

Westchester & Fairfield County Business Journals

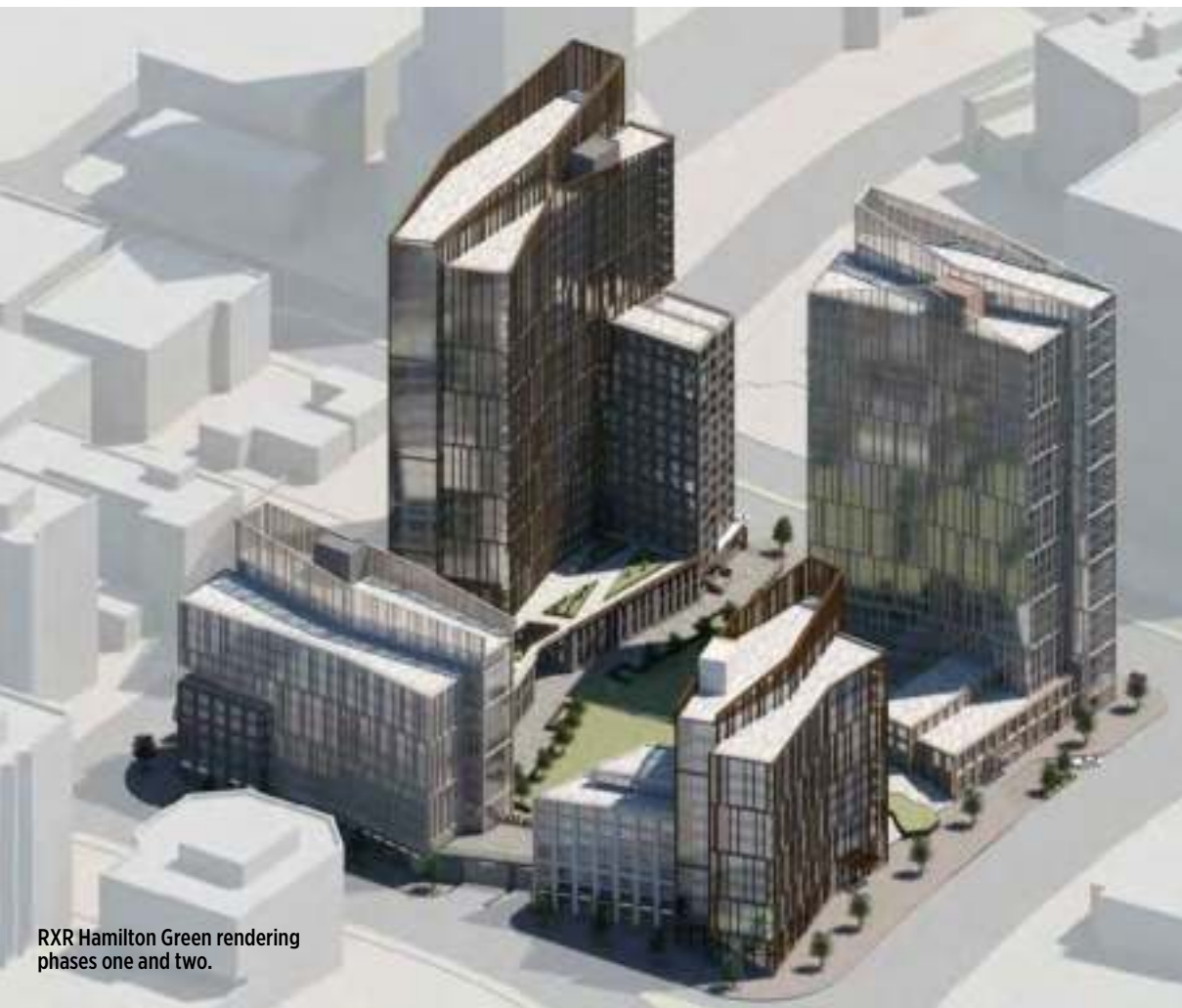
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AUGUST 29, 2022
VOL. 58, No. 35



westfaironline.com



RXR Hamilton Green rendering phases one and two.

WHITE PLAINS MALL MAKES WAY FOR HAMILTON GREEN

BY PETER KATZ

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Work to demolish the White Plains Mall got underway as August was drawing to a close, setting the stage for construction to begin of the highly anticipated Hamilton Green development. The mall had opened in 1972 at 200 Hamilton Ave. It was built at a cost of \$6 million and had more than three-dozen retail tenants.

The White Plains Mall was perhaps most commonly known to Westchester residents as home to the White Plains office of the New York State Department of Motor Vehicles. The mall had approximately 170,000 square feet of retail space and 360 parking spaces in two levels, one at grade and the other on the roof of the building.

The mall property, covering approximately 3.86-acres, is bounded on the north by Barker Avenue and on the south by Hamilton Avenue. On the east is Cottage Place and to the west is Dr. Martin Luther King Jr. Blvd.

Among the mall's more popular retail destinations were Hecht Hardware, McDonald's, Bob Hyland's Sports Page Pub, the Noda Hibachi & Sushi restaurant, the Kam Sen Asian Market, the Franklin Clock Shop, Coin Mint, Westchester Trains & Hobbies and Chillemi Shoe Repair.

The plan calls for Hamilton Green to be built as a two-phase project. Attorney Mark Weingarten of the White Plains-based law firm DelBello Donnellan Weingarten Wise & Wiederkehr LLP had told the White Plains Common

WHITE PLAINS

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Yale New Haven Health System expands presence in Fairfield County

BY JUSTIN MCGOWN

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Yale New Haven Health System (YNHHS) continued its expansion into Fairfield County with the opening of a new facility at 325 Riverside Ave. in Westport.

The new location, launched in association with the New England Medical Group, is the first YNHHS digestive health facility in the county and will offer a wide range of

services, including bariatric, colorectal and hernia surgery, as well as gastroenterology services.

"We are really excited to be here in Westport tonight to dedicate our new facilities for patients who may have digestive health concerns or issues," said Cynthia Sparer, YNHHS's president of ambulatory health, at the Aug. 3 ribbon cutting for the facility.

"We know that patients throughout the region may need very intensive care," Sparer said

of the strategy behind situating the facility in Westport. "We have incredible facilities in our hospitals and throughout our health system to take care of them. But what care is also about is making it convenient for people to get what they need. So, this facility like many we have opened over the years really brings the care closer to home for Westport and surrounding communities. Westport has been wonderful and very accommodating. Our teams from facilities and

real estate who did all the work to secure the space and develop it just say nothing but positive things."

Benjamin Lerner, a gastroenterologist at Yale Medicine who will be taking care of patients at both Bridgeport Hospital and the newly opened Digestive Health Center, said he was excited to bring YNHHS services to a new market.

"This is a great location," Lerner said. "This is a way for me to be part of Yale and not have to be in just New Haven, and I think

it really works for patients as well. They get to experience Yale and the specialties available through it but closer to home."

Marie Gratton, the interim vice president for digestive health and administration who will be overseeing the facility, said she believed that the center is needed to meet an "absolutely huge demand and actually a lot of unmet demand."

"Recently they changed the screening guidelines for colo-

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Groundbreaking for \$200M mixed-use Yonkers project

BY PETER KATZ

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A groundbreaking ceremony marked the formal start of construction on a 25-story mixed-use development known as Miroza on the Hudson at 44 Hudson St. in Yonkers. The developer places the cost of the project at \$200 million and reports it will feature 250 apartments, 25 of which will be designated as affordable housing. Amenities for residents will include a fitness center, rooftop garden, a library, residential lounges, a children's playroom and a party room. There would be 1,699 square feet of retail space in the tower.

The tower would include a parking garage with 222 spaces. An additional 25 parking spaces would be located off-site at 56-60 Buena Vista Ave., an approximately 387-foot walk from the tower at 44 Hudson St.

Subsidiaries of Azorim Investment, Development & Construction Company Ltd., which Dun & Bradstreet characterizes as one of Israel's largest and most stable real estate companies, are developing the project. The subsidiaries are Miroza Tower LLC and 5660 BVISTA LLC. Azorim already has established a track record in Yonkers with its development work at the Monarch at Ridge Hill apartment complex.

In 2017, a 156-unit apartment complex was proposed for the site by Hudson Holdings NY LLC, a Kew Gardens-based developer but was not built. The building was planned to be 15 stories tall with an eating and drinking establishment on the ground floor occupying more than 1,800 square feet.

When Azorim submitted its application for a 25-story building the developer's attorney, David Steinmetz of the White Plains-based law firm Zarin & Steinmetz told the city's Zoning Board that a 15-story project was not economically viable and that an additional 10 stories



Rendering of Miroza on the Hudson at 44 Hudson St., Yonkers, as seen from just above street level.

would be needed if a project at the site was going to be a financial success.

Among those taking part in the groundbreaking were Azorim's Chairman Hershey Freidman and the company's COO Jack Klein along with Yonkers Mayor Mike Spano. Other participants included: City Council President Lakisha Collins-Bellamy, City Council Majority Leader Tasha Diaz, City Councilmember Shanae Williams, County Legislators, James Nolan and Vedat Gashi, Yonkers

Industrial Development Agency President James Cavanaugh, Yonkers Housing Authority President Wilson Kimball and Yonkers Downtown Business Improvement District President Sarah Brody.

"Miroza on the Hudson involves more than just economic growth for the city of Yonkers," Spano said. "Its unique design spurs a transformative development along the Yonkers waterfront for those individuals who want nothing more than to stay here, make a

living and take part in our city's future."

Klein said that Azorim is thrilled to continue developing residential buildings in Yonkers.

"Mayor Spano and his team have demonstrated true partnership in sharing our vision for a tower whose innovative design will enhance the Yonkers skyline," Klein said. "We believe that Miroza on the Hudson will be a welcome enhancement to the downtown Yonkers area."

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Business Journals

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Westchester County Business Journal (USPS# 7100)
Fairfield County Business Journal (USPS# 5830) is
published Weekly, 52 times a year by Westfair
Communications, Inc., 44 Smith Avenue, Suite
#2, Mount Kisco, NY 10549. Periodicals Post-
age rates paid at White Plains, NY, USA 10610.



POSTMASTER: Send address changes to:
Westchester County Business Journal and Fairfield County
Business Journal
by Westfair Communications, Inc.,
44 Smith Avenue, Suite #2, Mount Kisco, NY 10549.

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Shelton's Center Stage Theatre generates entertainment while fostering a sense of community



Performers in last month's production of "Footloose: The Musical." Photo by Julia Gerace for Center Stage Theatre.

BY EDWARD ARRIAZA

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Since its founding in 2005 by Gary and Francesca Scarpa, Center Stage Theatre has provided Shelton with entertaining stage productions and a gathering space for the community. The theatre provides opportunities for local creative talent to express themselves on the stage and volunteers to assist in a variety of production responsibilities.

The theatre been part of Shelton's Richard O. Belden Cultural Center since 2011—the venue was previously the home of Lafayette Elementary School and the Center Stage shares its tenancy with Living Hope Church and Valley United Way.

"We take up the bulk of the space," said Managing Director Carla Supersano Sullivan. "The former gymnasium is our theater space, we have several classrooms that we occupy, the former kitchen is our costume shop and the former cafeteria is our set-building shop."

Prior to being at the Belden Cultural Center, the theatre operated along with a combination bookstore and coffee shop in downtown Shelton, and the impetus for this combination business came from Oprah Winfrey.

"Fran Scarpa attended a presentation by Oprah Winfrey when Oprah turned 50 and Fran also turned 50 in the same year,"

Sullivan began. "Oprah said, 'You can do anything you want, your life starts now, follow your dreams.'"

Unfortunately, the bookstore and coffee shop portion languished and ended in closure, but the advice was not fruitless because the theatre proved to be very popular, and its longevity may be chalked up to a focus on top-notch production values and acting and directorial talent.

For this year, five "full-scale" productions will be shown as part of its subscription series, which are the theatre's main attractions and with each having 10 performances. "Footloose: The Musical" its most recent full-scale production, was an adaptation of the 1984 film of the same name about disaffected youth going up against small-town authority. To better synchronize with the story's central themes and better immerse audiences, the production recruited cast members between the ages of 14 and 23. And while its namesake film has been familiar for decades, the Center Stage musical sold out during its July 22-31 run.

"Marvelous Wonderettes: Dream On" is the next full-scale production set for an Oct. 14-23 run. It is the fourth show in the "Wonderettes" series and follows the various exploits of four female friends in high school. The production features both an all-women cast and women at the helm in behind-the-scenes capacities.

Finally, their last full-scale production for the year will be "Meet Me in St. Louis," a Golden Age musical inspired by the 1944 Judy Garland movie. The show will run from Dec. 2-11.

Sullivan said that Center Stage "will announce our new season on Nov. 14, and then start all over again next February with our show of the season."

In between full-scale productions, Center Stage Theatre is host to numerous small shows, cabarets and stand-up comedy rosters, many spanning one or two nights. Each year, Center Stage has typically had 90 to 100 "lit nights" in which a production of some sort was playing.

"I would say next year that will grow to closer to 115 to 125," Sullivan said.

Besides providing entertainment for its community, the theatre also provides learning opportunities. The Education Center offers programming during spring and fall semesters as well as five weeks of summer camp, with each semester having between 150 to 200 students enrolled. The center teaches acting, singing and dancing beginning at pre-K and going into high school, with some classes for adults as well.

Though Center Stage attracts many youthful acting talent and students, the theatre is multigenerational in its spirit, with some actors, volunteers and patrons being in their eighties and nineties. Additionally,

since its inception Center Stage has been elevated in part by family members working together.

"It definitely started as a family affair with the founders, Gary and Fran Scarpa and their children and their extended family who were initially involved in the productions," Sullivan said.

These efforts have been appreciated by the Shelton community, which was evident during the pandemic shutdowns.

"They missed us when we were dark," Sullivan recalled. "They really missed not just the performances and the production, but that social gathering place when we were dark. They were very, very anxious to come back and be back in community at our theatre."

The theatre industry as a whole was hit hard by the pandemic, and to this day even Broadway has not fully recovered. Center Stage has adapted and is financially secure at the moment, though volunteer numbers have yet to reach pre-pandemic numbers. The theatre has adopted measures to combat the pandemic, including the requested usage of masks and refunding tickets and rescheduling a performance because a lead contracted Covid-19.

"We've had to become very, very flexible, very nimble, even more creative than we used to be to be able to do what we do," Sullivan added.

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noscopies,” Gratton noted, “It was brought down to 45 years of age to get a screening colonoscopy so there’s increased demand that our gastroenterologists need to be able to meet. Early screening helps us to provide early detection and make sure that we can save people’s lives and reduce the mortality of colon cancer if something is found.”

In addition to colonoscopy patients, Gratton said that those seeking weight loss surgery, hernia treatment or care related to irritable bowel disease will likely want to seek out the specialists at the center.

The facility will have several full-time support staffers working alongside physicians who will offer care at the site on a rotating basis. And while the direct impact on Westport’s employment figures and economy may be small, Gratton highlighted the value to the town and surrounding communities in terms of times savings and simplicity.

“We actually had our first patients, and it was a tremendous success,” she added. “People love it – it’s convenient with great parking. It’s easier than having to drive to New Haven to get your care – the whole intent was to bring Yale medicine, the Yale New Haven Health System standard of care, which is a very high level of quality, directly to the community. To make it easy for folks to come access us. That was the goal of coming into the community.”



The ribbon-cutting ceremony for Yale New Haven Health’s Westport facility. Photo by Justin McGown.

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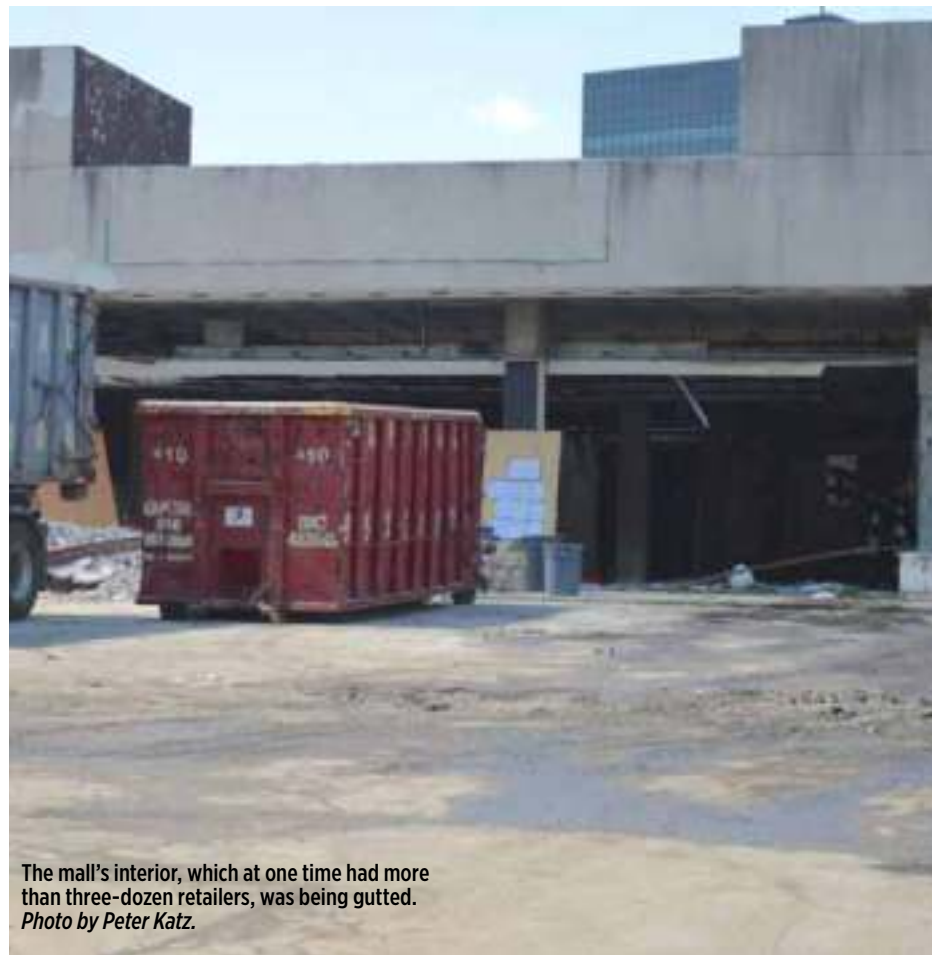
Demolition work at the White Plains Mall site got underway to prepare for construction of the Hamilton Green project. *Photo by Peter Katz.*

Council, “In order to facilitate the financing and construction of this project, the property received approval for the creation of a commercial condominium, which enables the project to be financed and built in two phases.”

