Green, Melvin and Agnes Green, as owners. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$574,750 affecting property located at 30 Ridgeview Ave., Yonkers. Filed July 26.

Harte, James R. and Joyce M. Harte, as owners. Filed by Dynasty LLC. Action: Foreclosure of a mortgage in the principal amount of \$850,000 affecting property located at 129 Lyncroft Road, New Rochelle. Filed July 17.

Mathew, Bobby J., as owner. Filed by U.S. Bank National Association. Action: Foreclosure of a mortgage in the principal amount of \$308,506 affecting property located at 324 Tecumseh Ave., Mount Vernon. Filed July 28.

Segal, Richard K. and Colleen Segal, as owners. Filed by Freedom Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$444,301 affecting property located at 110 Hickory Road, Katonah. Filed July 27.

Ward, Matilda, as owner. Filed by U.S. National Association. Action: Foreclosure of a mortgage in the principal amount of \$381,644.94 affecting property located at 29 S. Bleeker Ave., Mount Vernon. Filed July 28.

MECHANIC'S LIENS

BRP 10 Commerce LLC, New Rochelle. \$20,940 in favor of Ferguson Enterprises LLC, Lakewood. Filed July 27.

Gentry Tenants Corp., Eastchester. \$17,717.27 in favor of Colgate Enterprise Corp., Bronx. Filed July 27.

Illescas, Alba and Rene Vele, Yorktown. \$9,809.31 in favor of Prime Rebar LLC, Bridgewater, New Jersey. Filed July 26.

Kufferath, Jeanna M. and Scott B. Kufferath, Yonkers. \$5,000 in favor of Rich Air HVAC LLC, Yonkers. Filed July 26.

Shebar Realty LLC, Mount Vernon. \$19,225.28 in favor of East Coast Petroleum Inc., Bronx. Filed July 26.

NEW BUSINESSES

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

PARTNERSHIPS

Sweet Padd, 240 Valentine Lane, Yonkers 10705, c/o Jayla Collins and Ashanti Collins. Filed July 26.

SOLE PROPRIETORSHIPS

Blackboard Plays, 71 First St., Harrison 10528, c/o Garlia C. Jones. Filed July 28.

Carina Co., 71 Winfred Ave., Yonkers 10704, c/o Joseph Carinha. Filed July 25.

Cross River Dental, 19 North Salem Road, Cross River 10518, c/o Barbara A. Lynch. Filed July 28.

Delluna Landscaping, 9 Wallace Place, Apt. 1F, White Plains 10606, c/o Juan E. Deloral-Luna. Filed July 28.

Heavens Helpers Movers, 2 Sherwood Terrace, Yonkers 10704, c/o Anthony Terenzio. Filed July 26.

JJ Avelar Flooring, 44 Franklin Ave., Apt. A3, New Rochelle 10805, c/o Alvaro Antonio Avelar Marroquin. Filed July 25.

Marinespeak, 76 Cove Road, South Salem 10590, c/o Donald Vernon Gale. Filed July 27.

Milteer Environmental Consulting Co., 104 Benefield Blvd., Peekskill 10566, c/o Fred C. Milteer. Filed July 28.

N4N Ventures, 113 S. 13th Ave., Mount Vernon 10550, c/o Rene Vasquez. Filed July 26.

Overall Appearance, 5 Hemlock Circle, Peekskill 10566, c/o Cynthia Torres. Filed July 28.

Power Kids Occupational Therapy, 174 Beekman Ave., Sleepy Hollow 10591, c/o Estefania Mercedes. Filed July 26.

RJF Trains, 81 Allison Road, Katonah 10536, c/o Robert Jack Brownfeld. Filed July 27.

Rocio La Rosa, 2125 Albany Post Road, Montrose 10548, c/o Rocio Leonor La Rosa. Filed July 27.

Saint Phalle Designs, 455 Bedford Center Road, Bedford Hills 10507, c/o Anni M. De Saint Phalle. Filed July 27.

Star Goddess Essentials, 473 E. Fifth St., Mount Vernon, Ny 10553, c/o Tara Michelle Council. Filed July 25.

Stus Collectibles, 1 City Place, Apt. 1110, White Plains 10601, c/o Stuart Bishop. Filed July 27.

Ulexus Visions, 18 Moquette Row South, Yonkers 10703, c/o Ulexus Stevenson. Filed July 27.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

11 Garden LLC, as owner. Lender: Rhinebeck Bank. Property: in Poughkeepsie. Amount: \$2.3 million. Filed July 18.

Hauer, Herman and Esther Hauer, as owners. Lender: TD Bank National Association. Property: 250 Schunnemunk Road, Monroe. Amount: \$1.2 million. Filed July 29.

Remsen Enterprising LLC, as owner. Lender: Northeast Community Bank. Property: 71 Ramsen Ave., Monsey. Amount: \$1.3 million. Filed July 26.

S&Y Homes New York LLC, as owner. Lender: Broadview Capital LLC. Property: 16 Cross Road, Wallkill and 119 Elise Drive, Wallkill. Amount: \$1.9 million. Filed July 29.

Tower Ridge Associates LLC, New City. Seller: Northeast Community Bank. Property: 100 Tower Ridge Circle, Middletown. Amount: \$2 million. Filed July 29.

Tower Ridge Associates LLC, New City. Seller: Northeast Community Bank. Property: 200 Tower Ridge Circle, Middletown. Amount: \$2.6 million. Filed July 29.

Wise Equities Developments LLC, as owner. Lender: Broadview Capital LLC. Property: 5-21 Lakeview Ave., Wallkill. Amount: \$1.4 million. Filed July 28.

Below \$1 million

298 Route 211 LLC, as owner. Lender: Lendvent SPV 1 LLV. Property: 298 Route 211 West, Wallkill. Amount: \$119,000. Filed July 29.

ERS Foundation LLC, as owner. Lender: Loan Funder LLC, Series 21364. Property: 46-48 Beattie Ave., Middletown. Amount: \$100,000. Filed July 26.

K&J Real Estate Solutions LLC, as owner. Lender: GCCC Lending LLC, Cohasset, Massachusetts. Property: 46 Sunrise Drive, Wallkill. Amount: \$283,000. Filed July 27.

DEEDS

Above \$1 million

1 Route 17 Tuxedo LLC, Spring Valley. Seller: AMVEST LLC, Tuxedo. Property: 265 Orange Turnpike, Ramapo. Amount: \$1.7 million. Filed July 29.

43 Oxford LLC, Brooklyn. Seller: Christopher Park and Catherine Park, River Valley, New Jersey. Property: 43 Oxford Drive, Montebello. Amount: \$1.6 million. Filed July 27.

1256 North LLC, Monroe. Seller: LAJ Beacon LLC, Beacon. Property: in Beacon. Amount: \$1.4 million. Filed July 28.

Harborview Properties I LLC, Larchmont. Seller: Henry Properties LLC, Midland Park, New Jersey. Property: 24-10 S. Henry St., Pearl River. Amount: \$3.7 million. Filed July 27.

Facts & Figures

Harborview Properties I LLC, Larchmont. Seller: Hunt Properties LLC, Midland Park, New Jersey. Property: 76-80 Hunt Ave., Pearl River. Amount: \$2.4 million. Filed July 26.

Harborview Properties I LLC, Larchmont. Seller: Middletown Properties LLC, Midland Park, New Jersey. Property: 249 N. Middletown Road, Pearl River. Amount: \$13 million. Filed July 28.

Kennely Square Holding LLC, Airmont. Seller: Kennely Square LLC, Monroe. Property: 962 S. Route 9 West, Clarkstown. Amount: \$2.7 million. Filed July 27.

Regency Estates at Viola Hills LLC, New York City. Seller: Viola Associates LLC, Chicago, Illinois, Viola NB Associates LLC, Lakewood, New Jersey, Viola RW Associates LLC, Monsey and Viola YG Associates LLC, Monsey. Property: 260 Viola Road, Ramapo. Amount: \$38,000. Filed July 26.

SBO Mountain LLC, Monsey. Seller: Marcy B. Zamore, Monsey. Property: 23 Mountain Ave., Ramapo. Amount: \$1.2 million. Filed July 25.

Union Grand Rockland LLC, Spring Valley. Seller: J. Schenckman Realty LLC, Spring Valley. Property: 799 Union Road, Wesley Hills. Amount: \$2.3 million. Filed July 29.

Below \$1 million

8 W Arnold LLC, Fishkill. Seller: Robin Constable, Hopewell Junction. Property: in Poughkeepsie. Amount: \$90,000. Filed July 26.

27 Andover LLC, New City. Seller: Yechiel Grunberger LLC, Monsey. Property: 27 Andover Road, Ramapo. Amount: \$492,000. Filed July 27.

41 Hempstead LLC, New City. Seller: Shia Teitelbaum, Monroe. Property: 41 Hempstead Road, Ramapo. Amount: \$450,000. Filed July 25.

46 Hempstead LLC, New City. Seller: Shia Teitelbaum, Monroe. Property: 46 Hempstead Road, Ramapo. Amount: \$750,000. Filed July 27.