Developer RXR, through RX Hamilton Investor LLC, became the managing member and controlling member of Hamilton Green Partners LLC, owner of Phase One. In addition to building Phase One, Louis Cappelli’s construction company is expected to handle Phase Two. Plans call for much of the necessary site preparation for Phase Two to be done along with Phase One construction.

The approved Hamilton Green project incorporates 860 apartments in four buildings ranging in height from 150 to 280 feet, approximately 85,000 square feet of retail and restaurant space, approximately 55,000 square feet of open space that will be accessible by the public and 956 parking spaces. In 2019, the project was valued at \$585.2 million.

Weingarten had explained that phase one will consist of 470 luxury residential apartments in two high-rise buildings plus a 30,000-square-foot marketplace surrounding a 45,000-square-foot public open space. There would be 56 affordable apartments provided in phase one and the city would



The mall’s interior, which at one time had more than three-dozen retailers, was being gutted. *Photo by Peter Katz.*

receive \$2.2 million as a buyout for affordable units not provided.

“All of the parking, loading and utilities for the entire project will be built as part of phase one, as will the public plaza,” Weingarten said. “If the only thing that was built was phase one you will have a finished project with the two towers there and the full public green and all of the parking and all of the utilities there.”

The Hamilton Green proposal was not the first ambitious redevelopment plan for the White Plains Mall property. In late November 2016, a development team led by the Port Chester-based Street-Works Development and the building’s owner WP Mall Realty LLC presented plans to the White Plains Common Council calling for demolition of the mall and construction of a new mixed-use project on the site.

The plan called for 895,200 square feet of new construction with 600 apartments in more than 500,000 square feet of residential space, 95,000 square feet dedicated to retail and a 720-space garage. Jess Greene, senior design manager at Street-Works Development, said at the time that the development could possibly have six different addresses for multiple residential buildings, each with its own architectural style.

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Jim's Ice Cream Truck delivers frozen treats through heat waves

BY PHIL HALL

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This summer's heat waves helped to make Jim Malin a popular man – the Stratford-based entrepreneur is the owner and operator of Jim's Ice Cream Truck, which offers a selection of frozen favorites from an orange-hued mobile dispensary.

Malin came into this sector in 2003 as an employee for a truck operator selling ice cream via street vending.

"And I thought to myself, 'Wow, this would be pretty good if I owned it myself,'" he recalled. "I've always wanted to be a business owner. So, I just kept the idea in the back of my mind for a few years until late 2009 when I bought my truck, and then I started running it in 2010."

Originally calling his business Subzero Ice Cream, Malin put his name on the business and began to build a market that covers the triangular geography spanning Danbury to Newtown to New Haven. And unlike his earlier work, he realized a more lucrative customer base away from street-level consumer activity.

"In the earlier years, I did a lot of street vending," he continued. "As time went on, I realized that that parties were where the money is. I started focusing on the marketing to build up my connection to parties, and I'm at the point now where I really don't do any street vending anymore. I just get hired for big parties, small parties, birthday parties, employee appreciation or customer-appreciation parties."

Malin's ice cream offerings are entirely pre-packaged goods – he avoids soft ice cream, citing the onerous preparation and serving process. His truck's 30-cubic-foot freezer houses 30 options designed to please all tastes – he observed that the SpongeBob SquarePants ice cream is "very popular" with his younger customers while the adult crowd appreciates the offerings from the New Haven-based Gelato Giuliana.

However, not every ice cream offering is a winner.

"The orange cream bar is kind of a slow seller," Malin lamented. "I guess the old recipe ice cream bars are just too old fashioned."

Malin's business thrived to the point that he acquired a second ice cream truck in February 2020 – one month before the Covid-19 pandemic took root. While social distancing protocols put a temporary kibosh on the parties that fueled his business, Malin switched gears back to street



Jim Malin. Photo by Phil Hall.

vending and found a new and highly appreciative audience.

"The street sales went up because people were stuck at home," he said. "They weren't supposed to go to restaurants, so the ice cream truck coming down the street made it feel like there was some form of excitement."

Malin has relied on word of mouth and social media to spread the word on Jim's Ice Cream Truck – he recently made his first attempt at paid advertising and lamented that he "spent a little too much" on that approach. He also described the impact of high inflation as a "bit of an annoyance" that forced him to raise his prices slightly.

As for payment options, Malin has covered all bases – in addition to cash and credit card options, he also accepts checks, Apple Pay, PayPal and Venmo.

"Up until a couple of years ago, people were surprised that I took anything other than cash," he said. "When I was doing more street vending, mothers with their kids would be walking down the street and the first thing they would say is 'I don't have cash,' so I specifically put up a sign that said I take credit – this way, they didn't have an excuse. But in today's world, you have to be ready with all of these electronic payments – anyone who really wants to thrive in the business has to keep

up with the times."

Jim's Ice Cream Truck is a seasonal operation, starting in April and running through October. And while he gets a handful of calls for parties in his off-season, Malin stated business is "basically dead in the winter." But that's not to say he isn't working during the colder weather months.

"My original career was mechanics and I come up with a list of repairs and maintenance and things to do," he said. "I try to knock them all out over the winter. I also try to come up with some marketing ideas. And I have two small kids and they keep me plenty busy – I can give the babysitter a little break during the winter."

Mr. Rooter plumbing service expands into Westchester

BY EDWARD ARRIAZA

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Although it is a brand-new plumbing company within the region, Mr. Rooter Plumbing of Westchester is the latest franchise in a nationwide chain that has operated since 1970 and is based in more than 300 locations.

The Yonkers-based Mr. Rooter Plumbing of Westchester covers the entire county and opened last month “mainly to give good-quality plumbing services in Westchester County because there is a big demand for good plumbers and, unfortunately, there aren’t that many,” said owner Ron Fanish.

The Mr. Rooter Plumbing chain is owned by Neighborly, a holding company of 29 brands that includes Rainbow Restoration, which offers emergency commercial and home restoration. Prior to launching the Westchester franchise of Mr. Rooter, Fanish has run a Rainbow Restoration franchise in Westchester since October 2017. Fanish was impressed with the quality of services Mr. Rooter provided and took the steps to head a franchise in Westchester, believing other plumbing chains to be disreputable or not to his standards.

“It just happened to be a Neighborly company, which was a big benefit,” Fanish said.

Fanish’s seven-member workforce includes five plumbers who have amassed close to 30 years of experience in the industry. The team’s focus is about evenly split between residential properties and commercial properties according to Fanish, and they address common issues residential and commercial properties have, such as leaky kitchen faucets, clogged pipes, burst heaters during winter and sewer backups.

At the core of the chain’s success nationwide is the high level of trust it holds, which it has amassed through decades of service, which Fanish hopes to uphold with the Westchester location.

“It’s known for its customer service and the quality of the work and the white-glove delivery,” Fanish said, adding that its strong reputation helps put customers at ease. “When you have a plumbing issue and you call a plumber, you don’t really know what to expect – you don’t know what kind of bill you’re going to get, you don’t know really what’s going to happen and, a lot of the time, plumbing is not a cheap service.”

To ease such anxieties, the Westchester company, like its fellow franchisees, aims to provide a high level of customer service to make customers feel comfortable, offering a range of prices and presenting options for moving forward with maintenance or repairs.



Photo courtesy of Mr. Rooter of Westchester.

To spread the word on his new business, Fanish is planning a marketing push to include billboards in White Plains and campaigns on social media. And while Fanish stated the new franchise of Mr. Rooter Plumbing is off to a strong start, he acknowledged the current economic conditions are forcing some changes on him.

“Unfortunately, all the prices just

went up due to the supply chain,” he admitted. “Gas prices, inflation – these have affected the industry, that’s for sure.”

Otherwise, Fanish is confident in the company’s future, adding, “Mr. Rooter as a franchise in 2021 did close to half a billion dollars in plumbing services nationwide, so the business is growing, and the franchise is continuing to grow.”

East Haven mayor vows ‘street fight’ to stop Tweed Airport expansion

BY PHIL HALL

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The Board of Directors for Tweed New Haven Airport Authority voted 9-4 to approve a new 43-year lease and development agreement with a private company that will provide \$100 million for the extension of the airport’s runway from 5,600 feet to 6,635 in order to attract more air carriers and the construction of a new four-to-six gate terminal on the property’s East Haven side.

According to a report in the New Haven Independent, the agreement between the airport authority and The New HVN LLC, a subsidiary of the Goldman Sachs-owned airport management company Avports, came in the face of opposition from East Haven Mayor Joseph Carfora and many of his town’s residents, who expressed con-



Avelo Airlines taking off from Tweed New Haven Airport. Photo courtesy of Tweed.

cern that the project is being rushed and will contribute to environmental and quality-of-life disruptions. The four negative votes came from East Haven’s representatives on the board of directors.

Carfora has suggested his town may file a lawsuit against the airport and claimed that “East Haven is not afraid of a street fight – it never has been.” However, he offered no details on what the lawsuit or “street fight” would entail.

Airport Authority Executive Director Sean Scanlon acknowledged that the expansion plan will require some approvals from East Haven government boards and agencies before it can proceed.

“We’re not exactly sure how comprehensive a list of approvals there needs to be,” Scanlon said. “It’s one of the reasons that we want to work collaboratively with East Haven. We do believe that there will have to be some approvals.”

BCW's WIN Program Generating Success Stories

The BCW's Westchester Innovation Network (WIN) program is already showing results for two participants – Huntress and Ferro – who have successfully partnered with businesses in Westchester.

Huntress, an innovative provider of cybersecurity solutions for small and medium-sized businesses (SMBs), partnered with Progressive Computing, a Yonkers-based Managed Service Provider (MSP) that has been in business for nearly 30 years. Both companies share a passion for protecting SMBs from rampant cybersecurity breaches and attacks that threaten their customers' futures.



“The WIN program is extremely meaningful for us as a BCW member and as a member of the business community at large,” said Robert Cioffi, Co-Founder and Chief Operating Officer of Progressive Computing and a member of the BCW Board of Directors. “It’s our mission to drive innovation and we are thrilled to work with Huntress to do what we both do best—taking care of small and medium-sized businesses.”

As part of the WIN match, Progressive bundled Huntress Process Insights, an advanced endpoint detection and response (EDR) solution, which was in beta testing for the match, into its Managed Platform of cybersecurity solutions for SMBs. Huntress cybersecurity technology collects and monitors behavioral data and relies on a team of ThreatOps analysts to spot and investigate potentially malicious behavior before it happens.

“We want to do business with people who care deeply about who we serve and why we’re doing it,” said Cioffi. “Huntress founders came from the National Security Agency (NSA) and bring deep technical knowledge and passion about security. Their team is relationship focused and looking to form a true partnership with MSPs like us to protect against rising threats. Together, we can help each other and our customers succeed.”

In the other successful WIN pairing, Ferro, an insurtech startup based in Omaha, Nebraska, partnered with The Rey Insurance Agency, a Sleepy Hollow-based insurance firm that has been in business for more than 44 years. Ferro is changing the way insurance brokers, carriers and policyholders connect and collaborate by providing a self-service platform that enables them to more efficiently manage and renew insurance policies.

“As a new company developing a product while also planning for future initiatives, we welcomed the opportunity to partner with a respected company who knows our industry and audience,” said Chris Senkbile, CEO

of Ferro. “The WIN match gave us an opportunity to learn from a potential future client, and to understand how we can improve our product and create new ones to better meet the needs of companies like theirs.”

Ferro currently targets large, commercial insurance accounts while The Rey Insurance Agency serves smaller, individual accounts, a market Ferro hopes to expand to in the near future. As part of the WIN partnership, The Rey Insurance Agency activated a brokerage account on the Ferro platform and invited several of its policyholders to interact with it. Collectively, they shared their feedback with Ferro to help the startup improve its current product and drive the development of a product that will better serve smaller accounts like theirs.

“Ferro offers a great tool that is especially valuable to insurance agencies that have large commercial clients with multiple locations and multiple vehicles to keep track of,” said Laura Rey Iannarelli, owner of The Rey Insurance Agency and a licensed insurance broker. “The platform helps the insured keep track of and access their documents and premiums in one place and allows them to connect with brokers via an app.”

The Westchester Innovation Network (WIN) is an initiative of the Business Council of Westchester designed to propel innovation forward as the foundation for the future of economic growth in Westchester. WIN continues to grow with a current total of 14 innovators that have been matched with local collaborators to test new products and services.

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

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Senior living project underway at former quarry

Rendering of the Brightview Senior Living project in Harrison.

BY PETER KATZ

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Site preparation work, including rock blasting, is underway at what used to be the Lake Street Granite Quarry in Harrison for a 144-unit \$42 million assisted living and dementia care community. The Brightview Harrison Senior Living facility is being built at 600 Lake St., following a lengthy approval process.

There had been a lawsuit to stop the project filed by a group of Harrison residents in state Supreme Court in White Plains. The lawsuit alleged that the Harrison Town Board and Planning Board acted improperly in approving the project. A Feb. 22, 2017, ruling from Judge Gretchen Walsh went against resident group Save Harrison, Inc., which had filed an Article 78 challenge to overturn Harrison's approval of the project.

The Business Journals reported at the time that residents argued in their lawsuit that the project would bring increased traffic, noise and potential flooding, plus disrupt nearby wetlands. The lawsuit also questioned the thoroughness of the town's environmental review and whether the proposal lined up with the town's comprehensive plan.

Walsh wrote in the decision that the Harrison Planning Board's review gave "exhaustive consideration to all potential environmental problems."

The four-story 154,697-square-foot facility that is being built on the 7.3-acre site



Work is underway to build a Brightview Senior Living facility at the site of a former quarry on Lake Street in Harrison. Photo by Peter Katz.

has been designed to be reminiscent of a modern farmhouse. The design was by Market Square Architects, which has offices in Portsmouth, New Hampshire, and Austin, Texas. Construction is by the KBE Building Corporation, which has offices in Manhattan, Farmington and Norwalk in Connecticut along with Laurel, Maryland, and Scottsdale, Arizona.

The Business Journals reported in 2017 that attempts at commercial redevelopment of the quarry could be traced to the early 1990s when a plan was proposed to build a garden center there. In 2014, a plan was floated to build a shopping cen-

ter on the site. Harrison and the former owner of the quarry had been at odds over alleged code violations. The town began legal action in 2009 that eventually led to a settlement between Harrison and the quarry owner in 2014.

The Business Journals reported that in the 2014 settlement, the town agreed to no longer pursue \$825,000 it claimed it was owed in fines, dropped its pursuit of alleged code violations and agreed to accept an application for a senior living facility. In exchange, the quarry agreed to sell existing inventory, not further its operations and end all litigation against the town.

Brightview Senior Living, based in Baltimore, reports that it operates 45 senior living communities in the East Coast, including Connecticut, New York, New Jersey, Pennsylvania, Rhode Island, Massachusetts, Maryland and Virginia. Brightview was an outgrowth of The Shelter Group, a private company founded in 1977 to develop, own and manage residential real estate and specializing in multifamily properties and senior living communities. In 2018, The Shelter Group was renamed Brightview Senior Living. It values its senior living portfolio at more than \$2 billion.

Second Yonkers movie campus moves ahead with school lease approval

BY PETER KATZ

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The plan to create a second movie and television production studio campus in Yonkers has started to become reality with the signing of a lease for a significant element of what's intended to be included on the new campus. The production center would be built at the former Rising Ground property on Hawthorne Street.

In addition to a dozen new Hollywood-style sound stages, Great Point Studios, owner and operator of the Lionsgate Studio in downtown Yonkers, agreed to include a new Yonkers public school at the proposed facility. The school would teach film and TV production in addition to the regular public school curriculum. Students would be given opportunities to use professional equipment while learning from industry experts.

Yonkers Mayor Mike Spano and the city's Board of Education have announced that the board approved signing a lease for the school with iPark Riverdale LLC. The lease is for the Frank T. Biondi and Ames School Buildings on the former Rising Ground campus. Rising Ground previously had been known as Leake & Watts, which in 1890 moved to the approximately 32-acre



Rising Ground. Satellite photo via Google Maps.

campus at 463 Hawthorne Ave. Rising Ground now operates from headquarters in Brooklyn.

The new media and production school will be for 500 students in grades six through 12. The S.I. Newhouse School of Public Communications at Syracuse University will be involved in developing the curriculum. Great Point Studios will manage the renovations to build the new school. It is expected that Syracuse University students will be working and learning at the studio complex and Yonkers public school students would be offered opportunities to apply to continue their

media educations at the university. The new public school is expected to open in August 2024.

The lease is for an initial period of 20 years with provisions for two 15-year extensions. The Yonkers public schools would pay iPark a rental of \$2.4 million a year. The Board of Education expects that New York state will cover up to 70% of the costs of the school construction and annual lease payments.

"I have long shared a vision with the city of Yonkers for the future of our entertainment industry," Great Point's founder and CEO Robert Halmi said. "With the guidance

of the Newhouse School, this new school will provide vital training for future media creators and performers and will allow our next generation to continue to grow on the strong foundation that we have created."

Yonkers Mayor Mike Spano said, "This school, along with the Justice Sonia Sotomayor Community School in construction now, means Yonkers soon will be home to two more vibrant and diverse learning institutions that will see our young people flourish and prepare them for the next phases of their educational journey."

Yonkers Superintendent of schools Edwin M. Quezada sees the partnership with Great Point Studios and Syracuse University as representing one of the most innovative approaches for educating students.

"Yonkers students will benefit from a rigorous and relevant academic curriculum enriched with hands-on learning experiences supported by state-of-the-art technology," Quezada said. "These students will have the opportunity in high school to take sufficient college-link courses to lead to a college associates degree. Upon graduating from this new media and production school, these students will be ready to enter the news and entertainment industry or continue their post-secondary college education."

Fire at popular orchard and farm in Dutchess

BY PETER KATZ

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A fire has struck Barton Orchards, a 175-acre apple orchard and vegetable farm located in the Dutchess County community of Poughquag that has been a popular destination for residents and tourists alike. The farm has been in the Barton family for more than 40 years and billed itself as the premier "Pick Your Own" farm in the Hudson Valley. Barton Orchards also features a petting zoo, ice cream shop, tap room, live music on weekends, an aerial adventure climbing course, and announced plans for a new farmer market and coffee shop.

According to Robert Mallen, first assistant chief of the Beekman Fire District, on Aug. 22 at approximately 12:48 p.m., the Beekman Fire District was dispatched to the farm because of a report of a propane truck leaking into multiple buildings.

"Upon arrival, crews encountered an active fire involving multiple vehicles, including the propane truck and adjacent

buildings," Mallen reported. "A second alarm was quickly requested, and initial fire suppression efforts were attempted but unsuccessful due to the rapid fire spread fueled by propane."

Mallen reported once the immediate area was deemed safe enough, firefighters worked to cool the propane truck tank and suppress the fire burning the buildings and vehicles as well as contain the fire from spreading to any of the other buildings. He said that it took about three hours to bring the fire under control. He said that the animals on the property were unharmed. One firefighter received minor injuries. Two buildings were destroyed along with numerous vehicles.

A total of 28 firefighting vehicles responded to the scene from fire departments in Beekman, Union Vale, Pawling, East Fishkill Lagrange, Dover, Hughsonville, New Hackensack, Millbrook, East Clinton, Patterson and Kent. Also on the scene were the Dutchess County Department of Emergency Response, Dutchess County Hazmat, Dutchess County Fire Investigation,



A fire occurred at Barton Orchards on Aug. 22.

Dutchess County Sheriffs, and the New York State Police. The New York State DOCCS also provided assistance. Fire companies from Roosevelt, Pleasant Valley, Glenham and New Milford in Connecticut were on stand-by duty.

Jennifer Cicerone Cunningham of Barton Orchards thanked the community for an outpouring of support, saying, "We

are overwhelmed by all of the phone calls, texts and check-ins. We are devastated but thankful that everyone got out safely. We expect to be open soon for picking as we still have lots of crops available ... and the Tap Room survived, so more to come on that."

An investigation into the fire is underway. Barton Orchards' management said they intend to rebuild.



Dutchess County sets up \$12.3M housing fund

BY PETER KATZ

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A \$12.3 million Dutchess County Housing Trust Fund has been created to aid in bringing more affordable housing to the county. The fund was set up at the direction of Dutchess County Executive Marc Molinaro.

The plan called for three new programs to be conducted under the fund: the Housing Creation and Preservation (HCP) Program; the Infrastructure and Pre-Development Support (IPDS) Program; and a First-Time Homeownership (FTH) Program.

“As communities throughout the nation deal with housing challenges, Dutchess County is working on solutions” Molinaro said. “This sizeable investment rep-

resents the importance Dutchess County places on helping those who seek a place to call ‘home’ find it, whether that means rehabilitating current housing, or creating new units or offering financial assistance to those looking to buy their first home.”

HCP will concentrate on new affordable rental housing through new construction, rehabilitation of existing housing stock and adaptive reuse of nonresidential buildings. Money could be used for projects having all of their units in the affordable category or for projects offering housing to mixed-incomes. Single-room occupancy rental housing also would be eligible for funding.

The IPDS would help with the expansion or extension of water and sewer infrastructure for affordable and mixed-income

housing developments. It also would help fund the development of generic environmental impact statements for new affordable or mixed-income housing projects.

FTH will support programs that help provide down payment and closing-cost assistance for low- and moderate-income first-time homebuyers who can afford a mortgage but lack savings to cover the down payment or closing costs. The program will also support construction or rehabilitation to create affordable homeownership opportunities for first-time homebuyers undertaken by nonprofit entities.

To initially support the Housing Trust Fund, Molinaro asked the Dutchess County Legislature to allocate \$9.3 million in federal money the county was granted in the American

Rescue Plan and an additional \$3 million from the general fund balance.

Announcement of the Housing Trust Fund came just a few days after the county’s Department of Planning and Development released its “2021 Rental Housing Survey” and a second report looking at for-sale housing in the county.

The rental survey found that the vacancy rate in market-rate apartment complexes hit a historic low of 0.6%, the lowest rate since the first version of the annual report was published in 1980. In contrast, the rate of apartment construction in Dutchess, at 417 new units, was the second highest in the past 15 years. Rents in Dutchess went up in 2021 by as much as 7.9% according to the report.

The county’s “For-Sale

Housing Report” found that the number of sales in 2021 rose 15% from 2020. The cities of Beacon and Poughkeepsie had the most active markets in 2021, with approximately 6.5% of the homes in Beacon and approximately 5.5% of the homes in Poughkeepsie changing hands. The report found that construction of new one-family homes remained low with 327 new homes built in 2021 compared with more than 1,000 new homes built each year during the early 2000s.

The report also found that the square footage of new homes and lot sizes fell in the last decade. In 2021 the median lot size for a single-family home was one acre, down from nearly 1.6-acres a decade ago, while the median square footage was 2,400, about 500 square feet less than in 2012.

RUPCO works to meet HV housing needs

BY PAMELA BROWN

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RUPCO, a nonprofit based in Kingston in Ulster County on Aug. 22 announced a partnership with Sullivan County in which RUPCO is administrating Community Development Block Grant (CDBG) funding to assist with housing needs. RUPCO says the funds can assist low-income first-time homebuyers in Sullivan with down-payments and closing costs by providing grants up to \$45,000. In addition, homeowners in need of housing rehabilitation can receive grants of up to \$35,000 for single-family home repairs. Grants also are available to help replace mobile homes.

RUPCO (formerly known as Rural Ulster Preservation Company), has been working since its founding in 1981 to create quality, sustainable housing opportunities for people at a wide range of income levels. Established as a program of Ulster County's Community Action Agency, RUPCO was part of a statewide rollout of rural preservation and neighborhood programs.

"Our mission has never been more relevant. The Covid-19 pandemic has exacerbated the plight that people face to find and keep affordable housing and overcome economic struggle just to meet their family's everyday needs," Faith Moore, assistant vice president of operations for RUPCO and executive director of RUPCO's subsidiary, Orange County Rural Development Advisory Corp (RDAC), told the Business Journal.

"We identify and anticipate the changing needs of the communities we serve," Moore said. "Quality housing opportunities for people at all income levels is critical to business and economic development in the region, and we intend to be transformative in communities rather than transform communities as a whole. Through the years, we have expanded our geographic footprint and breadth of services while staying true to our original purpose – to create homes and improve communities."

In 2015, RUPCO affiliated with RDAC that had been formed in 1983 as a rural preservation nonprofit housing organization to address affordable housing needs in Orange County.

"Poverty is not new, nor is the fact that people of color have faced systemic discrimination in housing for decades. The past two years have been difficult for many. The 2020 census data revealed that the Hudson Valley population grew 4.3% since the previous decade," Moore said, noting the pandemic migration exacerbated the housing crisis that has been present in the Hudson Valley for



A part of RUPCO's Landmark Place development.



Faith Moore

decades.

"Median home prices have risen dramatically since 2019, and housing inventory has dropped with an overall decline of almost one-third of homes on the market," Moore said. "Renters are not immune from hardship, with the rising cost of rent and the eviction moratorium ending having placed many folks in our community at risk of losing their housing."

Through its NeighborWorks HomeOwnership Center, RUPCO has assisted thousands of Hudson Valley families with navigating the first-time homebuyer process since the center's opening in 2004.

"The home is at the center of everything. Having an affordable, energy-efficient, hazard-free, safe, resilient and accessible home is key to achieving success in the rest of your life," Moore said, explaining that First Time Homebuyer grants are available in Orange, Ulster, and Sullivan counties through multiple

sources.

"These grants support overall community revitalization efforts to stimulate stabilization and preservation of housing throughout the communities they serve. We receive grants from an array of state, federal, and private sources, all with specific requirements depending on the program," Moore said.

Additionally, the NeighborWorks HomeOwnership Center provides HUD-certified housing counselors to support homebuyers and homeowners, education, foreclosure prevention counseling, and administers home repair programs in Ulster County.

Community development throughout the Mid-Hudson Valley remains a key focus for RUPCO.

"We work with communities, rather than in communities. Our strategy is to partner or collaborate with other nonprofits, municipalities, private sector developers, community groups or other stakeholders to better understand their organizational and institutional capacity, housing stock, and infrastructure," Moore said. "The focused effort allows us to address community needs, including the development of public infrastructure and facilities, job creation and economic development, affordable rental housing and home-ownership."

RUPCO programs also include: a Solutions to End Homelessness Program (STEHP) in Ulster County; Section 8 rental assistance for

Ulster and Greene counties; housing opportunities for people with AIDS; and landlord and contractor assistance. RUPCO also owns or manages a rental portfolio of affordable apartments across 23 developments located in Ulster, Orange, and Greene Counties and recently completed a \$25 million development known as Landmark Place at 300 Flatbush Ave. in Kingston that features 66 affordable units for seniors age 55 and older. It was created in partnership with New York State Homes and Community Renewal, New York State Parks, Recreation and Historic Preservation, and private investors.

In 2021, RUPCO received a \$1 million grant to administer Newburgh YouthBuild, a General Education Diploma (GED) and pre-apprenticeship training program in partnership with the LYNC Community Foundation that prepares students for carpentry, construction trades and nursing careers in the City of Newburgh.

"For over 40 years, our agency has expanded its geographic footprint and breadth of services to bring to life our vision for strong, vibrant and inclusive communities with a home and opportunity for everyone. RUPCO develops projects based on needs that have been self-identified by local communities," said Moore. "There is a proven connection between the creation of stable housing and the positive impact on jobs, education, health, the economy, public safety, and other important facets of American life."



EVENT DATE:

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FEMALE INNOVATOR

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Yale New Haven Health

Dr. Beth E. Shubin Stein
Hospital for Special Surgery

LIFETIME ACHIEVEMENT

Dr. Anthony L. Pucillo
NewYork-Presbyterian
Lawrence Hospital

Dr. Spike Lipschutz
Greenwich Hospital

OUTSTANDING NURSE

Jennifer Corbett
Bridgeport Hospital
Yale New Haven Health

Samantha Ruff
Westchester Medical Center

PHYSICIAN'S ASSISTANT

Rachel Snider
Open Door Family Medical Center



Photo by Mohamed Hassan / Pixabay.

Dominican University debuts certificate program for public health informatics

BY PHIL HALL

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Dominican University is launching its fall semester with a new certificate program, focusing on public health informatics, an emerging field where health care and technology overlap to provide data and knowledge for improving patient wellness while delivering complex services in a user-friendly environment.

The new program begins on Aug. 30 and is designed for both those already in the workforce with a bachelor's degree and current undergraduate students at the Orangeburg-based school – the latter group can earn a concentration or minor in this subject. Daytime classes will be held in person while evening classes will be virtual.

Dominican is offering this program via a \$1.9 million Public Health Informatics and Technology Grant (PHIT) Workforce Program grant from the U.S. Department of Health and Human Services Office of the National Coordinator for Health Information Technology. The school is one of 10 higher education institutions nationwide to receive this funding.

“The government decided that after Covid, they needed to be part of developing a trained workforce to address perhaps another pandemic, but also develop the workforce that is able to take all of the burgeoning amounts of information that we’re getting data, health care, etc., and bring it into actionable intelligence for leaders,” said Carrie Boericke, the university’s PHIT program director. “And we had a dearth of people that knew how

to do that and had those skills.”

Boericke reported the university has 20 students signed up for the premier semester and she expected more to come in upcoming semesters.

“We’re actively marketing this certificate program, which is a professional development program, because we think that people can jump on that at the last minute if they decide that that’s what they’d like to spend their time doing this fall,” she explained. “Learning more about this provides some key arrows in their quiver for today’s marketplace.”

While insurance is not the central focus of the program Boericke noted the subject is addressed because “so much of the system is oriented toward what you need to be reimbursed, particularly on the CMS side and on the Medicare/

Medicaid side. I’ve talked about whether the insurance tail wags the entire dog, and certainly insurance companies need employees with informatics skills and public health informatics skills.”

Salaries in public health informatics can range from about \$69,000 to more than \$132,000, and the school promotes the new program by highlighting how obtaining a degree or completing a certificate in this field can bring about more robust salaries and job security. Furthermore, the school is offering its PHIT students paid internships provided by a consortium of partners that are advising the program, including Bon Secours Charity Health System, CorEvitas, Cornerstone Family Healthcare, Mount Sinai Health System, EmpiRx Health, and the New York State Department of Health.

Cyber insurance remains an unused tool for many companies

BY PHIL HALL

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Every second of the day, a digital miscreant steals or copies data from at least 30 accounts, according to new data published by the data privacy agent Incogni. Based on that statistic, cybercriminals were responsible for pilfering data from more than 2 billion online accounts during the past two years.

In view of this situation, one might imagine that insurance focused on cybersecurity would be at the forefront of business owners and risk managers. However, a recent survey conducted by BlackBerry and Corvus Insurance of 405 information technology and cybersecurity decision makers at U.S. and Canadian companies found cyber insurance is conspicuously lacking.

The survey found that while 55% of respondents had cyber insurance, only 19% had ransomware coverage limits above the median ransomware demand amount (\$600,000). More than one-third (37%) of respondents with cyber insurance lacked cyber insurance coverage for ransomware payment demands, and 43% of those with a policy are not covered for auxiliary costs

such as court fees or employee downtime. Among small and midsize businesses with fewer than 1,500 employees, only 14% had cyber insurance coverage limit in excess of \$600,000.

Furthermore, 28% of respondents said they “intend to acquire coverage shortly.” However, 34% of respondents who tried to obtain this coverage were denied due to their inability to meet the carriers’ endpoint detection and response eligibility requirements.

“The cyber underground is increasingly sharing learnings and partnering to make threats as efficient as possible” said Shishir Singh, BlackBerry executive vice president and chief technology officer of cybersecurity. “For uninsured and under-insured organizations, this potentially puts them in extreme jeopardy. It’s vital that businesses strengthen their security posture against these threats by supplementing insurance with a prevention-first software approach that lowers their overall risk.”

The cyber insurance question has become so acute that in June the U.S. Government Accountability Office (GAO) recommended that the U.S. Departments of Homeland Security (DHS) and the Treasury



Photo by Methodshop / Pixabay.

determine if a federal “backstop” was needed for cyber insurance policies that offered protection against attacks on critical infrastructure. This backstop would be similar to the government’s agricultural insurance programs covering crop failure and would fill a void created by the lack of an active private sector market for this type of coverage.

“Although federal agencies do not have a comprehensive inventory of cybersecurity incidents, several key federal and industry sources show (1) an increase in most types of cyberattacks across the United States – including those affecting criti-

cal infrastructure, and (2) significant and increasing costs for cyberattacks,” said the GAO’s report, adding that “future cyber incidents could result in systemic risks for the United States.”

The GAO noted that since Congress has yet to take the lead on this issue, it would be incumbent upon the Executive Branch departments to provide “federal assistance (that) would help ensure that any response balanced and appropriately safeguarded public and private interests.” To date, neither DHS nor the Treasury publicly responded to the GAO report’s recommendations.



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INAUGURAL ADAPTIVE SPORTS & RECREATION EXPO



Burke Rehabilitation Hospital will host the inaugural Burke Adaptive Sports and Recreation Expo on Sunday, Sept. 18. The event will take place on Burke's 61-acre campus located at 785 Mamaroneck Ave. in White Plains from 10 a.m. to 2 p.m. The rain date is Saturday, Sept. 24. Admission is free and registration is not required.

The Expo is open to the public and will feature adaptive sports activities such as rock climbing, off-roading, boxing, golf, yoga and more. Vendors will demonstrate a variety of products and present the latest informational resources.

"We are excited to offer this new

experience to participants and share the latest innovations in adaptive technology," said Burke's Director of Therapeutic Recreation and Adaptive Sports Eileen Andreassi, MA, CTRS. "One of our goals at Burke is to help people return to the leisure activities that they enjoyed prior to their injury or illness. We also want to offer new experiences and allow participants to remain active and vital in the community."

The Burke Expo complements the annual Heels and Wheels event held each May and replaces the annual Wheelchair Games. All proceeds from the Expo will

support the Adaptive Sports & Recreation programs at Burke.

Director of Development Elizabeth Walsh added, "At Burke, we form relationships and instill confidence and hope in our patients. The Burke Expo will provide participants with a snapshot of the possibilities from which they can benefit. An active lifestyle and a sense of community are important for everyone, no matter their abilities."

If you would like to become a sponsor or make a donation, call 914-597-2847 or visit <https://www.burke.org/.../special-events-programs/burke-expo>.

41 CUMMINGS & LOCKWOOD ATTORNEYS RECOGNIZED

The "Best Lawyers in America" and the "Best Lawyers: Ones to Watch in America" 2023 have selected attorneys from Cummings & Lockwood LLC in Stamford.

"We are very proud that so many of our attorneys across all of our practice areas and in all of our six offices have been recognized by Best Lawyers in America for their significant professional accomplishments," said Laura Weintraub Beck, managing director and chair of Cummings & Lockwood.

In Cummings & Lockwood's Naples, Florida office, the following attorneys have been listed in the 2023 edition of The Best Lawyers in America: Todd L. Bradley, Alison K. Douglas, Kenneth D. Krier and Robert L. Lancaster. Joseph A. Stusek has been listed "Ones to Watch in America" for trusts and estates.

In Cummings & Lockwood's Boni-

ta Springs, Florida, office, Mary Beth Crawford, William N. Horowitz, Howard M. Hujisa, and David A. Ludgin were listed.

In the firm's Palm Beach Gardens, office, David M. Halpen was listed and was also selected as "Lawyer of the Year" in trusts and estates, while Danielle Furneaux was listed in Ones to Watch in America in tax law and trust and estates law. John W. Cannavino, Margaret A. Deluca, Michael J. Hinton, Daniel G. Johnson, Michael P. Kaelin, David T. Martin, Jonathan B. Mills, John R. Muscaro Jr., Rachel B.G. Sherman, Conrad Teitell and Howard S. Tuthill III also were listed. Scott T. Witthuhn and William N. Wright were listed in "Ones to Watch in America." Laura Weintraub Beck, B. Cort Delany, Daniel P. Fitzgerald, Jessie Al. Gilbert, Douglas H. Olin, Edward F.

Rodenbach and Gina D. Silvestri were recognized. The attorneys to watch included Katherine C. Gent and Steven Georgiades.

Attorneys listed from the Hartford office of Cummings & Lockwood included Paul L. Bourdeau, Caroline Demiris Calio, Robert B. Fawber, Kelley Galica Peck and Heather J. Rhoades.

Founded in 1909, Cummings & Lockwood provides sophisticated legal counsel to individuals and families, family offices, closely held businesses, other commercial enterprises and private foundations. The firm has nearly 200 attorneys, fiduciary accountants, paralegals and staff, as well as six offices located in Stamford, Greenwich and West Hartford, Connecticut, and in Naples, Bonita Springs and Palm Beach Gardens, Florida.