50 Samsaondale LLC, Brooklyn. Seller: Debra R. Morano, West Haverstraw. Property: 50 Samsaondale Avenue West Haverstraw. Amount: \$480,000. Filed July 28.

69 South LLC, New City. Seller: Sonya Shapiro, Nanuet. Property: 69 S. Pascack Road, Clarkstown. Amount: \$925,000. Filed July 25.

97A Capital Improvement LLC, Rockaway. Seller: Michael Collazo, Stony Point. Property: 6 Continental Drive, Clarkstown. Amount: \$522,500. Filed July 25.

528 Main LLC, Poughkeepsie. Seller: Main Street Owner's LLC, Hopewell Junction. Property: in Poughkeepsie. Amount: \$30,000.

530 Main LLC, Poughkeepsie. Seller: Dutchess Properties LLC, Hopewell Junction. Property: in Poughkeepsie. Amount: \$680,000. Filed July 28.

925 Wolcott LLC, Monroe. Seller: LAJ Beacon LLC, Beacon. Property: in Beacon. Amount: \$650,000. Filed July 28.

A17 LLC, Brooklyn. Seller: John F. Murphy and Valerie Murphy, Hopewell Junction. Property: in East Fishkill. Amount: \$325,000. Filed July 27.

All Level Properties LLC, Wappingers Falls. Seller: Carolyn C. Edward, Poughkeepsie. Property: in Poughkeepsie. Amount: \$190,000. Filed July 28.

Apta NS LLC, Monsey. Seller: Leah Neustadt, Spring Valley. Property: 12 Apta Blvd., New Square. Amount: \$40,000. Filed July 27.

Blumberg, Eric I. and Jacelyn K. Blumberg, Altadena, California. Seller: Obercreek Development LLC, Wappingers Falls. Property: in Wappingers falls. Amount: \$200,000. Filed July 28.

Coleman, Keith, Hyde Park. Seller: Alex Builders LLC, Poughkeepsie. Property: in Poughkeepsie. Amount: \$457,000. Filed July 26.

Das, Liana, Red Hook. Seller: 25 Old Farm Road Development LLC, Poughkeepsie. Property: in Red Hook. Amount: \$85,000. Filed July 27.

Douce, Elcie, West Babylon. Seller: Heritage 10D LLC, New City. Property: 10 Heritage Drive, Unit D, New City. Amount: \$358,700. Filed July 27.

Douglas, Charles and Claudia Douglas, Middletown. Seller: 249 Main Street LLC, Armonk. Property: in Beacon. Amount: \$450,000. Filed July 26.

Kalin, Jonathan, Brooklyn. Seller: 249 Main Street LLC, Armonk. Property: in Beacon. Amount: \$401,000. Filed July 26.

Kroizer, Hindy and Zvi Kroizer, Chicago, Illinois. Seller: 1 Tiorati Trail LLC, Pearl River. Property: 21 Perrins Peak Road, Stony Point. Amount: \$985,000. Filed July 27.

Poreddy, Vijayabhaskar Reddy, Poughkeepsie. Seller: ABD Stratford, Poughkeepsie. Property: in Poughkeepsie. Amount: \$567,500. Filed July 25.

Raksin, Eliezer, Pomona. Seller: Lacaye Beverage Corp., Nyack. Property: 105-107 First Ave., Nyack. Amount: \$855,000. Filed July 27.

Roser, Gregory Evan and Polina Rosner, Nyack. Seller: Saber Route 9W LLC, Monsey. Property: 954 Route 9W, Orangetown. Amount: \$740,000. Filed July 29.

RSVD Properties Inc., Poughkeepsie. Seller: Allrand Properties LLC, Rhinebeck. Property: in Hyde Park. Amount: \$120,500. Filed July 28.

Rub, Mordechai and Chumie Rub, Spring Valley. Seller: Ace Builders New York LLC, Spring Valley. Property: 42 Collins Ave., Unit 312, Spring Valley. Amount: \$724,000. Filed July 25.

Schwimmer, Joel, Monsey. Seller: J.B.I. U.S.A. Inc., Brooklyn. Property: 12 Franic Place, Unit 211, Ramapo. Amount: \$999,000. Filed July 27.

Sierra Vista Lane LLC, Piermont. Seller: Annette Roma, Valley Cottage. Property: 495 Sierra Vista Lane, Clarkstown. Amount: \$295,000. Filed July 26.

Taub, Ricky and Lipman D. Szanto, Chestnut Ridge. Seller: ZH Holdings I LLC, Chestnut Ridge. Property: 5 Lillian Drive, Chestnut Ridge. Amount: \$637,000. Filed July 28.

Velocity House Buyers LLC, Monroe and Peace Home Buyers LLC, New Rochelle. Seller: Richard Budrik, Congers. Property: 18 Massachusetts Ave., Clarkstown. Amount: \$180,000. Filed July 25.

YASMD Holdings LLC, Brooklyn. Seller: Iaobiao Xin and Shijie Gong, Suffern. Property: 158 Spook Rock Road, Montebello. Amount: \$999,000. Filed July 29.

JUDGMENTS

Burigo, Joseph, Middletown. \$2,456 in favor of Unifund CCR LLC, Cincinnati, Ohio. Filed July 25.

Degroat, Stephan, Slate Hill. \$4,065 in favor of Bank of America, Charlotte, North Carolina. Filed July 25.

Erskine, Diane, Newburgh. \$1,644.17 in favor of Midland Credit Management Inc., San Diego, California. Filed July 25.

Francon, Frank, Newburgh. \$1,763 in favor of Midland Credit Management Inc., San Diego, California. Filed July 25.

Gluck, Judith, Monroe. \$3,221 in favor of Bank of America, Charlotte, North Carolina. Filed July 25.

Harris, James U., Middletown. \$4,123 in favor of Unifund CCR LLC, Cincinnati, Ohio. Filed July 25.

Joshua, Pamela, Goshen. \$2,824 in favor of Midland Credit Management Inc., San Diego, California. Filed July 25.

Marengo, Gisela, Middletown. \$18,475 in favor of Credit Acceptance Corp., Southfield, Minnesota. Filed July 25.

May, Yvonne A., Middletown. \$3,843 in favor of Unifund CCR LLC, Cincinnati, Ohio. Filed July 25.

Rincon, Sadot, East Elmhurst. \$5,171 in favor of Palisades Collection LLC, Englewood Cliffs, New Jersey. Filed July 25.

Rourke, Lori, Middletown. \$1,093 in favor of New Century Financial Services Inc., Whippany, New Jersey. Filed July 25.

Smith, Christine and Mario Smith, Middletown. \$13,630 in favor of 17 Sheffield Drive Inc., Middletown. Filed July 25.

Staff, Bernice, New Windsor. \$2,227 in favor of Midland Credit Management Inc., San Diego, California. Filed July 25.

Succi, Richieray, Middletown. \$8,545 in favor of Highland Park Management LLC, Monsey. Filed July 25.

MECHANIC'S LIENS

Shuk, Becky, as owner. \$7,005 in favor of AGD Landscaping and Property Management LLC, Hopewell Junction. Property: 1164 North Ave., Beacon. Filed July 27.

Simon, Patrick and Corrianna Simon, as owners. \$10,916 in favor of Messco Building Supply, Walden. Property: 6 Bird Lane, Poughkeepsie. Filed July 27.

Thomas, Adams, as owner. \$2,020 in favor of Jason Goldsmith Plumbing and Heating, New City. Property: in Clarkstown. Filed July 26.

NEW BUSINESSES

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

PARTNERSHIPS

Doro Pizza & Pasta, 719 W. Nyack Road, West Nyack 10994, c/o Edison Narkaj and Robert Gjeolshi. Filed July 26.

SOLE PROPRIETORSHIPS

3d Prints & Gifts, 28 Ogden St., Middletown 10940, c/o Vanessa I. Dalia Vega. Filed July 29

Artrim And Closets, 612 New York Route 306, Suffern 10901, c/o Rocaël Ortiz Castillo. Filed July 28.

B Brilliant, 5 Mezabish Place, Monroe 10950, c/o Yoly Brilliant. Filed July 29.

Bolanos Quito Taxi Service, 6 N. Eckerson Lane, Spring Valley 10977, c/o Cesar Walther Bolanos Quito. Filed July 28.

Calzadilla H Taxi Service, 8 Smith Road, Nanuet 10954, c/o Cesar V. Hernandez. Filed July 26.

Construction De La Cruz, 148 Knickerbocker Ave., Apt. 2R, Brooklyn 11237, c/o Olmedo De La Cruz Cashabamba. Filed July 27.

Diana Cleaning Services, 160 N. Main St., Apt. 46A, New City 10956, c/o Diana Laura Ramirez. Filed July 27.

Eco Moda, 145 S. Main St., New City 10956, c/o Erika Maritza Veintimilla Fernandez. Filed July 25.

Edge Taxi Service, 21 Singer Ave., Spring Valley 10977, c/o Edwin Geovanny Nieves Cedillo. Filed July 27.

Enchanted Craftique, 65 Vincent Drive, Middletown 10940, c/o Erick Jadid Pujois Rios. Filed July 29.

Forever Ani Ma'amin, 2

Edward Diana Way, Apt. 11, Middletown 10941, c/o Jessica C. Walker. Filed July 26.