Cora Nally



Mariel Fonteyn

NEW EMERGENCY PROGRAMS DIRECTORS FOR AMERICARES

Americares, the health-focused relief and development organization located in Stamford, has appointed Cora Nally as director of international emergency response, and Mariel Fonteyn has been promoted to director of U.S. emergency response. Both are new additions to the Emergency Programs team to support disaster response and recovery work.

"Cora and Mariel have been on the frontlines of dozens of emergencies both here in the U.S. and around the world, and the breadth of experience they bring will be instrumental in advancing and strengthening Americares comprehensive emergency programs portfolio," said Americares President and CEO Christine Squires.

As director of international emergency response, Nally leads responses to earthquakes, floods, cyclones and other sudden-onset international crises. She is responsible for coordinating large-scale international deliveries of medicines and relief supplies, deploying and managing emergency response field teams and restoring health services for disaster-affected communities.

An international public health expert, Nally brings to Americares more than 15 years of experience in global health. Previously, Nally served as country director for Project HOPE's Hurricane Dorian response in the Bahamas.

Nally's global health work has also taken her to Russia, where she provided health education to immigrant communities, to Malawi and Sierra Leone, where she trained and equipped a community-based workforce during the height of the Ebola crisis while working with Partners in Health. She earned a master's degree in public health from AT Still University, a bachelor's degree in psychology from Washington State Uni-

versity and is a current Ph.D. candidate at Ghent University in Belgium, studying public health and health systems. Nally has lived and worked in eight countries on four continents, including seven years in Sub-Saharan Africa and four years in Eastern Europe. She currently resides in Washington, D.C.

As Americares director of U.S. emergency response, Fonteyn, leads responses to hurricanes, wildfires, floods and other sudden-onset disasters in the United States. In her new role, Fonteyn is responsible for coordinating large-scale deliveries of medicines and supplies to Americares partners across the country, deploying and managing emergency response field teams and restoring health services for disaster-affected communities. She currently resides in northern California.

Fonteyn began her work with Americares in 2018. Prior to joining Americares, Fonteyn served as a project coordinator for the nonprofit organization All Hands and Hearts in Texas, where she provided technical assistance on Hurricane Harvey cleanup sites. Prior to that, Fonteyn worked as an emergency planner for the state of Alaska's Department of Health and Social Services. She earned a master's degree in international development from the Brussels School of International Studies and holds a bachelor's degree in political science from the University of Alaska, Anchorage.

Americares has professional relief workers ready to respond to disasters at a moment's notice and stocks emergency medicine and supplies in its warehouses in the U.S., Europe and India that can be delivered quickly in times of crisis. Since its founding more than 40 years ago, Americares has provided more than \$20 billion in aid to 164 countries, including the United States.



Anthony J. Enea



Lauren C. Enea

BEST LAWYERS RECOGNIZES TWO AT ELDER LAW FIRM

Enea, Scanlan & Sirignano LLP of White Plains and Somers recently announced that elder law attorney Anthony J. Enea has been selected by his peers for inclusion in the 29th edition of “The Best Lawyers in America” in the practice areas of elder law and trusts and estates. Lauren C. Enea, associate, has also been recognized in the third edition of “Best Lawyers: Ones to Watch in America.”

“It’s an honor to be acknowledged by my peers, especially alongside my daughter, Lauren,” said Enea, who has spent more than 35 years protecting the rights of seniors, the disabled and their families. “Advanced planning is critical to sheltering one’s life savings from tremendous costs,” said Enea.

This marks the 12th consecutive year Enea has been included in the Best Lawyers list. He was also recognized as a Best Lawyers “Lawyer of the Year” in White

Plains five times and has been named as one of Westchester County’s “Super Lawyers” annually since 2007.

An active member of local and state bar associations, Lauren Enea was appointed to the Executive Committee of the Westchester County Bar Association (WCBA) Trusts and Estates Section. She is also the co-chair of the WCBA New Lawyers Section, treasurer of the Columbian Lawyers Association of Westchester County, and chair of the New York State Bar Association (NYSBA) Elder Law and Special Needs Section Publications Committee. Enea concentrates her practice on wills, trusts and estates; Medicaid planning; special needs planning; and probate/estate administration.

Lauren Enea received the 2020 Outstanding New Lawyer Award from the Westchester County Bar Association.

ART-FILLED SHOPPING EXPERIENCE

Visitors to the Cross County Center in Yonkers will now have more to do than shop. Yonkers Arts is collaborating with local artists to bring an exciting outdoor art installation to the Center titled “Artful Greens,” which will include unique artworks from a variety of local artists and will be on view through September.

The installation was co-curated by Liz Pollack of Marx Realty/Cross County, and Tayla Edmond and Ray Wilcox of Yonkers Arts. The outdoor exhibition will showcase interactive and experiential art installations utilizing the 20 trees within the interior of the property. The artists to be included in the installation were selected from designs submitted in response to a call for art issued by Yonkers Arts.

Edmond, executive assistant to the director, said, “We received an overwhelming response working in collaboration with Cross County Center to select designs and artists

that reflected what we were trying to achieve with the project. The goal was to offer a variety of unique, artistic installations to enhance this iconic Yonkers location.”

The artists exhibiting in ‘Artful Greens’ are Gayle Asch, Erwin Ong, Annette Back, Katori Walker, Donald Clemons and Yoshiko Mori.

“...We are incredibly proud and excited to be able to partner with Yonkers Arts to curate a public art program that highlights sustainability and inclusivity, showcases local artisans and enhances our outdoor landscaped environment,” said Liz Pollack, senior manager of marketing

“Yonkers Arts is extremely excited to collaborate with Cross County Shopping Center on this exhibition as it allows our artists’ community to engage in alternative opportunities that weren’t previously available,” said Wilcox.”

COLLEGE VOLUNTEERS HONORED



From left: Clark Scholar Kaelei Lewis, Clark Scholar Angela Arteaga, Clark Center Director Craig Donnelly, Manhattanville Interim President Louise Feroe and Manhattanville Vice President for Student Affairs and Chief Diversity Officer Cindy Porter.

Pamela’s Big Heart Foundation, a nonprofit in Yonkers that works to better the lives of underserved youth, recently honored Manhattanville’s Clark Scholars with its Volunteer of the Year award in recognition of the work the students have performed with the organization.

“Fellowship, mentorship and faith are what this amazing group of human beings exemplifies every single day, and I am so proud to honor Manhattanville Clark Scholars as Volunteer of the Year at the first-ever Big Heart Cocktail Gala,” said Maddie Cheatham, CEO of the Foundation.

As part of the presentation of the award, Cheatham also noted that, “Manhattanville Clark Scholars are a special group of social justice warriors... Compassionate, kind and willing to go above and beyond. They not only give back within the Yonkers community, but these amazing young men and women speak up and advocate for social justice issues.”

Close to 1,000 students participate in service projects as part of Manhattanville’s Clark Scholars each year for a total of 30,000 hours of service.

“...Manhattanville Interim President

Louise Feroe, Ph.D., said, “A deep commitment to service sets our students apart and we appreciate the recognition of their work by Pamela’s Big Heart Foundation...”

Manhattanville College in Purchase, New York, is a small, private liberal arts institution dedicated to academic excellence, purposeful education and social justice. “U.S. News and World Report” ranks Manhattanville the number-one private, nonprofit institution among Top Performers of Social Mobility in Regional Universities North 2022.

HELPING FIRST RESPONDERS

Close to \$250,000 has been dispersed to date to more than 50 recipients under Westchester County’s tuition and student loan reimbursement program to help volunteer fire departments and EMS agencies recruit and retain more local heroes.

County Executive George Latimer launched the Higher Education Recruitment and Retention Opportunity (HERRO) program several months ago to help bolster the ranks of volunteer fire departments and EMS agencies. HERRO provides active volunteer emergency services personnel with tuition reimbursement or student loan repayment

assistance.

“The HERRO program seeks to encourage more people to serve their communities as volunteer firefighters or ambulance corps personnel,” Latimer said.

Volunteers are eligible for up to \$6,000 annually in tuition reimbursement or student loan repayment assistance. To be eligible, a HERRO applicant must be an active member of a volunteer fire department, fire company, fire district or EMS agency for one year. Volunteers must maintain acceptable volunteer activity and training levels as set forth by the county during

their entire course of study.

The HERRO program is administered by the Department of Emergency Services, which oversees volunteer fire and EMS training programs in Westchester County.

Susan Spear, deputy commissioner, DES, said more than 50 applicants have received tuition reimbursement or loan repayment funding since the HERRO program was launched in March, totaling close to \$250,000.

Application forms and more detailed information about the program’s requirements and approval process can be found at HERRO.westchestergov.com.



Steve Densmore



Amanda Heidel

GRANT WRITING FIRM OPENS NEW BRANCH OFFICE

Choice Words in New Paltz, New York, a grant writing and strategic communications firm that has served the Hudson Valley region for the last 12 years, recently opened a new branch office in Ithaca. Spearheading the new venture is Choice Words' Grants Manager Amanda Heidel, who recently moved to the area with a willingness to lead the company's new initiative.

Choice Words' founder and President Steve Densmore has long believed that the firm's highly effective grant writing and strategic communications services were needed and would be welcome in other cities and regions throughout New York state. "Over the last 12 years, Choice Words has clearly demonstrated that our experienced grant writers and researchers provide meaningful assistance to nonprofits, businesses, universities and municipalities that rely upon grant funding in order to support impactful programs and finance important cap-

ital projects," said Densmore.

The city of Ithaca in Tompkins County is home to nearly 150 nonprofits, Cornell University and Ithaca College, making it a prime location for Choice Words grant writing and fundraising services.

Since 2010, Choice Words has helped its clients win more than \$103 million in grant awards from private foundations, corporate charities and government sources. In addition, the firm helps municipalities, nonprofits and for-profits prepare Consolidated Funding Applications (CFAs) to access funding from New York state agencies. Choice Words' clients have been awarded more than \$52 million in CFA funding for 76 compelling projects since its inception.

For more, contact Densmore at sdensmore@choicewordspr.com. For Ithaca inquiries, visit choicewordsithaca.com or contact Heidel at aheidel@choicewordspr.com

FEAST AND VIEW



Silver Fox, by Hildreth Potts 2022.

Thirty-five artists who comprise Collaborative Concepts will exhibit their artwork this fall at Tilly Foster Farm, 100 Route 312 in Brewster, New York. The opening reception is scheduled for Sunday, Sept. 3, from noon to 4 p.m. (Rain date is either Sept. 4 or Sept. 5.) The exhibit, free of charge, will be on view till Oct. 30.

The Tilly Foster property features pastoral vistas, hiking trails, a community

garden, farm animals and a farm-to-table dining experience. The show and the farm are open seven days a week, 10 a.m. to 4 p.m. The restaurant at Tilly Foster is open Thursday through Saturday 5 – 9 p.m. and Sunday 11 a.m. – 3 p.m. and 5 – 9 p.m. On restaurant days, the farm gates stay open so visitors can dine before or after the exhibit.

Collaborative Concepts, a not-for-

profit, nonmembership organization of professional artists, brings together sculpture and installations by local, regional and New York City artists. Its mission is to offer artists the opportunity to expand their practice of large-scale sculpture and visitors to experience new approaches to contemporary sculpture.

For more, visit tillystablerrestaurant.com.

HAVE A HEART: SUPPORT WMCH



Get your heart rate going on behalf of health care as you race, jog or walk around WMCHealth's Valhalla campus Sept. 18. The Big 5, Westchester Medical Center Health (WMCH) Network's fall active fundraiser supports a range of medical services while supplying the perfect opportunity to get fit and have fun.

The Healing Half Marathon, The Kyle Goldberg 10K, The Evan Lieberman 5K and the Go the Distance Walk and Family Fun Day will all be held Sunday, Sept. 18, starting on the WMCHealth campus at 100 Woods Road in Valhalla. There is also the option to combine races and sign up for two races at a discounted price.

The races include Healing Half Mar-

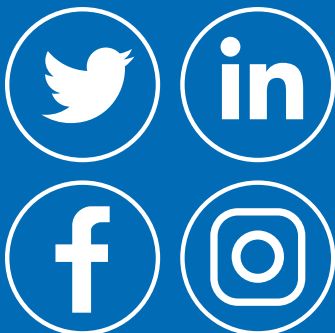
athon in support of the construction of a critical care tower, a moderately challenging run with friends, a team or solo for 13.1 miles starts at 8 a.m.: registration \$50; Kyle Goldberg 10K, a moderately challenging run supporting The Kyle Goldberg Turning Point Program and Behavioral Health Initiatives to address substance abuse starts 8:15 a.m.: registration \$40; Evan Lieberman 5K, a short jaunt around Westchester Medical Center's campus supporting the Joel A. Halpern Trauma Center and trauma programs at Westchester Medical Center starts 8:30 a.m.: registration \$35; Go the Distance Walk and Family Fun Day supporting community members, former patients and their families, doctors, nurses, and other hospital

workforce members in support of Maria Fareri Children's Hospital, casual, one-mile walk followed by family activities and entertainment starts 11:30 a.m.: registration \$0; and Pick Two Races for a discounted \$50 registration fee.

To learn more about the Big 5 and how to support WMCHealth, visit WMCBig5Races.com.

The Westchester Medical Center Health Network (WMCHealth) is a 1,700-bed health-care system headquartered in Valhalla, New York, with nine hospitals on seven campuses spanning 6,200 square miles of the Hudson Valley. WMCHealth employs more than 13,000 people and has nearly 3,000 physicians.

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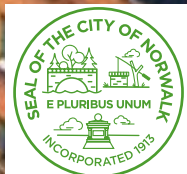
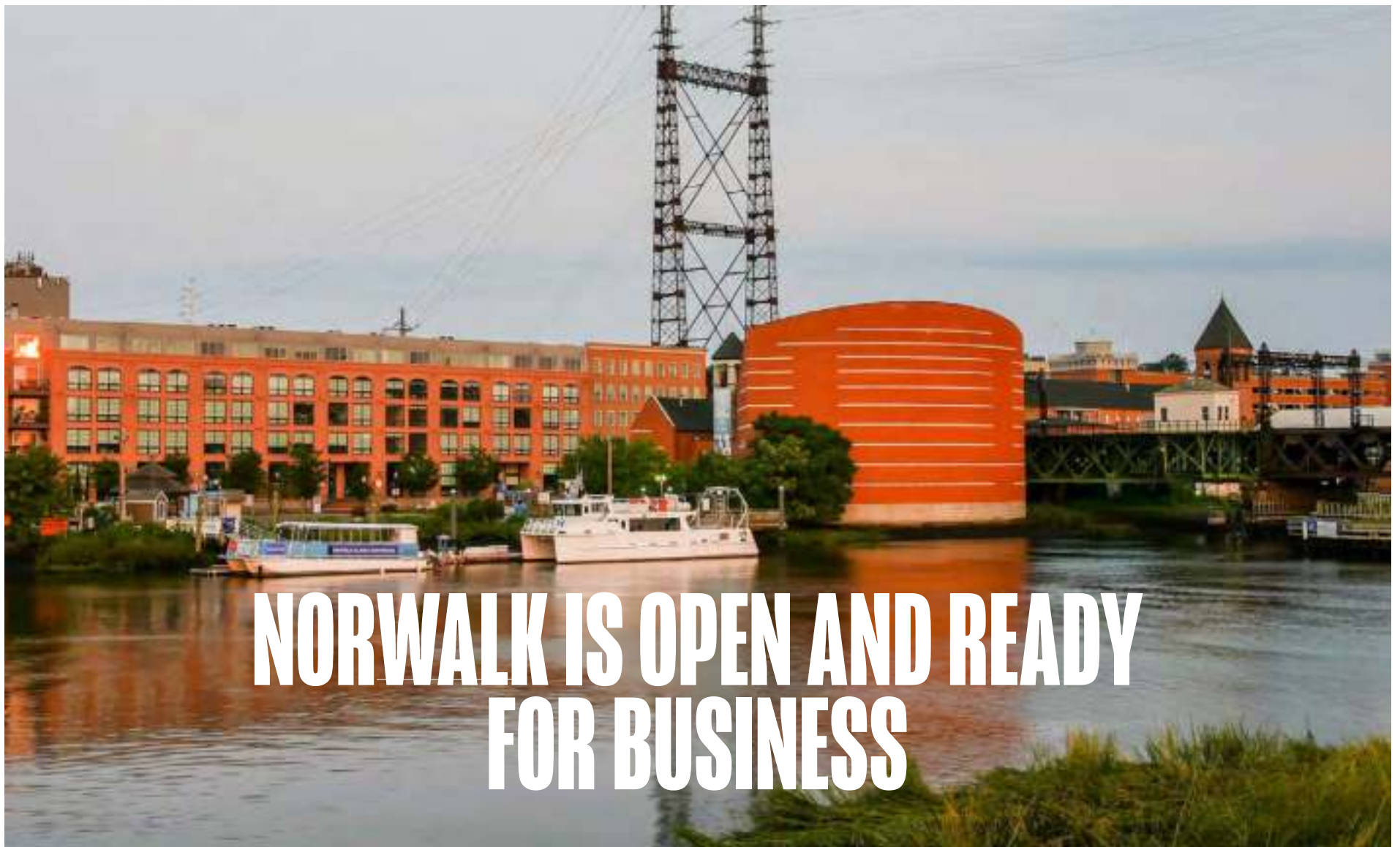


Photo by Patrick Sikes.



NORWALK IS OPEN AND READY FOR BUSINESS

The city of Norwalk has become a national example of a small city that boasts a thriving and dynamic economy; varied housing choices for all income levels; many safe and convenient ways to get around, including walking and biking; connected, accessible and beautiful open spaces; a commitment to lifelong learning; and an active and resilient coastline. Norwalk is the center of art, culture and entertainment for our region. We combine the character of a historic New England community on the coast of Long Island Sound with a thriving city in the country's largest metropolitan area.