General George Appliance Repair, 40 Hamptonburgh Road, Campbell Hall 10916, c/o Charles Alan George. Filed July 27.

Kings Contracting, 114 Franklin St., Port Jervis 12771, c/o Rasun Sunsavior King. Filed July 27.

Lake Front Home, 20 Raymond Drive, Port Jervis 12771, c/o Jacqueline Elizabeth Vidal. Filed July 29.

Lakeside Lawn Services, 505 Shore Drive, New Windsor 12553, c/o Edmund Robert Kurz. Filed July 29.

Lascasuelitas, 931 Route 32, Highland Mills 10930, c/o Leticia Huerta Olivera. Filed July 29.

N E A Cleaning Services, 38 Clove Ave., Haverstraw 10927, c/o Walter Santos. Filed July 28.

Shkreli Boyz Construction & More, 1 Heidi Lane, Chester 10918, c/o Albert Pacaj. Filed July 25.

Sunshine Cleaning Services, 10 Lexington Hill, Harriman 10926, c/o Mehrnoosh Khosrotaj. Filed July 25.

Variety Store, 9 Innington Court, Spring Valley 10977, c/o Robert D. Morisset. Filed July 27.

Veronika Veronika Candles, 10 Alden Road, Monroe 10950, c/o Veronica H. Patterson. Filed July 28.

VPW Music, 38 Berdans Road, Harriman 10926, c/o Vincent Warner. Filed July 26.

Yossi Water Softner, 133 Franklin Ave., Monroe 10950, c/o Joel Bernath. Filed July 27.

BUILDING PERMITS

Commercial

APH 15 South Street LLC, Norwalk, contractor for APH 15 South Street LLC. Perform replacement alterations at 15 South St., No. 2A, Norwalk. Estimated cost: \$2,000. Filed June 27.

Deluca Enterprises Group Inc., Norwalk, contractor for Jayne Beattie. Replace deck at condominium unit at 313 Foxboro Drive, No. 313, Norwalk. Estimated cost: \$6,250. Filed June 27.

Deluca Enterprises Group Inc., Norwalk, contractor for Brian DeBoer. Replace deck at condominium unit at 915 Foxboro Drive, No. 915, Norwalk. Estimated cost: \$8,900. Filed June 27.

Deluca Enterprises Group Inc., Norwalk, contractor for Caron L. Dickinson. Replace deck at condominium unit at 903 Foxboro Drive, No. 903, Norwalk. Estimated cost: \$12,050. Filed June 27.

Deluca Enterprises Group Inc., Norwalk, contractor for Camin Laurene. Replace deck at condominium unit at 914 Foxboro Drive, No. 914, Norwalk. Estimated cost: \$8,900. Filed June 27.

Deluca Enterprises Group Inc., Norwalk, contractor for Silvestri Salvatore. Replace deck at condominium unit at 904 Foxboro Drive, No. 904, Norwalk. Estimated cost: \$12,050. Filed June 27.

Deluca Enterprises Group Inc., Norwalk, contractor for Patricia A. Wallace. Replace deck at condominium unit at 818 Foxboro Drive, No. 818, Norwalk. Estimated cost: \$8,900. Filed June 27.

Deluca Enterprises Group Inc., Norwalk, contractor for Ann Marie Palomba. Replace deck at condominium unit at 817 Foxboro Drive, No. 817, Norwalk. Estimated cost: \$8,900. Filed June 27.

Gold Duct New Begin LLC, Bridgeport, contractor for Carly Realty LLC. Replace existing hood with smaller hood and replace fire-protection system and kitchen equipment at 170 Selleck St., Stamford. Estimated cost: \$42,000. Filed June 20.

Grunberger, James Merritt, Stamford, contractor for Bulls Head Realty. Perform replacement alterations at 43 High Ridge Road, Stamford. Estimated cost: \$139,000. Filed June 8.

Hirsch Construction Services LLC, Redding, contractor for Bernardine Sisters of Third Order of St Francis Stamford. Reconfigure reception and administration offices on first floor, including door and window; install new acoustical ceiling and lights and add kiln area and sink in basement level for art room, including new lighting and addition of heat-pump HVAC unit at 161 Skymeadow Drive, Stamford. Estimated cost: \$158,000. Filed June 10.

Homeguard Environmental Services Inc., Stamford, contractor for Virgil Street Associates LLC. Remove siding at 79 Virgil St., Stamford. Estimated cost: \$7,500. Filed June 1.

Karp, Arnold M., New Canaan, contractor for Jewish Community Center Inc. Install seasonal 40' x 20' tent at 1035 Newfield Ave., Stamford. Estimated cost: \$N/A. Filed June 6.

KMF Construction LLC, Stamford, contractor for TNREF LII High Ridge LLC. Relocate Massachusetts Mutual tenant to a larger office space at 225 High Ridge Road, Stamford. Estimated cost: \$300,000. Filed June 24.

Lecla Home Improvements and Roofing Inc., Danbury, contractor for LECLA Home Improvements and Roofing Inc. Perform replacement alterations at Summer Street, 130-132 Woodside Green Stamford. Estimated cost: \$42,500. Filed June 8.

Luxury Necessity Services Property Management LLC, Stamford, contractor for 151-155 Spruce Street LLC. Install two gas furnaces, two condensers, two cooling coils and walk-in cooler at 151 Spruce St., Stamford. Estimated cost: \$137,000. Filed June 16.

Magna Construction Limited LLC, Stamford, contractor for Canal Street Partners LLC. Perform interior fit-out on fourth floor and penthouse at 850 Canal St., Stamford. Estimated cost: \$845,000. Filed June 21.

Nac Industries Inc., Oxford, contractor for the city of Stamford. Install new drain and cap conduits at 641 Scofieldtown Road, Stamford. Estimated cost: \$100. Filed June 15.

Nathan Hale Development Group LLC, Stamford, contractor for Nathan Hale Development Group LLC. Construct a single-family house, four bedrooms, three full baths, three half baths, three-car garage, laundry room, finish attic and basement with family room, playrooms, half bathroom, wet bar and utility room at 57 Nathan Hale Drive, Stamford. Estimated cost: \$695,000. Filed June 21.

NCI Woodworking LLC, Fairfield, contractor for PMI Stamford LLC. Replace existing wood decking with concrete pavers, run new gas line to accept new fire pit, replace 14 existing light poles and string lights at 50 Forest St., Stamford. Estimated cost: \$80,000. Filed June 16.

Nexus Solutions Inc., Frisco, Texas, contractor for Glenbrook Industrial Park LLC. Perform modifications to existing wireless communication facility, replace three antennas, remove 12 coax cables, relocate various ancillary equipment on the existing water tank and add additional equipment within the existing shelter in the leased area at 650 Glenbrook Road, Stamford. Estimated cost: \$35,000. Filed June 10.

Residential
Fallo, Johanna M., Norwalk, contractor for Johanna M. Fallo. Replace windows, roof and siding at 11 Highwood Ave., Norwalk. Estimated cost: \$15,000. Filed June 27.

GED Construction LLC, Norwalk, contractor for Herzlich Sandon. Renovate a single-family residence at 12 Pond Ridge Road, Norwalk. Estimated cost: \$40,000. Filed June 27.

Hicks, Brandon J., Colchester, contractor for Sebastian Bernal Bocanegra and Miriam Rosales. Install a roof-top PV array with 16 panels at 283 Culloden Road, Stamford. Estimated cost: \$23,879. Filed June 24.

Highland Window Company LLC, West Hartford, contractor for Matthew S. and Christine Rosencrans. Install vinyl siding and replace vinyl windows at 59 Rocky Rapids Road, Stamford. Estimated cost: \$47,207. Filed June 3.

Holzner, Louis, Newtown, contractor for John R. and Linda Marie Klym. Install a 20kw Kohler generator at rear of house at 94 Canfield Drive, Stamford. Estimated cost: \$15,275. Filed June 27.

The Home Depot USA Inc., Atlanta, Georgia, contractor for Whitney Milburn. Remove and replace 14 windows, all same size without structural change at 34 Hamilton Ave., Stamford. Estimated cost: \$14,090. Filed June 2.

The Home Depot USA Inc., Atlanta, Georgia, contractor for Owen William and Samantha Lynn Morgan. Remove and replace 24 windows, all same size without any structural change at 52 Black Twig Place, Stamford. Estimated cost: \$24,531. Filed June 14.

The Home Depot USA Inc., Atlanta, Georgia, contractor for Ana Wright. Remove and replace four windows and one patio door, all the same size without structural change at 46 Taylor St., Unit 307, Stamford. Estimated cost: \$6,489. Filed June 10.

The Home Depot USA Inc., Atlanta, Georgia, contractor for Jose Miguel and Ashley Santana. Remove and replace three windows, same size, no structural change at 1296 High Ridge Road, Stamford. Estimated cost: \$2,749. Filed June 14.

Home Energy Repair LLC, Greenwich, contractor for Ophir and Bar Sperling. Remove existing roof and re-roof 25 Fara Drive, Stamford. Estimated cost: \$50,000. Filed June 16.

Home Energy Repair LLC, Norwalk, contractor for Jeremiah Jon Gerlach. Remove siding and replace with new siding at 27 Thomes St., Norwalk. Estimated cost: \$25,000. Filed June 27.

Home Energy Repair LLC, Norwalk, contractor for Jacqueline A. and Sharon A. Smith. Remove siding and replace with new siding at 22 Plymouth Ave., Norwalk. Estimated cost: \$35,000. Filed June 27.

Home Exteriors LLC, Bethel, contractor for Valerie E. Jack. Remove existing roof and re-roof 28 East Lane, Stamford. Estimated cost: \$16,400. Filed June 14.

J. Guza Construction LLC, Stamford, contractor for Alex and Luciana Lira. Perform replacement alterations at 68 Valley View Drive, Stamford. Estimated cost: \$9,000. Filed June 16.

James Gang Masonry Inc., Monson, Massachusetts, contractor for Bayview Preservation Partners. Restore concrete at 300 Tresser Blvd., Stamford. Estimated cost: \$74,373. Filed June 14.

Lecla Home Improvements and Roofing Inc., Danbury, contractor for Alejandra Chavero and Patrick G. Shanahan. Remove existing roof and re-roof 20 Burwood Ave., Stamford. Estimated cost: \$11,500. Filed June 15.

Liguori, David A., Stamford, contractor for Jason E. and Kimberly Ann Dube. Install a generator and automatic transfer switch using natural gas at 74 Lolly Lane, Stamford. Estimated cost: \$10,000. Filed June 15.

Longo, Philip J. Jr., Stamford, contractor for Leigh and Michael C. DeMarco. Construct an addition above the existing first floor, which will accommodate a new main bedroom, bathroom and guest bedroom at 90 Nutmeg Lane, Stamford. Estimated cost: \$125,000. Filed June 16.

Lueders, Matthew K., Stamford, contractor for Brian and Mary Miller. Construct an in-ground spa at 99 Cross Country Trail, Stamford. Estimated cost: \$45,500. Filed June 29.

Mackey, Edmund J., Shelton, contractor for Edward and Molly Bernson. Install a 10kw Generac generator powered by propane tanks at 144 High Line Trail, Stamford. Estimated cost: \$9,300. Filed June 15.

Mandrozos, Gus, Norwalk, contractor for Gus Mandrozos. Remove bearing wall at 10 Tally Drive, Norwalk. Estimated cost: \$6,500. Filed June 27.

Mike's Factory Direct LLC, Westport, contractor for Stacy Lynn Bone. Remove and replace toilet, bathroom exhaust fan, high hats, vanity with double sinks, shower, tile walls and floor at 103 Rock Spring Road, Stamford. Estimated cost: \$23,079. Filed June 27.

MM Restoration LLC, Norwalk, contractor for Maria T. Fatta. Build a deck at 848 Stillwater Road, Stamford. Estimated cost: \$15,000. Filed June 22.

Montanez, Anel, Stamford, contractor for Teresa B. and Walter Fritz. Construct a two-story addition for a four-season room and master bedroom and bath. Remove existing screen porch and pour new foundation for storage area, all season's room and walk-in closet to existing master bedroom. Increase existing master bathroom and add full basement in place of an existing screened porch to be demolished at 29 Thornwood Road, Stamford. Estimated cost: \$85,000. Filed June 1.

Murales, Nestor, Stamford, contractor for Cynthia M. Holloway. Replace window in primary bedroom at 202 Soundview Ave., Unit 42, Stamford. Estimated cost: \$1,500. Filed June 29.

Nixon, Kenneth, Fairfield, contractor for Kevin Monahan. Remove existing deck, rebuild stairs and construct a new bluestone patio at 170 Canfield Drive, Stamford. Estimated cost: \$24,783. Filed June 6.

New York Connecticut Solutions LLC, Stamford, contractor for Alan DeLuca. Renovate existing kitchen, bathroom and living room at 73 River View Drive, Stamford. Estimated cost: \$75,500. Filed June 7.

Old World Craftsmen of New York LLC, Greenwich, contractor for Peter Persampieri. Renovate existing kitchen and replace with new cabinetry, appliances and windows at 16 Pierce Place, Stamford. Estimated cost: \$60,000. Filed June 14.

Panteleimon Hatzivasiliadis LLC, Stamford, contractor for Nicolaos Deligiannidis and Elizabeth Deligiannidou. Remove existing roof and re-roof 98 Harbor Drive, Stamford. Estimated cost: \$7,800. Filed June 8.

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:

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

Facts & Figures

Perri, John R., Stamford, contractor for Matthew and Jenna Maguire. Install a generator with propane tanks at 121 Dundee Road, Stamford. Estimated cost: \$14,000. Filed June 2.

COURT CASES

Bridgeport Superior Court

Aboodi, Aaron Samuel, et al, Scarsdale, New York. Filed by Joan Wilson, Trumbull. Plaintiff's attorney: Christopher Greenwood, Trumbull. 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-22-6116201-S. Filed June 27.

Chimborazo, Luis, Brooklyn, New York. Filed by Deano Wallace, Bridgeport. Plaintiff's attorney: The Law Office of Robert L. Cavanaugh Jr. LLC, Fairfield. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-6116009-S. Filed June 17.

Lubell, Michael, Norwalk. Filed by Jose Negron, Lehigh Acres, Florida. Plaintiff's attorney: Mario Carter Law Firm, North Haven. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-6116023-S. Filed June 17.

Rivera-Hernandez, Maria, Stamford. Filed by Natalya Rodrigues, Bridgeport. Plaintiff's attorney: Peter William Finch, Shelton. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-6116033-S. Filed June 20.

Smallwood, Evelyn, Stratford. Filed by the town of Stratford. Plaintiff's attorney: Jackson Law Group Connecticut LLC, Shelton. Action: The plaintiff is the current owner of the defendant's lien on the real property upon which the unpaid property taxes were assessed. As a result, the plaintiff was assigned as the owner and holder of lien. The plaintiff claims foreclosure of lien, 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-22-6115918-S. Filed June 13.

Danbury Superior Court

Cerone, Paul, Bantam. Filed by Riaz Husain, Ridgefield. Plaintiff's attorney: Richard Arconti, Danbury. Action: The plaintiff was a guest at the defendant's premises when the wood framing of the walls fell on him. As a result, the plaintiff suffered injuries 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. DBD-CV-22-6043086-S. Filed May 26.

Humphries, Janelle, et al, Hopewell Junction, New Jersey. Filed by Robert Gentzler, Phoenixville, Pennsylvania. Plaintiff's attorney: Mario Carter Law Firm, North Haven. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-22-6042623-S. Filed March 30.

Macas, Victoria, et al, Bethel. Filed by John Doe, Shelton. Plaintiff's attorney: Berkowitz and Hanna LLC, Shelton. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-22-6043158-S. Filed June 7.

Martin, Christopher, et al, Danbury. Filed by Midfirst Bank, Oklahoma City. Plaintiff's attorney: Korde & Associates PC, New London. Action: The plaintiff was assigned the defendants' mortgage property. The defendants defaulted on the terms of the agreement and have failed to pay the plaintiff the amount due. The plaintiff claims foreclosure of the mortgage, possession of the property premises, monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-22-6042781-S. Filed May 3.

Messina, Albert, et al, West Redding. Filed by Robert Ebbesen, New Fairfield. Plaintiff's attorney: Dodd Law Firm LLC, Cheshire. Action: The plaintiff was on the premises controlled by the defendants when he slipped and fell because of an accumulation of ice and snow causing him to sustain personal 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-22-6043111-S. Filed June 1.

Stamford Superior Court

Doria, Donald, et al, Wilton. Filed by John Posta, Ansonia. Plaintiff's attorney: Rosenberg Whewell & Hite LLC, Stratford. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-22-6056942-S. Filed June 9.

Get Air Stamford LLC, Cheshire. Filed by Antoneta Pergjoni p.p.a. Nikolina Pergjoni, Trumbull. Plaintiff's attorney: Mario Carter Law Firm, North Haven. Action: The plaintiff was on the premises controlled by the defendant when one of the trampolines being used malfunctioned and broke, causing the plaintiff to fall and sustain injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-22-6056644-S. Filed May 13.

Scalero, Kristen, Stamford. Filed by Allan Najarro, Stamford. Plaintiff's attorney: Wofsey Rosen Kweskin & Kuriansky LLP, Stamford. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-22-6057120-S. Filed June 22.

Wallace, Brendan, et al, Park City, Utah. Filed by Scott Solowey, Greenwich. Plaintiff's attorney: Michael Baylor Ronemus, New York. Action: The plaintiff was walking his dog when he was viciously attacked and bitten by the defendants' dog. As a result of the attack, the plaintiff sustained severe injuries and seeks monetary damages of more than \$15,000, exclusive of interest and costs. Case no. FST-CV-22-6056752-S. Filed May 26.

DEEDS

Commercial

105 Burwood LLC, Stamford. Seller: Hervery Smith and Joyce Smith, Stamford. Property: 105 Burwood Ave., Stamford. Amount: \$628,500. Filed June 27.

451 Kings LLC, Fairfield. Seller: Trust Realty Corp, Fairfield. Property: 441-451 Kings Highway, Fairfield. Amount: \$1. Filed June 28.