Affectionately referred to as "Oyster Town" due to its deeply rooted history as a fishing harbor and waterway, Norwalk embraces its seaside prominence, instilling a strong and sustainable coastal environment and preserving Norwalk's maritime heritage. The Norwalk Seaport Association and Maritime Aquarium, both integral components of the renaissance of South Norwalk (SoNo), are a driving force behind the city's robust tourism industry. Popular Norwalk attractions include Sheffield

Island Lighthouse and ferry rides; Lockwood-Mathews Mansion Museum, a national registered historic landmark; Mill Hill Historic Park and Norwalk Historical Society; Stepping Stones Museum for Children, dedicated to early childhood education; historic Wall Street Theater; The Norwalk Art Space offering free classes, studios and exhibitions for under-served students and under-represented artists; plus numerous parks, hiking trails and year-round events that highlight Norwalk's active arts, entertainment, outdoor lifestyle, boating and dining scene.

Urban renewal efforts throughout the city have never been healthier. New construction and the restoration of historic buildings are on the rise. Given Norwalk's access to Metro-North, the city has seen tremendous transit-oriented growth in the urban center of South Norwalk. These new developments trend well with Norwalk's flourishing restaurant scene, breweries and creative economy. Additionally, Building and Land Technology recently enhanced Norwalk's Route 7 Corridor with the development of North 7, a sprawling

mixed-use community with stunning modern amenities and sensibility.

Renewal and urban redevelopment plans are also underway for the Wall Street and West Avenue neighborhoods that have seen tremendous growth and change over the last decade, including 1,000 new apartments and 78,000 square feet of commercial space. Its neighborhood anchor institutions, including Norwalk Hospital, King Industries, Norwalk Public Library, Factory Underground and the Wall Street Theater, continue to foster an identity around art, science, technology, culture and health and wellness. New parking, zoning, construction and infrastructure are at the forefront of the city's revitalization strategy for this historic neighborhood.

Through the progressive and active approach of Norwalk's Economic and Community Development team, the city remains steadfast in its ongoing mission to enhance the quality of life for all residents, businesses and visitors, with a balanced and managed approach to growth, improvements and technical support.

The city has three federally designated Opportunity Zones and an Enterprise Zone to spur investment and redevelopment within its urban core. These zones overlap with the South Norwalk (SoNo) and Historic Downtown (Wall Street and West Avenue) neighborhoods.

Both businesses and property owners located within the three Opportunity Zones can benefit by garnering additional investor pools designated for these geographies. Investors can defer taxes on any prior capital gains invested in a Qualified Opportunity Fund. These funds can be used to invest in real estate or businesses within the Opportunity Zones.

All real property in the Enterprise Zone that is improved is eligible to have its real estate assessment fixed for a period of seven years from the time of the improvement. Manufacturing businesses are also eligible for exemptions throughout the city, not just in the specific Enterprise Zone geography, which exempts them from sales tax and some state taxes (equipment, machinery and personal property are also tax-exempt).



We have a sweet spot for new business.



Lindsay's Handmade Ice Cream was born during the pandemic. In April of 2020, Lindsay Grega began to experiment with recreating a delicious goat cheese ice cream she'd had a few years before at a fried seafood and ice cream stand somewhere in Maine. So she made some. And then she made more. And she kept making it until it was perfect.

She made ice cream out of things found in her fridge drawer just to see if she could. Things like fennel, oranges, honey, saffron, tiramisu, donuts, strawberries, rhubarb, jalapeños, sweet corn, rosemary, blueberries and fresh mint. Using only pasteurized dairy, eggs and cheeses, along with organic produce. Nature's bounty all turned into ice cream. It also turned into a business. So there she was, bringing creamy creations to the public, "new normal" style. Hand-made, small-batch ice cream and desserts made with the freshest natural and local ingredients available. Sold cashless and contact free. The business grew and then Lindsay outgrew her kitchen.

After initially renting a production space by the day in New Jersey, Lindsay found her sweet spot in Norwalk. She's now leasing her own allergen-free production space in SoNo, where's she's lived the last 17 years.

Sweet dreams can come true in Norwalk. Redevelopment and new construction have never been healthier, including federally designated Opportunity Zones and an Enterprise Zone to spur investment and growth within our urban core. We welcome you to join our beautiful and evolving community. For more information, please contact Sabrina Church, Director of Business Development & Tourism, at 203-854-7948 or email schurch@norwalkct.org. Please also visit www.norwalkct.org and www.visitnorwalk.org to learn more.



ON
WASHINGTON

AGW
PARTNERS

South Norwalk Real Estate Collective Focuses On Small Business Support and Neighborhood Enrichment

In December of 2019, AGW SONO Partners LLC became the majority local real estate collective for Washington Street Historic District in the coastal community of South Norwalk, CT. Their mixed-use real estate portfolio consists of 27 highly preserved historic buildings and condominium units totaling 50,000 square feet – all adjacent to one-another on Washington Street. The Portfolio is supported by a diverse collection of ground-floor commercial restaurants, retail, and creative spaces. Changing how landlords do business in the traditional sense, AGW continues to push the envelope by incorporating marketing and community development into its real estate business model.

Deeply rooted in Washington Street's stunning three-story buildings constructed in the late 1800s and early 1900s, the portfolio had previously been aggregated by notable real estate investors, including Starwood, Blackrock, and Madison Marquette, and FD Rich. AGW SONO Partners LLC acquired the portfolio intending to instill stronger branding and execution around the unique opportunity to own an entire main street in the center of a bustling and rapidly developing community. This vision manifested itself into the "OnWashington" brand.

OnWashington, AGW's marketing arm for Washington Street Historic District, includes a website (www.onwashingtonst.com), social media platforms (@onwashingtonst), and an ongoing agenda that focuses on supporting its tenants, enhancing block activity, and attracting new tenants to open their business where AGW feels to be Norwalk's most intriguing neighborhood and a premier destination to live, work and play.

Ongoing activations include using the portfolio's available spaces to host seasonal pop-up markets and support local artists through OnWashington's "Art on Washington" displays and as a gallery location during the annual SoNo Arts Festival. AGW has sponsored entrepreneur contests which have resulted in new businesses joining the street. Support programs such as "Norwalk-To-Go" is a custom take-out and delivery app designed to assist restaurant tenants with the take-out and delivery portion of their businesses exclusively available to AGW tenants. As third-party delivery platforms like UberEats and GrubHub charge 30% facilitation fees, this AGW initiative has already saved tenants tens of thousands of dollars!

AGW SONO Partners LLC is a partnership led and managed by AGW Partners, an active real estate company that invests in the acquisition, development, and repositioning of commercial real estate projects across the United States. AGW's principals have extensive backgrounds in real estate, private equity, lending, and managing operating companies, and their affiliates include RW Real Estate Group (100 properties) and CleanRite Centers, which is the largest operator of retail laundromats in North America.

Contact: www.onwashingtonst.com | www.agwpartners.com



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NORWALK LOCAL AGENCY: Meet Londiaz Agency


I've gotten to know many local families as an Allstate agent in Norwalk. I enjoy being a part of the community, and building local relationships is one of the best parts of my job. I know what life is like here in Norwalk – that you choose your car and your home to fit your lifestyle and your budget. I also know how important it is to do the same when it comes to insurance. I look forward to getting to know you and helping you to find the solutions that meet your needs. Part of what I like best about my job is that I can offer customers options for a wide variety of coverage and services.

You can depend on me to help you look at the big picture. I'm committed to helping Norwalk residents assess their immediate and long-term needs and choose options that will help them achieve their goals. When you want to explore options for protecting your home, personal property, or financial future, I'm available to answer your questions. If you're already a customer, I'm ready to review your coverage so that you can make any necessary adjustments to fit your changing needs. Call me today.

Johanna Londono
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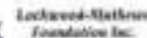
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HV LEGAL SERVICES' HONOREES



NYS Governor Kathy Hochul

Legal Services of the Hudson Valley (LSHV) in White Plains will host its annual Equal Access to Justice Gala, honoring New York state Governor Kathy Hochul with the Champion of Justice Award; Paul Adler, chief strategy officer, Rand Commercial; and Jonathan C. Harris, general counsel and secretary, MBIA Inc., each will receive the Access to Justice Award, on Wednesday, Sept. 14. More than 400 members of the le-



Paul Adler

gal, business and nonprofit communities are expected to attend the event at the Westchester Country Club, 99 Biltmore Ave. in Rye.

"Since 1967, Legal Services of the Hudson Valley has assured fairness in the justice system – regardless of income – to hundreds of thousands of our neighbors who have nowhere else to turn," said Rachel Halperin, CEO. "The work we do each day provides



Jonathan C. Harris

free civil legal services to those who can't afford an attorney when their basic needs are at stake. We handled almost 12,000 cases last year, impacting over 27,000 household members...."

To purchase a ticket, journal ad or sponsorship for this year's gala, visit <https://www.lshv.org/2022-equal-access-to-justice-gala/>. Sponsorships are still available at various levels until Sept. 1.

35 ATTORNEYS FROM ONE FIRM NAMED TO 2023 BEST LAWYERS® LIST

Thirty-five attorneys from Pullman & Comley LLC, one of Connecticut's largest law firms, were named to The Best Lawyers in America 2023 list.

Lawyers included in The Best Lawyers in America list are divided by geographic region and practice areas. They are reviewed by their peers on the basis of professional knowledge and experience and undergo an authentication process to make sure they are in current practice and in good standing. For the 2023 Edition of The Best Lawyers in America, 10.8 million votes were analyzed, which resulted in recognition of approximately 5% of lawyers in private practice in the United States.

The Pullman & Comley attorneys who were selected include Michael J. Andreana, David P. Atkins, Campbell D. Barrett, Megan Y. Carannante, Stephen M. Cowherd, Anne C. Dranginis, Geoffrey F. Fay, Monte E. Frank, Eliot B. Gersten, Andrew C. Glassman, Irve J. Goldman, Nancy A. D. Hancock, Joshua A. Hawks-Ladds, Lee D. Hoffman, Rob-

ert L. Holzberg, Brion J. Kirsch, Frederic Lee Klein, Jon T. Kukucka, Lynda B. Munro, Gary B. O'Connor, Jonathan B. Orleans, Alan S. Parker, Michael E. Riley, Richard C. Robinson, Stephen M. Sedor, Gregory F. Servodidio, James T. Shearin, John F. Stafstrom Jr., James B. Stewart, Marcy Tench Stovall and Diane W. Whitney.

For more than 100 years, Pullman & Comley has provided a wide range of legal services to clients in the New England region, as well as throughout the United States and internationally. Its major practice areas include business organizations and finance; government finance; health care; labor, employment law and employee benefits; litigation; property tax and valuation; real estate, energy, environmental and land use; and trusts and estates. The firm has offices in Bridgeport, Hartford, Waterbury and Westport, Connecticut; White Plains, New York; Springfield, Massachusetts; and Wakefield, Rhode Island.

THREE PARTNERS NAMED TO 2023 BEST LAWYERS IN AMERICA®



Russell Yankwitt

Three partners from White Plains, New York-based law firm Yankwitt LLP have been named to the 2023 edition of The Best Lawyers in America.

Managing Partner Russell Yankwitt, who was first selected for this ranking in 2020, was honored in both commercial litigation and labor and employment litigation. Dina Hamerman, partner and executive director and Benjamin Allee, partner, were selected in commercial litigation.

"Best Lawyers is among the most



Dina Hamerman

well-respected peer review rankings in the industry," said Yankwitt. "We are honored to receive this recognition and are proud of the high regard we have earned from our peers and clients...."

"Dina, who has been with the firm for 12 years, transitioned her practice from Debevoise & Plimpton LLP and clerked for a federal district court judge and circuit court judge. Ben, who started in 2019, worked for Davis Polk and served as a federal law clerk



Benjamin Allee

and assistant U.S. attorney, deputy chief of the White Plains Division," said Yankwitt."

In addition to being selected for inclusion in Best Lawyers, Yankwitt and its attorneys have been recognized by other leading publications and organizations over the past year, including Chambers USA, Benchmark Litigation, Super Lawyers and Martindale-Hubbell. The firm also has been named in the top 10 Best Companies to Work for in New York.

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COURT CASES

U.S. BANKRUPTCY COURT

White Plains & Poughkeepsie

Local business cases, Aug. 17 - 23

9-11 Wellesley LLC, Mount Vernon, by Sajid Mahmood, 22-22627-SHL. Chapter 7, assets \$0 to \$50,000, liabilities \$100,000 to \$500,000. Attorney: pro se.

DW Trump Inc., Monsey, by Ephriam Weissmandl, treasurer, 22-22628-SHL. Chapter 11, assets and liabilities \$1 million to \$10 million. Attorney: Barry D. Haberman.

Yehya M. Al-Saidi, Yonkers re. cigarette tax penalties, 22-22633-SHL. Chapter 7, assets \$2,720, liabilities \$1,370,174. Attorney: Mark E. Cohen.

Eastgate Waterhouse LLC, Harrison, William W. Koepfel, president, 22-22635-SHL. Chapter 11, assets and liabilities \$10 million to \$50 million. Attorney: Joel Shafferman.

D Mart Nanuet LLC, Nanuet, Dipal Panchal, managing member, 22-22639-SHL. Chapter 11, assets \$0 to \$50,000, liabilities \$50,000 to \$100,000. Attorney: Mitchell J. Canter.

U.S. DISTRICT COURT,

White Plains

Local business cases, Aug. 17 - 23

Corporate Drive Apartments LLC, West Harrison, et al, vs. Travelers Indemnity Co., Hartford, et al, 22-cv-7043-PMH. Insurance. Attorney: Joanna L. Young.

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

Rocco Tarantino, Dutchess County vs. Bethel Nursing & Rehabilitation Center, Croton-on-Hudson, et al, 22-cv-7152-CS. Personal injury, removal from Westchester Supreme Court. Attorney: Michael E. Duffy.

Emelina Webber, Westchester County vs. Ascolillo Inc., Eastchester, et al, 22-cv-7165-NSR. Fair Labor Standards Act, collective action. Attorney: William P. Wilson.

Advanced Cluster Systems Inc., Newport Beach, California vs. IBM, Armonk, 22-mc-225-NSR. Motion to compel production of documents. Attorney: Marko Zoretic.

DEEDS

Above \$1 million

273 West LLC, Bronx. Seller: 273 WL LLC, Scarsdale. Property: 273 W. Lincoln Ave., Mount Vernon. Amount: \$1.3 million. Filed Aug. 15.

989 Main Street Realty LLC, New Rochelle. Seller: Main New Rochelle Realty LLC, New Rochelle. Property: 981 Main St., New Rochelle. Amount: \$1 million. Filed Aug. 15.

303S Broadway LLC, Yonkers. Seller: 303S Broadway LLC, Yonkers. Property: 303 S. Broadway, Yonkers. Amount: \$1.8 million. Filed Aug. 15.

Abreu, Yerika A. and Max J. Martinez Rodriguez, Bronx. Property: 46 Chase Ave., Yonkers. Amount: \$1.3 million. Filed Aug. 18.

Beaconsfield II LLC, Larchmont. Seller: Christopher J. Perriello and Dana U. Perriello, Rye. Property: 35 Halsted Place, Rye. Amount: \$4.6 million. Filed Aug. 18.

Broad Howard LLC, Yonkers. Seller: The Platz Properties LLC, Peekskill. Amount: \$1132 Main St., Peekskill. Amount: \$1.6 million. Filed Aug. 19.

Hackley School, Tarrytown. Seller: Wilmington Savings Fund Society, Anaheim, California. Property: 143 Midland Ave., Greenburgh. Amount: \$1.2 million. Filed Aug. 17.

KQS of Port Chester LLC, Katonah. Seller: King EZ 21 LLC, Hartsdale. Property: 565 King St., Rye. Amount: \$1 million. Filed Aug. 15.

Malik, Waleed and Sabine Khan, Hawthorne. Seller: Great Homes LLC. Property: 85 Atlantic Ave., Mount Pleasant. Amount: \$1.1 million. Filed Aug. 17.

Sci New Jersey Funeral Services LLC, Houston, Texas. Seller: Croton Properties Inc., Croton-on-Hudson. Property: 170 Kings Ferry Road, Cortlandt. Amount: \$1.1 million. Filed Aug. 18.

Tonaj Properties LLC, Scarsdale. Seller: Ellen S. Cohen, Scarsdale. Property: 22 Paddington Road, Scarsdale. Amount: \$1.1 million. Filed Aug. 18.

TwoGee Realty LLC, Great Neck. Seller: Nancy C. Levitan, Rye. Property: 60 Fulton Ave., Rye. Amount: \$1.1 million. Filed Aug. 17.

Yitz Apartments LLC, White Plains. Seller: 33 Huguenot Street LLC, New Rochelle. Property: 33 Huguenot St., New Rochelle. Amount: \$1.2 million. Filed Aug. 18.

Below \$1 million

3 Hageman LLC, Katonah. Seller: AOG Management LLC, Brewster. Property: 3 Hageman Court, Somers. Amount: \$415,000. Filed Aug. 18.

15 Holly Place Realty LLC, Harrison. Seller: Jeffrey Porter and Amy Jane Porter, Larchmont. Property: 15 Holly Place, Mamaroneck. Amount: \$650,000. Filed Aug. 19.

18 Garden Drive LLC, Rye. Seller: Barbara Sirani, Rye. Property: 18 Garden Drive, Rye. Amount: \$640,000. Filed Aug. 15.

36 Culver LLC, New City. Seller: AOG Management LLC, Brewster. Property: 2 Hageman Court, Somers. Amount: \$178,888. Filed Aug. 18.

62 Yonkers Avenue LLC, Brooklyn. Seller: Scott C. Lomoriello and Bryan T. Lomoriello, Yonkers. Property: 62A Yonkers Ave., Yonkers. Amount: \$412,500. Filed Aug. 17.

73 Crotona LLC, East Elmsford. Seller: David Cristiano, Harrison. Property: 73 Crotona Ave., Harrison. Amount: \$600,000. Filed Aug. 19.

127 Hale Avenue LLC, Astoria. Seller: Bunce D. Atkinson, Spring Lake, New Jersey. Property: 127 Hale Ave., White Plains. Amount: \$560,000. Filed Aug. 17.

136 Bradley LLC, Scarsdale. Seller: Lisa Tomanelli, Scarsdale. Property: 136 Bradley Road, Scarsdale. Amount: \$760,000. Filed Aug. 15.

361 Rags Holdings Inc., Mamaroneck. Seller: Michael P. Amodio, White Plains. Property: 361 Route 202, Somers. Amount: \$824,186. Filed Aug. 16.

Alchris LLC, Ossining. Seller: Francine A. Minadeo and Dawn M. Turco, Ossining. Property: 8 Garden St., Ossining. Amount: \$225,000. Filed Aug. 16.

Amojoh Productions Inc., Bronxville. Seller: Shirley Moore and Dorothy McKoy, Mount Vernon. Property: 323 Seventh Ave., Mount Vernon. Amount: \$700,000. Filed Aug. 18.

Arana, Manuel Cruz, Sleepy Hollow. Seller: 5 Maurice Avenue LLC, Ossining. Property: 5 Maurice Ave., Ossining. Amount: \$700,000. Filed Aug. 18.

Barmore, Joseph and Sheila Barmore, Englewood, New Jersey. Seller: Fortfield LLC, Yonkers. Property: 6 Fortfield, Yonkers. Amount: \$760,000. Filed Aug. 16.

Brass, Richard F. and Ann M. Brass, Pleasantville. Seller: H.H.S. Management LLC, East Atlantic Beach. Property: 691 Heritage Hills, Somers. Amount: \$650,000. Filed Aug. 19.

Burns, Anthony, Yonkers. Seller: Midland Development Partners LLC, Yonkers. Property: 510 Midland Ave., Yonkers. Amount: \$175,000. Filed Aug. 15.

Caputo, Alyssa N. and Zachary R. Vanderkall, Greenwich, Connecticut. Seller: 16 Hardy LLC, Dobbs Ferry. Property: 72 Woodruff Ave., Eastchester. Amount: \$800,000. Filed Aug. 15.

Diaz, Simei, Monroe. Seller: L.V. Acquisitions Unlimited LLC, Tuckahoe. Property: 53 Henderson Ave., Yonkers. Amount: \$999,999. Filed Aug. 16.

Greenway Close LLC, Rye Brook. Seller: Brent T. Weintraub, Rye Brook. Property: 78 Greenway Close, Rye. Amount: \$785,000. Filed Aug. 18.

Home Makers New York LLC, Scarsdale. Seller: Eva Miller, White Plains. Property: 58 Surrey Way, Greenburgh. Amount: \$457,000. Filed Aug. 15.

Ihejirika, Samuel, Mount Vernon. Seller: 465 S. Ninth Avenue LLC, Mount Vernon. Property: 465 S. Ninth Ave., Mount Vernon. Amount: \$960,000. Filed Aug. 17.

Khan, Khalid M., New York City. Seller: LL Parcel E LLC, Fort Washington, Pennsylvania. Property: 102 Legend Drive, Mount Pleasant. Amount: \$779,399. Filed Aug. 17.

Mad Real Properties LLC, Yonkers. Seller: Barry Salman, New Rochelle. Property: 100 Eleanoras Lane, Yonkers. Amount: \$500,000. Filed Aug. 17.

Made, Siwy and Shirley Baez Mejia, Bronxville. Seller: MTGLQ Investors L.P., Dallas, Texas. Property: 47 Forest Lane, Cortlandt. Amount: \$400,000. Filed Aug. 18.

Martinez, Esteban, New York City. Seller: 31 New York LLC, New York City. Property: 31 W. Prospect Ave., Greenburgh. Amount: \$560,000. Filed Aug. 18.

ML26 LLC, Goldens Bridge. Seller: Charles Lesnick, Yonkers. Property: 26 Mandia Lane, Lewisboro. Amount: \$595,000. Filed Aug. 17.

Okada Denki Sangyo Company Ltd., Fukushima, Japan. Seller: Koishiro Yamaguchi, Yokyo, Japan. Property: 160 Johnson Road, Scarsdale. Amount: \$970,000. Filed Aug. 18.

RAM Enterprizes LLC, New Rochelle. Seller: Marie Forcone, Anaheim, California, and Ralph Montesione, New Rochelle. Property: 76 Franklin Ave., New Rochelle. Amount: \$500,000. Filed Aug. 17.

Rohs, Robert G. and Mary Lynne Rohs, Cincinnati, Ohio. Seller: North County Homes Inc., Yorktown Heights. Property: 1 Greenbriar Drive, Somers. Amount: \$679,000. Filed Aug. 19.

SCI New Jersey Funeral Services LLC, Houston, Texas. Seller: Croton Properties Inc., Croton-on-Hudson. Property: 41 Grand St., Croton-on-Hudson. Amount: \$580,000. Filed Aug. 18.

Slamanthas Renos Inc., Harrison. Seller: Symphony Holdings Inc., Yorktown Heights. Property: 79 Knapp Road, Lewisboro. Amount: \$577,500. Filed Aug. 18.

Taneja Realty LLC, Yonkers. Seller: Collinstown Realty Inc., Yonkers. Property: 608 Nepperhan Ave., Yonkers. Amount: \$350,000. Filed Aug. 17.

Upman, Peter M., New Rochelle. Seller: General Enterprise Inc., Tokyo, Japan. Property: 53 Lee Ave., Eastchester. Amount: \$849,000. Filed Aug. 17.

Yamin, Bianca, Ossining. Seller: Chevalo Contracting LLC, Pleasant Valley. Property: 23 Hillcrest Drive, Cortlandt. Amount: \$348,900. Filed Aug. 18.

Zhu, Xiu Qing, Yonkers. Seller: 145-171 Frederic Street Corp., Yonkers. Property: 171 Frederic St., Yonkers. Amount: \$999,000. Filed Aug. 18.

JUDGMENTS WORKERS' COMPENSATION BOARD

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

Building Your Dreams Inc., New Rochelle. Amount: \$165,794.51.

Global Iron Works Inc., Ossining. Amount: \$1,971.64.

Kensico Plumbing and Heating LLC, White Plains. Amount: \$96,500.

Yonkers Auto Detailers LLC, Yonkers. Amount: \$20,000.

JUDGMENTS

Aguirre, Benjamin, New Rochelle. \$7,458.22 in favor of Velocity Investments LLC, Wall, New Jersey. Filed Aug. 18.

Alapour, Shahed, Mount Kisco. \$4,093 in favor of Citibank National Association, Sioux Falls, South Dakota. Filed Aug. 19.

Arace, Keith A., West Harrison. \$9,027 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed Aug. 15.

Bautista, Wilfredo, Yonkers. \$27,214 in favor of Ceballos, Johnny, Yonkers. Filed Aug. 15.

Broderick Lois M., Mamaroneck. \$16,568.75 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 19.

Caamaj, Kolja, Tuckahoe. \$9,408 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Aug. 19.

Campo, Philip, South Salem. \$6,706 in favor of American Express National Bank, Sandy, Utah. Filed Aug. 19.

Castillo, Yenchy, Harrison. \$8,669 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 17.

Eimicke, Lauren F., Yorktown Heights. \$6,887.98 in favor of Capital One Bank U.S.A. National Association. Filed Aug. 19.

Facts & Figures

Fernandez, Krystle R., Mohegan Lake. \$5,806.81 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed Aug. 19.

Frazier, Tawan, White Plains. \$11,097 in favor of U.S. Alliance FCU, Rye. Filed Aug. 19.

Gabel, Patricia S., White Plains. \$7,440.81 in favor of Capital One Bank U.S.A., Richmond, Virginia. Filed Aug. 19.

Ginnis, Maria, Scarsdale. \$5,847 in favor of Bank of America National Association. Filed Aug. 18.

Giordano, Justin E., Mohegan Lake. \$19,442 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed Aug. 19.

Maher, Jennifer, Elmsford. \$12,256 in favor of American Express National Bank, Sandy, Utah. Filed Aug. 19.

Mezquida, Chris, Yorktown Heights. \$7,035 in favor of Citibank National Association. Filed Aug. 19.

Next Omega Inc., Mount Vernon. \$18,807 in favor of LCF Group Inc., Lake Success. Filed Aug. 16.

Nieves, Cornelio, Tarrytown. \$7,139 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 19.

Nunziato, Frank, Rye Brook. \$15,637 in favor of Velocity Investments LLC, Wall, New Jersey. Filed Aug. 17.

Pinkney, Phillio, Yorktown Heights. \$8,306 in favor of Midland Credit Management Inc., San Diego, California. Filed Aug. 19.

Smith, Alvenia, Peekskill. \$5,659 in favor of Velocity Investments LLC, Wall, New Jersey. Filed Aug. 17.

Valentin, Heather E., Dobbs Ferry. \$5,935 in favor of Wells Fargo Bank National Association. Filed Aug. 19.

VN and MN Product Group Inc., Hartsdale. \$5,346 in favor of LCF Group Inc., Lake Success. Filed Aug. 15.

Wilson, Derrick, Yonkers. \$19,248 in favor of Velocity Investments LLC, Wall, New Jersey. Filed Aug. 18.

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

Assoumou, Maureen C., as owner. Filed by 5AIF Nutmeg LLC. Action: Foreclosure of a mortgage in the principal amount of \$482,700 affecting property located at 7 Brook St., New Rochelle. Filed Aug. 19.

Bilzerian, Lana and Michael Flanagan, as owners. Filed by TIAA FSB. Action: Foreclosure of a mortgage in the principal amount of \$1,050,000 affecting property located at 29 Old Snake Hill Road, Pound Ridge. Filed Aug. 17.

Carrier, Brent L. and Kristina L. Carrier, as owners. Filed by JPMorgan Chase Bank National Association. Action: Foreclosure of a mortgage in the principal amount of \$194,182 affecting property located at 45 Carleon Ave., Larchmont. Filed Aug. 19.

Cilento, Pietro and Pina Laura Cilento, as owners. Filed by Wells Fargo Bank National Association. Action: Foreclosure of a mortgage in the principal amount of \$500,400 affecting property located at 769 N. White Plains Road, White Plains. Filed Aug. 17.

Dinapoli, Joseph and Rebecca Dinapoli, as owners. Filed by Deutsche Bank National Trust Company. Action: Foreclosure of a mortgage in the principal amount of \$500,000 affecting property located at 48 Farquhar Ave., Yonkers. Filed Aug. 18.

Gover, Melissa Jane and Emily Leatrice Gover, as owners. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of \$170,000 affecting property located at 9 Robin Lane, Uni 6D, Croton-on-Hudson. Filed Aug. 16.

Higham, Walter S., as owner. Filed by Genworth Financial Home Equity Access Inc. Action: Foreclosure of a mortgage in the principal amount of \$787,500 affecting property located at 15 Lakeview Road, North Salem. Filed Aug. 15.

Marks, Rita D., as owner. Filed by U.S. Bank National Association. Action: Foreclosure of a mortgage in the principal amount of \$420,000 affecting property located at 33 Rich Ave., Mount Vernon. Filed Aug. 19.

Retacco, Luke J., as owner. Filed by JPMorgan Chase Bank National Association. Action: Foreclosure of a mortgage in the principal amount of \$76,500 affecting property located at 38 Johnson Road, Scarsdale. Filed Aug. 18.

Reynolds, Lillian and Rodney Reynolds, as owners. Filed by Ameriquet Mortgage Co. Action: Foreclosure of a mortgage in the principal amount of \$574,000 affecting property located at 41 Del Rey Drive, Mount Vernon. Filed Aug. 17.

Soboredo, Nazaria and Gladys D. Rodas, as owners. Filed by U.S. Bank National Association. Action: Foreclosure of a mortgage in the principal amount of \$499,900 affecting property located at 20 Alexander Ave., White Plains. Filed Aug. 18.

Steele, Jaimey L., as owner. Filed by Lakeview Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of \$64,837 affecting property located at 120 Croton Park Road, Cortlandt Manor. Filed Aug. 15.

Tovar, Vital, as owner. Filed by Wells Fargo Bank National Association. Action: Foreclosure of a mortgage in the principal amount of \$672,592 affecting property located at 839 Palisade Ave., Yonkers. Filed Aug. 16.

Vines, Jennifer, as owner. Filed by Wilmington Savings Fund Society. Action: Foreclosure of a mortgage in the principal amount of \$367,765 affecting property located at 1327 Lincoln Terrace, Peekskill. Filed Aug. 15.

Mechanic's Liens

Gateway Apartment Owners Corp., as owner. \$648,932 in favor of J&M Strongwater LLC, Harrison. Filed Aug. 19.

Hibbler, Laura and Robert A. Hibbler, as owners. \$11,236 in favor of Ivory and Oak Inc., Armonk. Filed Aug. 19.

Midland Gardens Owners Inc., Easchester. \$53,000 in favor of Thomas E. Bimonte LLC, Clinton, Connecticut. Filed Aug. 19.

Opra III LLC, Rye. \$197,445 in favor of Nobilis Construction LLC, Long Island. Filed Aug. 19.

Opra III LLC, Rye. \$42,581 in favor of Countrywide Stone and Marble Inc., Brooklyn. Filed Aug. 17.

NEW BUSINESSES

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

PARTNERSHIPS

Cultured Kickz, 1767 Central Park Ave., Yonkers 10704, c/o Ahmed Asmal and Kirwan Walsh. Filed Aug. 17.

SOLE PROPRIETORSHIPS

A Space for Men, 164-A Heritage Hills, Somers 10589, c/o Reginald L. Hudson. Filed Aug. 18.

Brendan J. Contant, 10 Croft Terrace, New Rochelle 10804, c/o Brendan J. Contant. Filed Aug. 16.

Deonra, 411 S. Second Ave., Mount Vernon 10550, c/o Brittney Murdock. Filed Aug. 17.

Derek's Soccer Coaching, 2772 Old Yorktown Road, Yorktown Height 10598, c/o Derek Reid. Filed Aug. 15.

Knowing Your Why?, 164-A Heritage Hills, Somers 10589, c/o Reginald L. Hudson. Filed Aug. 18.

Maksuti Realty, 81 Pondfield, Suite 1, Bronxville 10708, c/o Anton Makuti. Filed Aug. 16.

Martinez Food, 210 Helena Ave., Yonkers 10710, c/o Hugo Martinez. Filed Aug. 17.

Mogul Boxing, 1 City Place-2606, White Plains 10601, c/o David L. Lewis. Filed Aug. 16.

North Shore Components, 22 Denman Place, Mount Vernon 10552, c/o Chrissant James. Filed Aug. 16.

Perla Nails & Beauty, 192 Main St., Mount Kisco 10549, c/o Perla J. Guerra. Filed Aug. 16.

Puffs Plus, 146 Ralph Ave., White Plains 10606, c/o Luke Vincent Puff. Filed Aug. 16.

Silver Lines Construction Cost Engineering, 1020 Warburton Ave., Yonkers 10701, c/o Dayana Parra. Filed Aug. 18.

Smart Pick, 22 Denman Place, Mount Vernon 10552, c/o Jermaine Owens. Filed Aug. 17.

Soft Wash Solutions, 85 Birch St., Port Chester 10573, c/o Kenneth Errigo. Filed Aug. 18.

Straight Up, 35 Summit Ave., Apt. 1M, Port Chester 10573, c/o olvan F. Maita. Filed Aug. 15.

Ted X Irvington, 3 Eunice Court, Tarrytown 10591, c/o Michel Alcee. Filed Aug. 18.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

Below \$1 million

14 Nicole Way Inc., as owner. Lender: Tompkins Community Bank. Property: 14 Nicole Way, Carmel. Amount: \$550,000. Filed Aug. 16.

14 Seabring LLC, as owner. Lender: Northeast Community Bank. Property: 14 Seabring St., Spring Valley. Amount: \$808,567. Filed Aug. 17.

58 Noxon LLC, as owner. Lender: Loan Funder LLC Series 34948. Property: in Poughkeepsie. Amount: \$199,640. Filed Aug. 16.

141 William LLC, as owner. Lender: Broadview Capital LLC. Property: 141 William St., Newburgh. Amount: \$140,000. Filed Aug. 17.

186 Liberty Street LLC, as owner. Lender: Bank of Greene County. Property: 185 Liberty St., Newburgh. Amount: \$574,000. Filed Aug. 15.

Posada, Daniel and Stephanie Posada, as owners. Filed by Homestead Funding Corp. Property: 96 Merritts Island Road, Pine Island. Amount: \$487,442. Filed Aug. 15.

Yungel, Keith and Dana Yungel, as owners. Lender: Mid-Hudson Calley FCU. Property: in Pawling. Amount: \$450,000. Filed Aug. 15.

DEEDS

Above \$1 million

2 Quince LLC, Brooklyn. Seller: Fredi L. Alessio and Frank J. Alessio. Suffern. Property: 3 Quince Lane, Ramapo. Amount: \$1 million. Filed Aug. 17.

9 Hudson LLC, Newburgh. Seller: Manufacturers and Traders Trust Co., Buffalo. Property: in Fishkill. Amount: \$3.3 million. Filed Aug. 19.

58 Noxon LLC, Monroe. Seller: Kingdom Housing Inc., Poughkeepsie. Property: in Poughkeepsie. Amount: \$1.1 million. Filed Aug. 16.

215 Freedom Road LLC, Poughkeepsie. Seller: Annette Holder, Pleasant Valley. Property: in LaGrangeville. Amount: \$1.3 million. Filed Aug. 16.

Banxee LLC, Saddle River. Seller: Sheen Real Estate LLC, Cypress, Texas. Property: 124 Ramapo Road, Haverstraw. Amount: \$1.2 million. Filed Aug. 16.

BC 412 LLC, Spring Valley. Seller: Carpe Diem Realty of Poughkeepsie LLC, Chestnut Ridge. Property: in Poughkeepsie. Amount: \$1.9 million. Filed Aug. 18.

PO Storage Investors LLC, Roswell, Georgia. Seller: Raymond Eng and Bing Eng Trust, Mesa, Arizona. Property: in Poughkeepsie. Amount: \$1.3 million. Filed Aug. 17.

Green Hill Farm Holdings LLC, New York City. Seller: Ann Pullo, Beekman. Property: in Beekman. Amount: \$4.5 million. Filed Aug. 18.

Below \$1 million

1 Wintergreen LLC, Montvale, New Jersey. Seller: Richard A. Parker, Suffern. Property: 1 Wintergreen Road, Sloatsburg. Amount: \$725,000. Filed Aug. 17.

8 Murin LLC, Spring Valley. Seller: Marie Norfleet, Spring Valley. Property: 8 Murin St., Spring Valley. Amount: \$614,000. Filed Aug. 15.

14 Seabridge LLC, Spring Valley. Seller: Moses Schwartz, Spring Valley. Property: 14 Seabridge St., Spring Valley. Amount: \$550,000. Filed Aug. 17.

19 North Clinton Street LLC, Monroe. Seller: Terence Worthy, Poughkeepsie. Property: in Poughkeepsie. Amount: \$220,000. Filed Aug. 16.

41 Third LLC, Brooklyn. Seller: SNE Properties LLC, Haverstraw. Property: 41 Third St., Haverstraw. Amount: \$400,000. Filed Aug. 15.