46 Club Road Trust, Greenwich. Seller: DMP Home LLC, Greenwich. Property: 46 Club Road, Riverside. Amount: \$3,549,000. Filed June 29.

Breen, Seamus and Arnoldo Sandoval, New Rochelle, New York. Seller: GoMartin3 LLC, Fairfield. Property: 890 Church Hill Road, Fairfield. Amount: \$737,500. Filed June 27.

Chirunomula, Latha and Vikash Karra, Arlington, Virginia. Seller: Lucien Investors LLC, Bridgeport. Property: 123 Pease Ave., Fairfield. Amount: \$900,000. Filed June 30.

Clemenza, Danielle, Greenwich. Seller: MTGLQ Investors LP, Dallas, Texas. Property: 48 Old Mill Road, Greenwich. Amount: \$2,075,000. Filed July 1.

Lionnet, Philippe and Julie Huang-Lionnet, Riverside. Seller: Cliffe Dwellings III LLC, Riverside. Property: 89 Hendrie Ave., Riverside. Amount: \$N/A. Filed July 1.

Martinez, Juan C., Stamford. Seller: E&G Group LLC, Stamford. Property: 13 Dora St., Units A and B, Stamford. Amount: \$1,300,000. Filed June 30.

Nelson-Johnson, Daniella and Jude Johnson, Fairfield. Seller: Simply Easy Home Investments LLC, Fairfield. Property: 298 Katona Drive, Fairfield. Amount: \$1. Filed June 27.

Portillo-Vega, Jaime, Stamford. Seller: Selene Finance LP, Houston, Texas. Property: 51 Palmers Hill Road, Stamford. Amount: \$492,500. Filed June 29.

Roa-Thor Holdings LLC, White Plains, New York. Seller: Barbara A. Catalano, Greenwich. Property: Lot 6, Map 1159, Cos Cob. Amount: \$10. Filed June 30.

Sheyko, Yevgen and Viktoriia Sheyko, Stamford. Seller: Greatview LLC, Stamford. Property: 35 Terrace Place, Stamford. Amount: \$685,000. Filed June 30.

South Yard LLC, Bridgeport. Seller: 335 Kings Highway LLC, Fairfield. Property: 355 Kings Highway and 55 Arising St., Fairfield. Amount: \$10. Filed June 27.

Thrope, Jason and Erin Thrope, Stamford. Seller: Sawmill Lane LLC, New Canaan. Property: 15 Sawmill Lane, Greenwich. Amount: \$1,400,000. Filed July 1.

Tiramani, Steven, Bronx, New York. Seller: Pasquino Family Limited Partnership, Stamford. Property: 180 Colonial Road, Unit C8, Stamford. Amount: \$340,000. Filed June 29.

TR Broad II LLC, Stamford. Seller: Deco LLC, Norwalk. Property: 128, 134 and 136 Broad St, Stamford. Amount: \$7,000,000. Filed June 30.

Urey, John Paulo and Lourdes Prada Quiroga, Port Chester, New York. Seller: 19 Francis Avenue LLC, Stamford. Property: 19 Francis Ave., Stamford. Amount: \$580,000. Filed June 28.

Xhekaj, Lorenta and Sheribane Xhekaj, Greenwich. Seller: Nationstar Mortgage LLC, Greenwich. Property: 52 Lafayette Place, Unit 4G, Greenwich. Amount: \$515,000. Filed June 29.

Residential

Alvarado, Rogger and Isabelle Alvarado, Fairfield. Seller: Joseph L. Porier and Deborah L. Hunter, Fairfield. Property: 309 Round Hill Road, Fairfield. Amount: \$665,000. Filed June 30.

Alvora, Duke, Greenwich. Seller: Fatos Alvora and Duke Alvora, Greenwich. Property: 55 The Avenue, Greenwich. Amount: \$1. Filed July 1.

Bandler, Suri and Jason Fischman, Stamford. Seller: Llan M. Fogel and Lenore S.J. Fogel, Stamford. Property: 35 Harvest Hill Lane, Stamford. Amount: \$980,000. Filed June 29.

Chien, Michael and Jecoliah Wang, Stamford. Seller: June S. Laben, Stamford. Property: 168 Colonial Road, Unit 11, Stamford. Amount: \$675,000. Filed July 1.

Dubrovsky, Michael Sam and Anna Katrina Dubrovsky, Norwalk. Seller: Crismeylin Rivano, Fairfield. Property: 10 Whitewood Drive, Fairfield. Amount: \$560,000. Filed June 30.

Fairfield K&G Associates LLC, Stamford. Seller: Venetucci Family Enterprises LLC, Cave Creek, Arizona. Property: 129 Weed Ave., Stamford. Amount: \$3,000,000. Filed June 30.

Freitag, Anna Carol, Fairfield. Seller: Anna Freitag-Kedersha, Fairfield. Property: 55 Oyster Road, Fairfield. Amount: \$1. Filed June 27.

Fryd, Rachel and Brian Fryd, New York, New York. Seller: David Monte Blumberg and Amy Tardio Blumberg, Greenwich. Property: 32 Alpine Road, Greenwich. Amount: \$10. Filed June 29.

Gavin, James and Mary Ellen Gavin, Fairfield. Seller: Anthony Bravo Jr., Ridgewood, New Jersey. Property: 140 Stillson Road, Unit 140, Fairfield. Amount: \$883,000. Filed June 29.

Facts & Figures

Giacomoni, Gauthier and **Leah Giacomoni**, Port Chester, New York. Seller: Craig M. Atkins and Linda Atkins, New York, New York. Property: 65 Bon Air Ave., Stamford. Amount: \$730,000. Filed June 29.

Goad, Kerry Michael and **Alicia A. Goad**, New York, New York. Seller: Glenn B. Anderson and Jane Nolan, Cos Cob. Property: 8 Glendale St., Cos Cob. Amount: \$1,825,000. Filed June 29.

Hirsch, Rodolfo Guilherme, Greenwich. Seller: R. Scott Barefoot and Kathleen A. Barefoot, Greenwich. Property: Lot 49, Map 4788, Palmer Hill, Greenwich. Amount: \$10. Filed June 29.

Ivanova, Asya, New York, New York. Seller: Cindy Viviana Leiton, Stamford. Property: 91 Strawberry Hill Ave. Unit 427, Stamford. Amount: \$190,000. Filed June 27.

Kalinowski, Jolaade and **John Kalinowski**, Stamford. Seller: Radha Padmanabhan and Durga Vaddiraju, Stamford. Property: 2700 Bedford St., Unit 1, Stamford. Amount: \$425,000. Filed June 27.

Kang, Aeran, Fairfield. Seller: Olivia D. Falcon and Erick Falcon, Stamford. Property: 102 Pine Hill Ave., Unit B2, Stamford. Amount: \$500,000. Filed June 27.

Kiley, Stephanie D., Stamford. Seller: Kevin R. Rusch and Dina A. Rusch, Stamford. Property: 43 Harbor Drive, Unit 109, Stamford. Amount: \$510,000. Filed June 28.

Kot-Zaniewski and **Bridge O'Malley**, Stamford. Seller: Peter Hennessy and Nancy Hennessy, Stamford. Property: 28 Ocean Drive East, Stamford. Amount: \$800,000. Filed June 28.

Koulajian, Nigol, Greenwich. Seller: Jeffrey L.T. Stockwell and Carlos J. Rodriguez-Perez, Greenwich. Property: 3 N. Stanwich Road, Greenwich. Amount: \$N/A. Filed July 1.

Leon, Ricardo S. and **Judit Jankfalvi Leon**, Stamford. Seller: Meghan Coyne, Greenwich. Property: 1465 E. Putnam Ave., Unit 309, Old Greenwich. Amount: \$455,000. Filed June 29.

Lopreiato, Filippo A. and **Kelsey Ciccarelli**, Fairfield. Seller: Robert A. Lynch and Kathryn A. Lynch, Fairfield. Property: 103 Marian Road, Fairfield. Amount: \$620,000. Filed June 29.

Lynch, Jamison Neal and **Ashley Goodman Lynch**, Greenwich. Seller: Alexandra W. Hughes and David W. Maloney, Greenwich. Property: 22 Glen Road, Greenwich. Amount: \$3,105,000. Filed June 27.

Margarint, Radu and **Karen James-Margarint**, Kenmore, Washington. Seller: Robert F. Moriarty and Barbara M. Moriarty, Fairfield. Property: 151 Aran Hill Road, Fairfield. Amount: \$1,700,000. Filed June 28.

Martone, Lynda and **Michael Butler**, Greenwich. Seller: Sanjeev Rao and Rowena Rao, Fairfield. Property: 54 Hamilton Court, Unit 83, Fairfield. Amount: \$930,000. Filed June 29.

McCurdy, Sean R., Fairfield. Seller: Ryan M. Price and Janice Caston Price, Fairfield. Property: 329 Fairview Ave., Fairfield. Amount: \$850,000. Filed June 27.

Mehlman, Diana, Riverside. Seller: Ivan Krsticevic, Greenwich. Property: 290 Riverside Ave., Riverside. Amount: \$10. Filed June 28.

Mitchell, Teisha, Greenwich. Seller: Sauda Esoof Bholat and Sufian Akther Shahid, Stamford. Property: 205 Hope St., Apt. 3, Stamford. Amount: \$495,000. Filed June 30.

Moses, Douglas and **Carol Moses**, Greenwich. Seller: Barbara A. Johann, Greenwich. Property: 397 Davis Ave., Greenwich. Amount: \$10. Filed June 28.

Nguyen, Duyen and **Matthew Andrew Kosiewska**, Fairfield. Seller: Nelson C. Thottam, Greenwich. Property: 30 Stonebrook Lane, Cos Cob. Amount: \$1. Filed June 27.

Pernice, Anthony Paul and **Samantha Marie Pernice**, Fairfield. Seller: John E. Monahan and Debbie A. Monahan, Fairfield. Property: 133 Longdean Road, Fairfield. Amount: \$1,527,000. Filed June 27.

Peterson, Adam Kennedy and **Kaitlyn Jibben Peterson**, Fairfield. Seller: Lauren Holbrook and Andrew Holbrook, Fairfield. Property: 37 Blueberry Lane, Fairfield. Amount: \$875,000. Filed June 29.

Petryk, Roman and **Yuliya Petryk**, Trumbull. Seller: David J. Saad and Madeline A. Saad, Fairfield. Property: 26 Alyssa Lane, Fairfield. Amount: \$605,000. Filed June 30.

Prizio Sr., Peter, Easton. Seller: Julian J. Wargo Jr., Wellesley, Massachusetts. Property: 168 Hillcrest Road, Fairfield. Amount: \$450,000. Filed June 30.

Robinson, Matthew M. and **Sarah S. Robinson**, Atlanta, Georgia. Seller: William Montgomery Cook and Cheryl C. Cook, Riverside. Property: 249 Riverside Ave., Riverside. Amount: \$1. Filed July 1.

Rolston III, Stephen John, Stamford. Seller: Danny M. Ng and Simonita Joa-Ng, Stamford. Property: 136 Thunder Hill Drive, Stamford. Amount: \$695,000. Filed July 1.

Ruano, Jaqueline Alonzo and **Justin Calame-Mars**, Stamford. Seller: Brian J. Olney and Kelly M. Olney, Stamford. Property: 44 Fairmont Ave., Stamford. Amount: \$700,000. Filed June 30.

Rumore, Andrew John and **Samantha Carol Rumore**, Norwalk. Seller: Ethan J. Heard and Stanley E. Bahorek, Fairfield. Property: 3000 Black Rock Turnpike, Fairfield. Amount: \$605,000. Filed June 28.

Ryan, Stephanie, Stamford. Seller: David Valvano and Maureen Valvano, Stamford. Property: 101 Seaside Ave., Unit E, Stamford. Amount: \$525,000. Filed June 30.

Sanchez, Jose Carlos and **Patricia Cuadros**, Stamford. Seller: Yizhi Sun, Stamford. Property: 60 Dale St., Stamford. Amount: \$500,000. Filed June 29.

Shey, Darius and **Azlina Shey**, Fairfield. Seller: Steven W. Russo, Old Greenwich. Property: 604 Stratfield Road, Fairfield. Amount: \$889,000. Filed June 28.

Shua, Menashe and **Stephanie Shua**, Fairfield. Seller: Vincent J. Hurley III and Mary Joan Hurley, Southport. Property: 135 Warner Hill Road, Fairfield. Amount: \$1,089,000. Filed June 27.

Van Geloven, Bouk, Greenwich. Seller: Judith Ellenthal and Ira Ellenthal, Greenwich. Property: 6 Greenwich Cove Drive, Old Greenwich. Amount: \$0. Filed June 28.

Vogel, Donna C., Weston. Seller: Pasquale Joseph Capasso, Pelham Manor, New York. Property: 1097 and 1104 Fairfield Beach Road, Fairfield. Amount: \$2,300,000. Filed June 30.

Walters, Laura, Miami, Florida. Seller: Lisa Marie Cavalea, Stamford. Property: 256 Glenbrook Road, Unit 41C, Stamford. Amount: \$215,000. Filed June 28.

Wang, Yue, Greenwich. Seller: Nelly Korsun and Dmitry Korsun, Riverside. Property: 14 Surry Drive, Riverside. Amount: \$1,165,000. Filed June 30.

Zeppelin, Amy and **Timothy Muldoon**, Greenwich. Seller: David Motay, Greenwich. Property: 92 Indian Field Road, Greenwich. Amount: \$865,000. Filed June 28.

LIS PENDENS

Alves, Nilceia, et al, Fairfield. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for Midfirst Bank. Property: 152 Stratfield Road, Fairfield. Action: foreclose defendants' mortgage. Filed June 10.

Candelmo, Tresa and **Michael Pavin Jr.**, Greenwich. Filed by Andrew J. Pianka, Oxford, for Philomena Candelmo. Property: 89 Laddins Rock Road, Greenwich. Action: foreclose defendants' mortgage. Filed June 28.

Harrison, Miranda C., Fairfield. Filed by Brock & Scott PLLC, Pawtucket, Rhode Island, for Fifth Third Bank NA. Property: Lot 85, Map 115, Roseville St., Fairfield. Action: foreclose defendant's mortgage. Filed June 13.

Kovis, Ronald M., et al, Fairfield. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for LoanCare LLC. Property: 112 Tahmore Drive, Fairfield. Action: foreclose defendants' mortgage. Filed June 21.

Lanute, Gregory, et al, Fairfield. Filed by Bendett and McHugh PC, Farmington, for Select Portfolio Servicing Inc. Property: 245 Sunnyridge Ave., Bldg. II, Unit 54, Fairfield. Action: foreclose defendants' mortgage. Filed June 16.

McDonnell, Alice, et al, Greenwich. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for Cascade Funding RMI Acquisitions Grantor Trust. Property: 43 Buckfield Lane, Greenwich. Action: foreclose defendants' mortgage. Filed June 30.

Miller, Mark S., et al, Greenwich. Filed by Bendett and McHugh PC, Farmington, for US Bank NA. Property: 531 River Road, Cos Cob. Action: foreclose defendants' mortgage. Filed June 27.

Mulligan, Anne Elizabeth, et al, Stamford. Filed by Korde & Associates PC, New London, for Midfirst Bank. Property: Unit 2, The Kingswood, Stamford. Action: foreclose defendants' mortgage. Filed June 3.

Newton, Sharon, et al, Stamford. Filed by Bendett and McHugh PC, Farmington, for The Bank of New York Mellon. Property: 14 Ann St., Unit 9, Stamford. Action: foreclose defendants' mortgage. Filed June 7.

Reilly, Lauren C., Stamford. Filed by Benjamin, Gold & Troyb PC, Stamford, for Joseph Karwosky. Property: 47 Lockwood Ave., Stamford. Action: foreclose defendant's mortgage. Filed June 1.

Silpot, Sophia, et al, Stamford. Filed by Ackerly & Ward, Stamford, for Fifty Liberty Street Unit Owners Association Inc. Property: Unit 1, Fifty Liberty Street Condominium, Stamford. Action: foreclose defendants' mortgage. Filed June 6.

Spaeth, Robert, et al, Greenwich. Filed by Bendett and McHugh PC, Farmington, for Brighthouse Life Insurance Co. Property: 10 Caroline Place, Greenwich. Action: foreclose defendants' mortgage. Filed June 30.

MORTGAGES

Allen, Bruce D. and **Mary Kay Alle**, Stamford, by Douglas Seltzer. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 16 Red Fox Road, Stamford. Amount: \$506,400. Filed June 30.

Ankle, Lloyd B. and **Donna A. Ankle**, Stamford, by Maria Szebeni. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 30 Dale Place, Stamford. Amount: \$285,000. Filed June 28.

Anson, David and **Leslie Anson**, Fairfield, by Marisa Dooney. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 483 Rowland Road, Fairfield. Amount: \$1,092,000. Filed June 21.

Badgular, Dipesh S. and **Shrutika Ambade**, Stamford, by Jonathan T. Hoffman. Lender: Loandepot.com LLC, 26642 Towne Centre Drive, Foothill Ranch, California. Property: 60 Lawn Ave., Stamford. Amount: \$378,100. Filed July 1.

Barnes, Robert and **Dawn Barnes**, Greenwich, by Anna Soave. Lender: People's United, 850 Main St., Bridgeport. Property: 51 Forest Ave., Apt. 5, Greenwich. Amount: \$310,000. Filed June 21.

Blackburn, Anne and **Tyson Blackburn**, Greenwich, by Joel M. Kaye. Lender: Quorum Federal Credit Union, 2500 Westchester Ave., Suite 411, Purchase, New York. Property: 11B Relay Place, Cos Cob. Amount: \$1,384,000. Filed June 21.

Borchetta, Dominic and **Nancy R. Borchetta**, Greenwich, by Laura Carolina Silva. Lender: First County Bank, 117 Prospect St., Stamford. Property: 9 Harold Ave., Greenwich. Amount: \$125,000. Filed June 21.