77 South LLC, New City. Seller: 77 South Broadway LLC, Nutley, New Jersey. Property: 77 S. Broadway, Nyack. Amount: \$935,000. Filed Aug. 16.

215 Freedom Road LLC, Poughkeepsie. Seller: Annette I. Holder, Pleasant Valley. Property: in LaGrangeville. Amount: \$150,000. Filed Aug. 16.

239 All Angels LLC, Wappingers Falls. Seller: Marie Celeste-Edwards, Poughkeepsie. Property: in Poughkeepsie. Amount: \$90,000. Filed Aug. 16.

Facts & Figures

Abramson, Erica and **Louis Abramson**, Neponsit. Seller: Sleight Farm Homes LLC. Poughkeepsie. Amount: \$575,000. Filed Aug. 17.

Ajax 2021-C Reo Corp., Tigard, Oregon. Seller: James E. Nelson, Poughkeepsie. Property: in East Fishkill. Amount: \$330,000. Filed Aug. 16.

Alexis, Nixon and **Eddy Charles**, White Plains. Seller: LCress LLC, Poughkeepsie. Property: in East Fishkill. Amount: \$345,000. Filed Aug. 19.

Asiamah, Michael F. and **Joyce F. Asiamah**, Wappingers Falls. Seller: Toll Van Wyck LLC, Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$850,000. Filed Aug. 15.

Fernandez, Jeffrey and **Nathalie Fernandez**, Bronx. Seller: SMK Home Builders Inc., Congers. Property: 324 Western Highway, Orangetown. Amount: \$698,000. Filed Aug. 15.

Haase, John, Tuxedo. Seller: Gokey Real Estate LLC, Montgomery. Seller: 1 Sterling Ave., Ramapo. Amount: \$120,000. Filed Aug. 19.

Haverstraw Group LLC, Chestnut Ridge. Seller: Jack D. Power, Suffern. Property: 957 Haverstraw Road, Wesley Hills. Amount: \$475,000. Filed Aug. 17.

Herbig, Paul E. and **Patricia O'Gara**, Brooklyn. Seller: Asili Properties Global LLC, Accord. Property: in Poughkeepsie. Amount: \$259,000. Filed Aug. 18.

Jacobs, Christopher and **Lesaint Jacobs**, Monroe. Seller: SMK Home Builders Inc., Congers. Property: 21 Greene Road, Orangetown. Amount: \$698,000. Filed Aug. 16.

Lunger, Yenty, Spring Valley. Seller: HYL T Holding LLC, Monsey. Property: 3 Zwill Court, Spring Valley. Amount: \$990,000. Filed Aug. 16.

McLeod, Keith and **Nabeela McLeod**, New City. Seller: Nancy T LLC, Piermont. Property: 32 Harvest Road, Clarkstown. Amount: \$870,000. Filed Aug. 17.

Pioneer Cor Airmont LLC, Monsey. Seller: Hershel Margaretten, Monsey. Property: 19 Pioneer Ave., Ramapo. Amount: \$600,000. Filed Aug. 15.

Snow Church Realty Corp., Congers. Seller: Ro-DYL Realty LLC, Congers. Property: 44 Lake Road, Clarkstown. Amount: \$460,000. Filed Aug. 16.

Stony Estates LLC, Monsey. Seller: Judith Spritzer, Pomona. Property: 12 Trappers Way, Pomona. Amount: \$340,000. Filed Aug. 15.

Stormville Management Corp., Stormville. Seller: Lee Kyriacou and Elizabeth A. Barrett, Beacon. Property: in Poughkeepsie. Amount: \$350,000. Filed Aug. 19.

Teitelbaum, Kreindal, Brooklyn. Seller: HYL T Holding LLC, Monsey. Property: 9 Zwill Court, Spring Valley. Amount: \$950,000. Filed Aug. 18.

JUDGMENTS

ABMG General Contracting, Beacon. \$31,620 in favor of Time Plaza, Brooklyn. Filed Aug. 17.

Bonner, Oshane R., Newburgh. \$6,133 in favor of Capital One Bank U.S.A., Glen Allen, Virginia. Filed Aug. 15.

Branch, Kriendle, Monroe. \$11,526 in favor of Goldman Sachs Bank U.S.A., New York City. Filed Aug. 15.

Briganty, Luis, Newburgh. \$5,336 in favor of Capital One Bank U.S.A., Glen Allen, Virginia. Filed Aug. 15.

Ciullia, Sal, Middletown. \$2,477 in favor of HP Coolidge Stratford Lane LLC, Middletown. Filed Aug. 15.

Devereaux, Azariah, Chester. \$12,620 in favor of NR Sona Corp., Warwick. Filed Aug. 15.

Dupper, Brendan, Campbell Hall. \$26,433 in favor of Excell Clinical Laboratory, Cranford, New Jersey. Filed Aug. 15.

Flaten, Les, New Windsor. \$1,650 in favor of Neenan Oil Co., Woodbury. Filed Aug. 15.

Fontanez, Madeline, Newburgh. \$1,391 in favor of Cavalry SPV I LLC, Valhalla. Filed Aug. 15.

Garcia, Luis, Walden. \$7,673 in favor of Wilmington Savings Fund Society, San Francisco, California. Filed Aug. 15.

Gujjar, Gurpreet Singh, Middletown. \$3,750 in favor of HP Coolidge Stratford Lane LLC, Middletown. Filed Aug. 15.

Miklaszewski, Daniel, Middletown. \$4,109 in favor of HP Coolidge Stratford Lane LLC, Middletown. Filed Aug. 15.

Murphy, Moleek, Newburgh. \$1,498 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Aug. 15.

Newkirk, Donell, Newburgh. \$3,813 in favor of Bank of America, Newark, Delaware. Filed Aug. 15.

Penister, Duane, Middletown. \$3,720 in favor of HP Coolidge Stratford Lane LLC, Middletown. Filed Aug. 15.

Platinum Enterprise Services LLC, Troy. \$4,283 in favor of Geico General Insurance Co., Woodbury. Filed Aug. 15.

Shahwar, Durri, Newburgh. \$1,576 in favor of TD Bank U.S.A., Brooklyn Park, Minnesota. Filed Aug. 15.

Switala, Jean, Otisville. \$2,856 in favor of Midland Funding LLC, San Diego, California. Filed Aug. 15.

MECHANIC'S LIENS

Dahbali, Asmahan, as owner. \$26,592 in favor of Pomara Builders Inc., Cos Cob, Connecticut. Property: 2076 Independence Drive, New Windsor. Filed Aug. 16.

Eldredge, Benjamin W. and **Naomi H. Eldredge**, as owners. \$109,900 in favor of ADS Landscapes Inc., Dover Plains. Property: 225 Chestnut Ridge Road, Millbrook. Filed Aug. 19.

NEW BUSINESSES

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

SOLE PROPRIETORSHIPS

Arrowhead Pressure Wash Plus, 32 Birch Drive, Middletown 10940, c/o Kevin F. Wessels. Filed Aug. 17.

C&A Cleanup, 3 E. Brookside Drive, Apt. B, Harriman 10926, c/o Aisha Marie Desposito. Filed Aug. 17.

Chany Kohn Photography, 8 Wilsher Drive, Spring Valley 10977, c/o Chany Koth. Filed Aug. 19.

Eliza Kingsbury Art, 37 Dartmouth Road, Putnam Valley 10579, c/o Kingsbury Eliza. Filed Aug. 19.

Famary Landscaping, 28 Beechmont Road, Carmel 10512, c/o Mauro G. Cordero. Filed Aug. 15.

Forthserve Energy, 718 S. Pascack Road, Chestnut Ridge 10977, c/o Fabiawari Boma Frederickero. Filed Aug. 16.

Hernandez Contreras Taxi Service, 175 N. Main St., Apt. 33A, Spring Valley 10977, c/o Cintia Carolina Hernandez Contreras. Filed Aug. 18.

Home Workouts with Danielle, 800 Woodhills Drive, Apt. 810, c/o Goshen 10924, c/o Danielle Catherine Cuomo. Filed Aug. 18.

HP Excavating & Landscaping, 306 South Pascack Road, Nanuet 10954, c/o Henry Octavio Lema Santos. Filed Aug. 18.

Jeannettes High Couture, 76 Rockland Lane Spring Valley 10977, Jeannette Del Rosario Meneses. Filed Aug. 18.

Kevins Barbershop, 97 Alan Drive, New City 10956, c/o Clyde Arnold Newland Burdios. Filed Aug. 19.

Liquidation Bargain Buster, 35 S. Route 9W, Haverstraw 10927, c/o Christian Resto. Filed Aug. 17.

Marcis Sharma Transportation Services, 42 Sheffield Drive, Apt. 42, Middletown 10940, c/o Jatin Sharma. Filed Aug. 16.

MVNAS Venetian Plaster, 8 Irene Court, Patterson 12563, c/o John J. Arboleda. Filed Aug. 17.

Ordinary People, 6 Valley Forge Way, Washingtonville 10992, c/o Worley Jordan Kandou. Filed Aug. 18.

Paul Squires Vending, 21 Spencer Ave., Newburgh 12550, c/o Paul Squires. Filed Aug. 15.

Phone Stars, 27 Smolley Drive, Monsey 10952, c/o Mendel W. Stern. Filed Aug. 18.

Reliable Accounting & Tax Preparation, 246 E. Route 211, Middletown 10940, c/o Warren R. Shelley. Filed Aug. 16.

Reliable Realty Group, 246 E. Route 211, Middletown 10940, c/o Warren R. Shelley. Filed Aug. 16.

Rincon De Hadas, 105 Academy Ave., Middletown 10940, c/o Yessica Emiliano Ramirez. Filed Aug. 18.

Roth Landscapes, 12 Talmadge Road, Lake Carmel 10512, c/o Walter Roth. Filed Aug. 15.

Scootershumans, 90 M and M Road, Middletown 10940, c/o Alan Mack. Filed Aug. 16.

Specialist Quality Contracting, 470 Route 211, Middletown 10940, c/o Daniel Nigel Wright. Filed Aug. 17.

Susie's Cup of Tea, 21 E. Central Ave., Unit 303, Pearl River 10965, c/o William M. Sutara. Filed Aug. 16.

Tcheck Multi-Services, 30 Monsey Blvd., Apt. E, Monsey 10952, c/o Jean Lesly Volcy. Filed Aug. 17.

Wearlooms, 3 State Route 211, Cuddebackville 12729, c/o Juanita Mary Leisch. Filed Aug. 19.

Whole-sales Brand Management, 462 Hopi Court, Suffern 10901, c/o Adam Matthew Goodman. Filed Aug. 15.

Yessy Fashion, 41 Congers Ave., Haverstraw 10927, c/o Yecenia M. Martinez. Filed Aug. 16.

BUILDING PERMITS

Commercial

A. Pappa John Company, Norwalk, contractor for STLJ LLC. Design and install new sprinkler system for proposed garden center with new piping connecting to existing pipes inside the building at 126 Westport Ave., Norwalk. Estimated cost: \$1,500,000. Filed July 1.

Brown Dog GC LLC, Norwalk, contractor for A Chance Realty LLC. Perform replacement alterations at 12 High St., Norwalk. Estimated cost: \$25,000. Filed July 5.

C&C Painting and Construction, Norwalk, contractor for Tower Plaza Associates LLC. Perform replacement alterations at 120 New Canaan Ave., Norwalk. Estimated cost: \$250,000. Filed July 1.

Carcole Construction LLC, Stamford, contractor for 2010 Post LLC. Build shed roof over existing outdoor dining area at 2010 W. Main St., Stamford. Estimated cost: \$18,000. Filed July 21.

Clearheart Construction Company Inc., Bethel, contractor for BE Properties LLC and G&T of Stamford LLC. Upgrade sales gondolas and slatwall systems, flooring, lighting, lounge and learning center with replacement of finishes, dressing room entrance upgrade, bathrooms' finish replacement and new bathroom in lower-level stock and lounge area at 27 High Ridge Road, Stamford. Estimated cost: \$150,000. Filed July 21.

Construction Resources LLC, Plainville, contractor for Corner Enterprises LLC. Perform replacement alterations at 1199 High Ridge Road, Stamford. Estimated cost: \$190,000. Filed July 21.

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

D&A Construction Management/General Contracting Inc., Branford, contractor for Tenrec III 2777 Summer Street LLC. Replacement work at 2777 Summer St., Stamford. Estimated cost: \$35,777. Filed July 22.

Downes Construction Company LLC, New Britain, contractor for Stamford Hospital. Update Whittingham Pavilion and Newborn Intensive Care unit at 1 Hospital Plaza, Stamford. Estimated cost: \$4,521,347. Filed July 25.

Hawkins Webb LLC, Deer Park, New York, contractor for One Thousand Four Association LLC. Check front-lit LED channel letters on raceway installed at storefront façade and two smaller LED logo signs installed on side and rear of building at 1008 High Ridge Road, Stamford. Estimated cost: \$16,000. Filed July 25.

Hudson Meridian Construction Group LLC, New York, New York, contractor for First National Joint Venture LLC. Build structural work for the 441 Canal project, including all below-grade foundation elements for the 19-story residential building at 441 Canal St., Stamford. Estimated cost: \$10,000,000. Filed July 26.

Iacono, Bruno, Norwalk, contractor for G&T Pond LLC. Install in-ground swimming pool with associated features, pool barrier and equipment at 106 Pond Road, Stamford. Estimated cost: \$80,000. Filed July 26.

JMLS Consulting Services LLC, Monroe, contractor for 201 Broad Street Owner LLC. Perform replacement alterations at 201 Broad St., Stamford. Estimated cost: \$262,877. Filed July 26.

Kafa Group LLC, Bridgeport, contractor for the city of Stamford Stillmeadow Elementary School. Replace flooring and paint at 800 Stillwater Road, Stamford. Estimated cost: \$801,900. Filed July 27.

Lafo, Brian G., Hamden, contractor for LT Stamford LLC. Install halo-lit channel letter signs on building facade at 110 High Ridge Road, Stamford. Estimated cost: \$20,000. Filed July 28.

Le Chase Construction Services LLC, Norwalk, contractor for Philipos Properties LLC. Install wiring for power and lighting requirements, voice and data systems and fire alarm systems at 14 Westport Ave., Norwalk. Estimated cost: \$2,693,000. Filed July 1.

Nexus Solutions Inc., Norwalk, contractor for 40 Richards LLC. Install three new antennas with equipment upgrade at 40 Richards Ave., Norwalk. Estimated cost: \$45,000. Filed July 7.

Nexus Solutions Inc., Norwalk, contractor for Merritt 7 Venture LLC. Install three new antennas with equipment upgrade at 101 Merritt 7, Norwalk. Estimated cost: \$65,000. Filed July 7.

Pac Group LLC, Torrington, contractor for Stamford Town Center LLC. Perform replacement alterations at 230 Tresser Blvd., Stamford. Estimated cost: \$466,350. Filed July 28.

Paniccia Construction Corporation LLC, Woodbridge, contractor for Summer Street Equity LLC. Perform replacement alterations at 1600 Summer St., Stamford. Estimated cost: \$58,000. Filed July 29.

Single-Ply Systems Inc., Norwalk, contractor for Equity One (Norwalk) LLC. Remove existing roof and re-roof 680 Connecticut Ave., Norwalk. Estimated cost: \$282,400. Filed July 1.

Tower Property Management, Norwalk, contractor for Alyssa Holdings LLC. Convert retail space to day care "Anna & Jack's Tree House" at 770 Connecticut Ave., Norwalk. Estimated cost: \$145,000. Filed July 1.

Residential

Benstead, Charles, Norwalk, contractor for Charles Benstead. Replace rear deck and install hot tub at single-family residence at 5 Scott St., Norwalk. Estimated cost: \$12,000. Filed July 7.

B&D Contractors LLC, Norwalk, contractor for William Life Landenberg. Re-roof 7 White Birch Court, Norwalk. Estimated cost: \$8,000. Filed July 7.

Chacua, Eliecer, Norwalk, contractor for Lorena Godoy Caceres. Replace roof at 17 Linden St., Norwalk. Estimated cost: \$10,000. Filed July 7.

Connecticut Handy LLC, Norwalk, contractor for Richard and Catherine Celentano. Renovate kitchen and add a master bathroom at 389 Rowayton Ave., Norwalk. Estimated cost: \$70,000. Filed July 5.

Gagstetter, Maria L., Norwalk, contractor for Maria L. Gagstetter. Install half-bath in basement at 41 Clinton Ave., Norwalk. Estimated cost: \$7,500. Filed July 7.

Home Energy Repair LLC, Greenwich, contractor for Mary Bocchino. Re-roof 880 Shippin Ave., Stamford. Estimated cost: \$18,113. Filed July 20.

John Discala Construction LLC, Norwalk, contractor for Aiken Preserve LLC. Construct a two- and ½-story single-family residence at 6 Argento Lane, Norwalk. Estimated cost: \$400,000. Filed July 5.

John Hummel Custom Builders Inc., East Hampton, New York, contractor for Realview of Connecticut Inc. Perform replacement alterations at 700 Fairfield Ave., Stamford. Estimated cost: \$358,000. Filed July 6.

Krasniqi, Jeton, Shelton, contractor for Damian Twardowski. Perform replacement alterations at 49 Euclid Ave., Stamford. Estimated cost: \$82,500. Filed July 19.

Larkin, Larry E., Stamford, contractor for Sopio Gagnidze. Renovate single-family residence at 25 Island Heights Drive, Stamford. Estimated cost: \$500,000. Filed July 28.

Larkin, Larry E., Stamford, contractor for Richard A. Robustelli Revocable Trust. Renovate and reconfigure kitchen at 180 Turn of River Road, Unit 5B, Stamford. Estimated cost: \$40,000. Filed July 21.

LCD Homes, Norwalk, contractor for Philip B. and Linda A. Kaye. Reinsulate and install new sheetrock at 3 Silvermine Way, Norwalk. Estimated cost: \$58,000. Filed July 7.

Lecla Home Improvements and Roofing Inc., Danbury, contractor for Stephen G. and Danielle M. Hildebrand. Re-roof 2 Island Heights Drive, Stamford. Estimated cost: \$12,650. Filed July 7.

Lecla Home Improvements and Roofing Inc., Danbury, contractor for Sandra Ramee. Re-roof 1 Southfield Ave., Unit 215, Stamford. Estimated cost: \$19,800. Filed July 22.

Lecla Home Improvements and Roofing Inc., Danbury, contractor for Joseph P. Gonzalez Jr. and Tara E. Fleck. Re-roof 72 Oakdale Road, Stamford. Estimated cost: \$20,300. Filed July 20.