Broadbent, William and **Addison Phillips**, Greenwich, by Michael T. Nedder. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 94 Rockwood Lane, Greenwich. Amount: \$4,500,000. Filed June 24.

Chien, Michael and **Jecoliah Wang**, Stamford, by Jonathan T. Hoffman. Lender: Ally Bank, 601 S. Tryon St., Charlotte, North Carolina. Property: 168 Colonial Road, Stamford. Amount: \$540,000. Filed July 1.

Costa, Jeffrey M. and **Cristina Anne Costa**, Fairfield, by Frank E. Sisson III. Lender: CrossCountry Mortgage LLC, 6850 Miller Road, Brecksville, Ohio. Property: 54 Figlar Ave., Fairfield. Amount: \$1,160,000. Filed June 24.

Facts & Figures

Cowan, Sean, Fairfield, by Aaron Charney. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 275 Center St., Southport. Amount: \$206,900. Filed June 21.

Cymbolin, Sarah and Brian Cymbolin, Fairfield, by Douglas I. Bayer. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 1491 Mill Hill Road, Southport. Amount: \$1,068,750. Filed June 24.

Flume, Brian P. and Alison R. Flume, Fairfield, by Kenneth Freeman. Lender: Chelsea Groton Bank, 904 Poquonnock Road, Groton. Property: 990 Mill Hill Terrace, Southport. Amount: \$300,000. Filed June 24.

Flynn, Conor C. and Meredith E. Flynn, Greenwich, by Thomas Anthony Toscano. Lender: JPMorgan Chase Bank NA, 3050 Highland Pkwy., Fourth floor, Downers Grove, Illinois. Property: 24 Khakum Wood Road, Greenwich. Amount: \$839,185. Filed June 22.

Giacomoni, Gauthier and Leah Giacomoni, Stamford, by John R. Hall. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 65 Bon Air Ave., Stamford. Amount: \$584,000. Filed June 29.

Hogan, Linda and Thomas Hogan, Stamford, by Bevon E.A. McLean. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 65 MacArthur Lane, No.1, Stamford. Amount: \$566,800. Filed June 28.

Kalinowski, Jolaade and John Kalinowski, Stamford, by Gillian V. Ingraham. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 2700 Bedford St., Apt. 1, Stamford. Amount: \$403,750. Filed June 27.

Kaufman, Michael W. and Cindy A. Kaufman, Fairfield, by Anna Chmarzynska. Lender: First County Bank, 117 Prospect St., Stamford. Property: 85 September Place, Fairfield. Amount: \$495,000. Filed June 21.

Kountouris, Aristidis Greg and Galinie Zisimopoulou, Greenwich, by Brooke Cavaliero. Lender: Loandepot.com LLC, 26642 Towne Centre Drive, Foothill Ranch, California. Property: 28 Wessels Place, Greenwich. Amount: \$750,000. Filed June 23.

Kusurin, Ante and Martina Kusurin, Greenwich, by Jeffrey Weiner. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 22 Indian Head Road, Riverside. Amount: \$220,800. Filed June 24.

Lomeli, Rocio O., Stamford, by Dorian Arbelaez. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 94 Liberty St. Unit 12, Stamford. Amount: \$165,000. Filed June 28.

Marchetti, Alessandro and Monica Marchetti, Stamford, by Olive Cassandra Denton. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 85 Downs Ave., Stamford. Amount: \$120,000. Filed June 27.

McGeady, Megan, Fairfield, by Cheryl A Carolan. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 279 Reid St., Fairfield. Amount: \$360,000. Filed June 23.

Merz, Jean Claude and Karen Merz, Greenwich, by James Kavanagh. Lender: The First Bank of Greenwich, 444 E. Putnam Ave., Cos Cob. Property: 209 S. Water St., Greenwich. Amount: \$512,000. Filed June 23.

Mitchell, Teisha, Stamford, by Gerald M. Fox III. Lender: Movement Mortgage LLC, 8024 Calvin Hall Road, Indian Land, South Carolina. Property: 205 Hope St., No. 3, Stamford. Amount: \$470,250. Filed June 30.

Morley, Daniel T. and Rhonda Anne Morley, Greenwich, by Natasha H. Rose. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 6 Hunter St., Old Greenwich. Amount: \$847,600. Filed June 21.

Quinlan, John M. and Judith Schuyler Hamilton Quinlan, Greenwich, by Annemarie F. Stern. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 39 Mohawk Lane, Greenwich. Amount: \$366,000. Filed June 24.

Rattner, Gabrielle and Donald Rattner, Greenwich, by Emmet P. Hibson Jr. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 11 Ferncliff Lane, Cos Cob. Amount: \$150,000. Filed June 24.

Resnick, Peter I. and Andrea K. Resnick, Greenwich, by Richard A. Shannon. Lender: JPMorgan Chase Bank NA, 3050 Highland Pkwy., Fourth floor, Downers Grove, Illinois. Property: 229 Steeple Chase, Greenwich. Amount: \$5,000,000. Filed June 22.

Roche, Barbara J., Fairfield, by Kathryn L. Braun. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 2037 Mill Plain Road, Fairfield. Amount: \$419,072. Filed June 22.

Rosenblum, Brian and Kate Rosenblum, Stamford, by Tracie J. Silvestro. Lender: PNC Bank NA, 3232 Newmark Drive, Miamisburg, Ohio. Property: 51 Akbar Road, Stamford. Amount: \$788,400. Filed June 27.

Sanchez, Carlos and Patricia Cuadros, Stamford, by Michael P. Murray. Lender: US Bank National Association, 4801 Frederica St., Owensboro, Kentucky. Property: 60 Dale St., Stamford. Amount: \$350,000. Filed June 29.

Schaefer, Pamela A., Greenwich, by Seth J. Arnowitz. Lender: First Republic Bank, 111 Pine St., San Francisco, California. Property: 14 Osee Place, Greenwich. Amount: \$585,000. Filed June 22.

Selph, Ann, Stamford, by Amy S. Zabetakis. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 123 Harbor Drive, No. 403, Stamford. Amount: \$450,000. Filed July 1.

Sherriff, Brendan J. and Elizabeth K. Sherriff, Fairfield, by Robert C. Hauck. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 283 Old Hickory Road, Fairfield. Amount: \$320,000. Filed June 22.

Sheth, Dipak R. and Rachana D. Sheth, Greenwich, by Annemarie F. Stern. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 15 Berrian Place, Greenwich. Amount: \$250,000. Filed June 22.

Shtern, Dmitri, Stamford, by S. Monica Malhotra. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 27 Gilford St., Stamford. Amount: \$170,780. Filed June 30.

Sucic, Steve and Lori Ann Sucic, Fairfield, by Bonnie Muir. Lender: Sikorsky Financial Credit Union. 1000 Oronoque Lane, Stratford. Property: 56 Sasco Hill Road, Fairfield. Amount: \$173,800. Filed June 20.

Tartamella, Frances and Peter Tartamella, Fairfield, by Stephanie Caro. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 65 Lewis Drive, Fairfield. Amount: \$150,000. Filed June 20.

Thompson, Patrick C. and Christina Toutoungi, Fairfield, by Vjosana Sylejmani Kelmendi. Lender: KeyBank National Association, 4910 Tiedeman Road, Suite C, Brooklyn, Ohio. Property: 690 Old Academy, Fairfield. Amount: \$96,000. Filed June 23.

Tiramani, Steven, Stamford, by Gillian V. Ingraham. Lender: CrossCountry Mortgage LLC, 6850 Miller Road, Brecksville, Ohio. Property: 180 Colonial Road, Unit C8, Stamford. Amount: \$255,000. Filed June 29.

Tu, Ping, Fairfield, by Jinggao LI. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 903 Stillson Road, Fairfield. Amount: \$500,000. Filed June 20.

Walko, Stephen G. and Alexandra Godfrey Walko, Greenwich, by Antonio Faretta. Lender: Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Dallas, Texas. Property: 37 S. Water St., Greenwich. Amount: \$568,200. Filed June 23.

Wise, Timothy S. and Elaine R. Proctor, Fairfield, by William A. Harrison. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 92 Bibbins Ave., Fairfield. Amount: \$522,500. Filed June 23.

Yao, Li Jin and Ya Yun Liu, Fairfield, by Friedrich M. Helisch. Lender: Homebridge Financial Services Inc., 194 Wood Avenue South, Ninth floor, Iselin, New Jersey. Property: 188 Margemere Drive, Fairfield. Amount: \$550,000. Filed June 22.

NEW BUSINESSES

A Dash of Salt Catering LLC, 49 Brown House Road, Stamford 06902, c/o Jonathan Mathias. Filed June 9.

Candy Drop, 14 Fairgate Drive, Stamford 06902, c/o Success Is Sacrifice LLC. Filed June 17.

Connecticut Breathe Free MSO LLC, 761 Main Ave., Route 7, Suite 120, Bldg. 1, Norwalk 06851, c/o Matthew Ghanem Nabel. Filed June 30.

Eddie O'Meara Landscaping, 453 Sylvan Knoll Road, Stamford 06902, c/o Edward O'Meara. Filed June 9.

Hercules Virtual Assisting, 646 Rock Rimmon Road, Stamford 06903, c/o Hercules Enterprises LLC. Filed June 20.

HS Private Label Skincare, 277 Summer St., Suite 306, Stamford 06905, c/o Michael Warshaw. Filed June 10.

Jasmine Nail Studio, 515 West Ave., Norwalk 06854, c/o Jasmine Newton. Filed June 30.

Kampe Li, 601 Newfield Ave., Stamford 06905, c/o Vanessa Fang. Filed June 10.

Kolonji's Collection, 14 Fairgate Drive, Stamford 06902, c/o Success Is Sacrifice LLC. Filed June 17.

Leera Global, 35 Mayflower Ave., Unit B, Stamford 06906, c/o Leera LLC. Filed June 17.

Los Chiltepes LLC, 28 Baxter Ave., Stamford 06902, c/o Maria Zepeda Angel. Filed June 17.

Majo Lashes, 23 Quintard Terrace, Apt 3, Stamford 06902, c/o Jenifer Carolina Miranda Baqui. Filed June 17.

M-Quin Architecture, 63 Cowing Place, Stamford 06906, c/o Luis Marroquin. Filed June 9.

MS Home Improvement, 1 Bartlett Manor, Norwalk 06850, c/o Salini Milazim. Filed June 30.

My Medicare Coverage, 6 Landmark Square, Fourth floor, Stamford 06901, c/o BRP Medicare Insurance LLC. Filed June 14.

Pastoring Health, 545 Bedford St., No. 614, Stamford 06901, c/o Jonathan Edmond. Filed June 13.

Plaza News, 27 Fifth St., Stamford 06905, c/o Timothy Sherrin. Filed June 15.

Sebastian Clean Gutters, 781 Cove Road, Stamford 06902, c/o Sebastian Valencia Osorio. Filed June 17.

Stratkraft US LLC, 750 Washington Blvd., Suite 570, Stamford 06901, c/o Robert Teschke. Filed June 15.

Tical Deli Tical, 226 W. Main St., Stamford 06902, c/o Deli LLC. Filed June 9.

Tona, 126 William St., Stamford 06902, c/o Anatoly Ryabets. Filed June 10.

Trinity Cadillac, 8 Edward Place, Stamford 06905, c/o Philip Booth. Filed June 10.

Verra Mobility Systems Guardian, 1150 N Alma School Road, Mesa, Arizona 85201, c/o Redflex Guardian Inc. Filed June 30.

Westwing Painting Specialist, 139 Sylvan Knoll Road, Stamford 06902, c/o Wanda Adams Watkins. Filed June 13.

Westwing Painting Specialist, 139 Sylvan Knoll Road, Stamford 06902, c/o Joseph J Hilaire. Filed June 13.

Associate, Portfolio Implementation Specialist (Greenwich, CT): Support investment processes, including portfolio construction, active risk management, limits monitoring, and related escalation procedures. Optimize portfolios based on model views, market frictions, and investment guidelines. Req's Master's degr plus knowledge or experience in the following must have been gained through academic research and/or coursework: Portfolio optimization theory and quantitative portfolio construction techniques including mean variance optimization; and quantitative modelling as well as data analysis and manipulation using scripting languages including Python or R. Send resumes by email to HRInquiries@aqr.com or mail to AQR Capital Management, LLC, ATTN: S. Rao, 2 Greenwich Plaza, Greenwich, CT 06830. Must Ref: D43AQR. AQR is an Equal Opportunity Employer. EEO/VET/DISABILITY.

LEGAL NOTICES

Notice of Filing of Application for Authority of Foreign LLC. Movement Art Is LLC (LLC) filed App. Of Auth. With Secy. of State of NY (SSNY) on 03/15/2022. Jurisdiction of Organization: Nevada. Date of Organization: 03/26/2021. Office location: Westchester County. Principal business location: c/o United Corporate Services, Inc, 10 Bank Street, Suite 560, White Plains, NY 10606. SSNY designated as agent of the LLC upon whom process may be served and SSNY shall mail process to c/o United Corporate Services, Inc, 10 Bank Street, Suite 560, White Plains, NY 10606. Address of office required to be maintained in the jurisdiction of formation is c/o Jonathan Smith, 7382 Blanco Peak Street, Las Vegas, NV, 89139. The name and address of the authorized official in its jurisdiction of organization where a copy of its articles or organization is filed is: c/o Secretary of the State, 101 N. Carson Street, Suite 3, Carson City, NV 89701. Purpose: any business permitted under law. #63181

Notice of Formation of Lozano Properties. Articles of Organization filed with the Secretary of State of NY (SSNY) on 2022-07-09. Office location: Westchester County. SSNY designated as agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to Vivian lozano: 85 Narragansett Ave Ossining NY 10562. Purpose: Any lawful purpose. #63182

AP Design & Build LLC. Filed 5/2/22 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 63 Meadow Lane, Pleasantville, NY 10570 Purpose: All lawful #63183

Expert Roofing of Westchester LLC. Filed 5/4/22 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 30 Locust Hill, Yonkers, NY 10701 Purpose: All lawful #63184

Rrasi Boutique LLC. Filed 5/10/22 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 22 Etville Ave, Yonkers, NY 10703 Purpose: All lawful #63185

Notice of Formation of B and Me Holdings LLC. Arts of Org filed with Sec. of State of NY (SSNY) on 6/21/22. Office location: Westchester County. SSNY designated as agent upon whom process may be served and shall mail copy of process against LLC to 44 Bayberry Ln, Bedford Corners, NY 10549. R/A: US Corp Agents, Inc. 7014 13th Ave. #202, BK, NY 11228. Purpose: any lawful act. #63190

Notice of Formation of Block Private Funding LLC. Of Org. filed with SSNY on 3/21/2022. 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, 25 High Point Circle, Rye Brook, NY, 10573. Purpose: any lawful purpose. #63192

Stonescapes Designs LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 6/20/2022. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to Michele Novello, 638 Halstead Ave., apt. 2L, Mamaroneck, NY 10543. General Purpose #63193

Notice of Formation of Block Realty Advisors LLC. Of Org. filed with SSNY on 3/28/2022. 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, 25 High Point Circle, Rye Brook, NY, 10573. Purpose: any lawful purpose. #63195

Notice of Formation of Just One More Day, LLC. Art. Of Org. filed with SSNY on 7/4/22. Office 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, 30 Lark Avenue, White Plains, NY 10607. Purpose: any lawful purpose. #63197

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (iLLCi). NAME: 2022 Acquisition Fund, LLC. Articles of Organization filed with the Secretary of State of the State of New York (iSSNY) on 7/28/22. Office location: Westchester County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to: Cogency Global, 10 East 40th Street, New York, NY 10016. Purpose: any lawful business activity. #63199

Nastter & Associates LLC Art of Org. filed with the SSNY on 02/04/2022. 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, LEGALCORP SOLUTIONS 1060 Broadway Suite 100 ALBANY, NY 12204 Purpose: Any lawful purpose. #63203

Sealed bids will be received as set forth in Instructions to Bidders (<https://www.dot.ny.gov/bids-and-lettings/construction-contractors/important-info>) until 10:30 A.M. on Thursday, September 01, 2022 at the NYSDOT, Office of Contract Management, 50 Wolf Rd, 1st Floor, Suite 1CM, Albany, NY 12232 and will be publicly opened and read. Maps, Plans and Specifications may be seen at Electronic documents and Amendments which are posted to www.dot.ny.gov/doing-business/opportunities/const-notices.

The New York State Department of Transportation, in accordance with the Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation and Title 23 Code of Federal Regulations, Part 200, Title IV Program and Related Statutes, as amended, issued pursuant to such Act, hereby notifies all who respond to a written Department solicitation, request for proposal or invitation for bid that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, disability/handicap and income status in consideration for an award.

Please call (518)457-2124 if a reasonable accommodation is needed to participate in the letting.

Region 08: New York State Department of Transportation
4 Burnett Blvd., Poughkeepsie, NY, 12603

D264862, PIN 881418, Columbia, Dutchess, Orange, Putnam, Rockland, Ulster, Westchester Cos., HIGHWAY WHERE & WHEN, Various Locations, Bid Deposit: 5% of Bid (~ \$125,000.00), Goals: MBE: 5.00%, WBE: 10.00%, SDVOB: 0.00%



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2022 C-SUITE AWARDS

NOMINATE TODAY

SUBMISSION DEADLINE: SEPT. 2
at westfaironline.com/csuite2022/

**HONORING LEADERSHIP AND
OUTSTANDING ORGANIZATIONS
IN WESTCHESTER AND
FAIRFIELD COUNTY.**

EVENT DATE:
October 27, 2022 • 5:30 p.m.
Nominations may be entered for
those who work in the following roles,
or who manage these responsibilities.

NOMINATION CATEGORIES:

Chief Financial Officer (CFO) *or the controller / financial leader*
Chief Technology Officer (CTO/CIO) *or the technology executive*
Chief Executive Officer (CEO) *or the top executive*
Chief Operating Officer (COO)
Chief Medical or Marketing Officer (CMO)

**OR NOMINATE YOUR SENIOR EXECUTIVE THAT DESERVES
HONORS, ACCOLADES OR ACKNOWLEDGMENT.**



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