Lopez, Oscar, Norwalk, contractor for Brian and Maria Lucia Mathias. Convert a half bathroom to a full bathroom and add a shower to an existing half-bathroom at 172 Berrian Road, Stamford. Estimated cost: \$5,000. Filed July 22.

Lueders, Matthew K., Stamford, contractor for Pasqual Pantone and Kathleen May Neal. Construct an in-ground gunite pool with auto cover at 26 Miramar Lane, Stamford. Estimated cost: \$81,600. Filed July 28.

Luigi, Handy, Stratford, contractor for Silvia Burrows. Install insulation on exterior wall, new drywall and vinyl plank flooring at 750 Cove Road, Unit 8, Stamford. Estimated cost: \$16,500. Filed July 15.

Major Homes Corp., Bayside, New York, contractor for Karen Gurski and Keivan Kahen-Kashani. Replace windows at 100 Elm brook Drive, Stamford. Estimated cost: \$13,160. Filed July 14.

MM Restoration LLC, Norwalk, contractor for Luis M. Gutierrez. Install siding at 218 Cedar Heights Road, Stamford. Estimated cost: \$10,000. Filed July 22.

Montoya Services LLC, Stamford, contractor for Bradley D. and Jacqueline M. Shelley. Construct a two-story addition for a new deck and relocation of kitchen and master bedroom at 29 Andover Road, Stamford. Estimated cost: \$90,000. Filed July 26.

Munoz, Oswaldo, Norwalk, contractor for Timothy M. Flaherty. Update and modify bathroom and expand kitchen at 15 Anderson Road, Norwalk. Estimated cost: \$7,500. Filed July 7.

Nielsen, Mark R., Greenwich, contractor for Rachel Gross and Jake Rothman. Install a Generac 48kw propane-fueled generator and 1,000-gallon underground fuel tank at 416 Erskine Road, Stamford. Estimated cost: \$35,000. Filed July 18.

Oliva, Michael R., Nanuet, New York, contractor for Rosa Dominick Jr. Renovate fuel system at existing gas station, including the replacement of old tanks and addition of two new canopies and new dumpster enclosure with chain link fence at Hope Street, Stamford. Estimated cost: \$408,000. Filed July 29.

One Stop 360 LLC, Darien, contractor for John Baliotti. Perform a conversion of a partial deck to screened-in porch, remove stairs and add deck at 154 Pepper Ridge Road, Unit 7, Stamford. Estimated cost: \$29,000. Filed July 27.

Panteleimon Hatzivasiliadis LLC, Stamford, contractor for Clement Mannella Jr. and Carolyn T. Mannella. Re-roof 98 Tower Ave., Stamford. Estimated cost: \$10,500. Filed July 8.

Pavarini Northeast Construction Company LLC, Stamford, contractor for Andrew Zeiss. Alter fourth floor, including offices, conference rooms, pantry and open space for workstations. All life-safety systems will be maintained during construction at 1 Star Point, Stamford. Estimated cost: \$900,000. Filed July 19.

Peoples Products Inc., Norwalk, contractor for Harriet J. Myles. Install vinyl replacement windows at 8 Knorr St., Norwalk. Estimated cost: \$18,093. Filed July 5.

Perri, John R., Stamford, contractor for Barbara S. Suthergreen. Install a new generator at 30 Ridge Brook Lane, Stamford. Estimated cost: \$14,000. Filed July 25.

Facts & Figures

Plonowski, Mark, Old Greenwich, contractor for Robert David Clemmens. Renovate kitchen, dining room door, new patio door on first floor and master bathroom and hall bathroom on second floor, and install wood landing and two steps down to patio at 1569 Newfield Ave., Stamford. Estimated cost: \$78,800. Filed July 13.

Power Home Remodeling Group LLC, Chester, Pennsylvania, contractor for Baptiste Anwar and Baptiste Tineke. Remove and replace roof, GAF shingles, ice and water to code, deck armor and taped seams without structural changes and remove and replace one window at 14 Wood Ridge Drive, Stamford. Estimated cost: \$24,728. Filed July 27.

Power Home Remodeling Group LLC, Chester, Pennsylvania, contractor for Travis and Analy Whitaker. Replace roof without structural changes at 16 Summit Place, Stamford. Estimated cost: \$33,478. Filed July 27.

Raise High Construction LLC, Norwalk, contractor for Christopher Bishop. Perform replacement alterations at 31 Yarmouth Road, Norwalk. Estimated cost: \$554,000. Filed July 1.

Sobolewski, Thaddeus J., Norwalk, contractor for Christina Dibona. Renovate a single-family residence at 192 Grumman Ave., Norwalk. Estimated cost: \$39,000. Filed July 1.

Zakhar, Theodore, Norwalk, contractor for Robert W. Santo. Install new asphalt shingle roof at 11 Alrowood Drive, Norwalk. Estimated cost: \$11,475. Filed July 5.

COURT CASES

Bridgeport Superior Court

Niper, Jane, et al, Milford. Filed by Anyoli Rivera, Stratford. Plaintiff's attorney: The Flood Law Firm LLC, Middletown. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-6116290-S. Filed June 28.

Niper, Janet, et al, Milford. Filed by Minerva Cleveland, Cherry Hill, New Jersey. Plaintiff's attorney: The Blomberg Law Firm LLC, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-6116521-S. Filed July 8.

O'Donnell, Miriam, Fairfield. Filed by Lindsey Morton, Plaintiff's attorney: Lerner Guarino & Foodman LLC, Westport. Action: The plaintiff was aggressively yelled at and humiliated with profanities by defendant in front of young boys. As a result, the plaintiff suffered damages. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-6116542-S. Filed July 8.

Seyasane, Phetbangta, et al, Seymour. Filed by Jia Khan, Stratford. Plaintiff's attorney: Rosenberg Whewell & Hite LLC, Stratford. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-6116613-S. Filed July 12.

The Charter Oak Fire Insurance Company, Buffalo, New York. Filed by Ramon Sepulveda, Seymour. Plaintiff's attorney: Ganim Ganim Ganim & Ganim PC, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by another driver and sustained severe and painful personal injuries. The driver did not have sufficient automobile insurance to fairly compensate the plaintiff so an instant claim for underinsured motorist coverage benefits against the defendant was filed. The defendant was notified and has failed to compensate the plaintiff fairly. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-6116729-S. Filed July 18.

Danbury Superior Court

Bank of America, National Association, et al, Charlotte, New Carolina. Filed by Marcelo Sanchez-Orellana, Plaintiff's attorney: The Flood Law Firm LLC, Middletown. Action: The plaintiff was lawfully on the sidewalk leading to the ATM on the premises, when he was caused to fall due to ice and/or snow on the sidewalk, thereby causing him to suffer injuries and losses. The incident was allegedly caused by the negligence of the defendant for not keeping the area safe. 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-22-6043217-S. Filed June 14.

Thrillz LLC, d.b.a. Thrillz High Flying Adventure, Westport. Filed by Jacob Menczer, Monsey, New York. Plaintiff's attorney: Michael Baylor Ronemus, New York. Action: The plaintiff was a patron at the defendants' premises, which failed to properly supervise or to safely operate, guide, instruct and control patrons about the safe operation of walking a tightrope ride. The plaintiff was extended approximately 9 to 10 feet in the air and was supposed to jump over to an unsecured ball that moved causing him to fall onto a hard surface, creating serious bodily injury. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-22-6043167-S. Filed June 8.

Thrillz LLC, d.b.a. Thrillz High Flying Adventure, Brooklyn, New York. Filed by Shifra Mann p.p.a. Esther Mann, Westport. Plaintiff's attorney: Michael Baylor Ronemus, New York. Action: The plaintiff was a patron at the defendant's premises, which failed to properly supervise or to safely operate, guide, instruct and control patrons about the safe operation of walking a tightrope ride, which the plaintiff used causing an acute displaced fracture to the left elbow. 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-22-6043166-S. Filed June 8.

Stamford Superior Court

Bavor, Carlton L., et al, Norwalk. Filed by Michele Coluccelli, Norwalk. Plaintiff's attorney: Harris Harris & Schmid, Norwalk. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-22-6057368-S. Filed July 11.

D'Arinzo, Ralph, et al, Norwalk. Filed by Rhonda D'Arinzo, Norwalk. Plaintiff's attorney: John Kanca, Norwalk. Action: The plaintiff and defendant are divorced and possess a property. The divorce agreement states that the plaintiff was the owner and will retain all money if the property was to be sold. A fire occurred at the property and plaintiff and defendant possess a homeowner's insurance policy. The insurance company issued checks over several months during 2017 for the estimates, naming defendant and the plaintiff as dual recipients of checks. Defendant received these checks and did not disclose the existence of these checks to the plaintiff. Defendant forged the plaintiff's signature on said checks and deposited them into his own account. As a result, the plaintiff suffered damages. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-22-6057193-S. Filed June 28.

Edwards, Vincent, Stratford. Filed by Nora Venegas-Perez, Stamford. Plaintiff's attorney: Anthony Joseph Febles, Norwalk. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-22-6057354-S. Filed July 8.

Harry P. Carpenter & Sons Inc., et al, Stamford. Filed by William Aristizabal, Darien. Plaintiff's attorney: Stephen James Curley, Stamford. Action: The plaintiff and defendants made an agreement, wherein the defendants would provide services to install a central air conditioning system. Plaintiff complied with the agreement and paid the defendants, however, the defendants breached the contract by failing to complete the project. As a result, the plaintiff suffered damages. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-22-6057081-S. Filed June 21.

Liberty Mutual Insurance Company, Hartford. Filed by Carlo Vona, New Canaan. Plaintiff's attorney: Miller Rosnick D'Amico August & Butler P, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-22-6057151-S. Filed June 24.

DEEDS

Commercial

166 West Putnam LLC, Greenwich. Seller: G&G Investments III LLC, Greenwich. Property: 166 West Putnam LLC, Greenwich. Amount: \$1,600,000. Filed July 20.

167 Fox Ridge Road LLC, Stamford. Seller: Harold McGuire and Iris McGuire, Stamford. Property: Lot II, Map 6244, Stamford. Amount: \$1. Filed July 19.

Amin Construction LLC, Greenwich. Seller: Jerome F. Kapp, Greenwich. Property: Lot 50, Map 1114, Riverside. Amount: \$1,330,000. Filed July 20.

As For Me and My House LLC, Old Greenwich. Seller: Catherine Wendy Neiman and Vanessa Loretta Neiman, Old Greenwich. Property: 27 Richmond Drive, Old Greenwich. Amount: \$1,061,000. Filed July 21.

Baldessar, Alexandro, Bridgeport. Seller: 119 Berwick Avenue LLC, Bridgeport. Property: 133 Berwick Ave., Fairfield. Amount: \$94,500. Filed July 18.

Brody, Arthur T., Short Hills, New Jersey. Seller: Garrose LLC, Stamford. Property: 74 Woods End Road, Stamford. Amount: \$1,310,000. Filed July 19.

Castillo Partners LLC, Stamford. Seller: Myrtle Family LLC, Norwalk. Property: 54 Myrtle Ave., Stamford. Amount: \$600,000. Filed July 20.

Dabrowski, Michael F. and Brooke R. Dabrowski, Stamford. Seller: AJB Properties LLC, Stamford. Property: 66 Knobloch Lane, Stamford. Amount: \$1,350,000. Filed July 18.

Icon Capital Management LLC, Greenwich. Seller: Michael L. Adams and Jessica G. Adams, Stamford. Property: 168 Cedar Wood Road, Stamford. Amount: \$855,000. Filed July 22.

Kearney, Amy and John Kearney, Stamford. Seller: JHS-One LLC, Stamford. Property: 97 Tupper Drive, Stamford. Amount: \$625,000. Filed July 21.

MacPherson, Alistair and Jennifer MacPherson, Fairfield. Seller: 76 Northfield Road LLC, Fairfield. Property: 76 Northfield Road, Fairfield. Amount: \$1,783,500. Filed July 22.

Magthor Property 1 LLC, Ridgefield. Seller: Grasmere-Dimartino Properties LLC, Shelton. Property: 58 Post Road, Fairfield. Amount: \$520,000. Filed July 20.

Major Oak Builders & Consultants LLC, Stamford. Seller: Michael Grunberg, Greenwich. Property: Lot A, Juniper Hill Road, Stamford. Amount: \$N/A. Filed July 21.

Major Oak Builders & Consultants LLC, Stamford. Seller: Michael Grunberg, Stamford. Property: Lot A Juniper Hill Road, Stamford. Amount: \$888,500. Filed July 21.

Facts & Figures

Rinaldi, Michael and **Tracey Rinaldi**, Chicago, Illinois. Seller: 18 Boroskey Drive LLC, Fairfield. Property: 18 Boroskey Road, Fairfield. Amount: \$835,000. Filed July 18.

Romeo, Gerardo P., Ann Arbor, Michigan. Seller: Triad Partners LLC, Fairfield. Property: 57 Edge Hill Place, Fairfield. Amount: \$762,500. Filed July 20.

Saffron Property Investments LLC, Stamford. Seller: Jay Hyman and Dayna Hyman, Stamford. Property: Unit 102, Fifty North Street Condominium, Stamford. Amount: \$166,250. Filed July 20.

SMMRF Real Estate 1 LLC, Westport. Seller: Paul Delco and Lisa Delco, Trumbull. Property: 864 Holland Hill Road, Fairfield. Amount: \$640,000. Filed July 19.

Vasquez, Juan Carlos, College Point, New York. Seller: 136 Lockwood LLC, Greenwich. Property: Lot 38, Map 2317, Greenwich. Amount: \$1. Filed July 18.

Wieczorek, Miroslaw and **Barbara Wieczorek**, Greenwich. Seller: Baywatch Partners LLC, Darien. Property: 26 Laddins Rock Road, Greenwich. Amount: \$2,100,000. Filed July 19.

Residential

Abdulsalami, Bakanay, Greenwich. Seller: Gregory M. Wachsman and Melissa L. Wachsman, New Canaan. Property: 27 Stepping Stone Lane, Greenwich. Amount: \$2,700,000. Filed July 20.

Aponte, Jose and **Keila Vinas**, Brookline, Massachusetts. Seller: David P. Reiss and Pamela S. Reiss, Fairfield. Property: 167 Valley View Road, Fairfield. Amount: \$875,000. Filed July 18.

Bailey, Marta, Stamford. Seller: Patrick S. O'Hara and Robin Hughes O'Hara, Stamford. Property: 27 Sea Beach Drive, Stamford. Amount: \$1,450,000. Filed July 19.

Ballsells, Anaite, Stamford. Seller: Kamil Sindi and Omar Sindi, Stamford. Property: 1 Broad St., Unit PH 23E, Stamford. Amount: \$639,000. Filed July 20.

Bevilacqua, Pierina and **Kent Fera**, Fairfield. Seller: Manuel M. Almeida and Kathleen P. Almeida, Leland, North Carolina. Property: 104 Pease Ave., Fairfield. Amount: \$810,000. Filed July 18.

Bonsu, Jude and **Josephine Bonsu**, New Rochelle, New York. Seller: Abdol H. Sattarpour, Stamford. Property: 99 Gaymoor Drive, Stamford. Amount: \$795,000. Filed July 18.

Caravella, Randy, Greenwich. Seller: Randolph H. Hofer, Cos Cob. Property: 15 River Road, Unit 209, Cos Cob. Amount: \$780,000. Filed July 22.

Chalt, Erzsebet, Greenwich. Seller: Annie Farrell, Cos Cob. Property: 21 Taylor Drive, Cos Cob. Amount: \$860,000. Filed July 22.

Cirilli, Mark J. and **Lisa T. Cirilli**, Fairfield. Seller: Megan Sullivan and Christian Sullivan, Fairfield. Property: 1640-1641 Fairfield Beach Road, Fairfield. Amount: \$4,325,000. Filed July 21.

Cohen, Mary and **Myles Cohen**, Stamford. Seller: Rita Chung, Stamford. Property: 1 Broad St., Unit PH 25B, Stamford. Amount: \$692,500. Filed July 19.

Dennis, Jeremy Adam, Stamford. Seller: Linghua Pu and Yuan Ma, Stamford. Property: 115 Colonial Road, Unit 32, Stamford. Amount: \$700,000. Filed July 22.

Dokton, Thomas and **Anita Waxman**, New York, New York. Seller: Jeffrey Yan and Ping Yan, Greenwich. Property: 300 Riversville Road, Greenwich. Amount: \$1,800,000. Filed July 21.

Fitzgerald, Daniel P. and **Harold Frost**, Greenwich. Seller: Elizabeth P. Rettie, Greenwich. Property: 34 Jones Park Drive, Greenwich. Amount: \$0. Filed July 21.

Formato, Annmarie Veziano, Greenwich. Seller: Annmarie Formato, Greenwich. Property: 4 Bote Road, Greenwich. Amount: \$0. Filed July 19.

Gibbons, Gregory and **Jennifer Gibbons**, Port Washington, New York. Seller: John H. Closson and Catharine F. Closson, Fairfield. Property: 1741 Cross Highway Fairfield. Amount: \$1,257,500. Filed July 19.

Iamunno, Marie L., Westport. Seller: Robert Costanza and Melinda Costanza, Westport. Property: 3270 Sturges Highway, Westport. Amount: \$1,950,000. Filed July 22.

Islam, Mafizul and **Kimberly Cornett Shumon**, Greenwich. Seller: Margie Y. Kam, Greenwich. Property: 10 Walker Court, Greenwich. Amount: \$785,000. Filed July 18.

Joseph, Daniel and **Ariel Alter**, Milford. Seller: Alexander C. Grutkowski and Jessica D. Grutkowski, Fairfield. Property: 463 Half Mile Road, Fairfield. Amount: \$0. Filed July 20.

Kambeltz, Olandir, Stamford. Seller: Karin Hansen, Greenwich. Property: 182 Milbank Ave., Unit 4, Greenwich. Amount: \$1,950,000. Filed July 18.

Knox, Harold and **Ann Richardson Knox**, Greenwich. Seller: Jason Holterhaus and Juliana Holterhaus, Cos Cob. Property: 11 Valleywood Road, Cos Cob. Amount: \$2,250,000. Filed July 22.

Koep, Breann and **Garrett Koep**, Reno, Nevada. Seller: Mary Jo McAvey, Fairfield. Property: 275 Fogg Wood Road, Fairfield. Amount: \$1,443,825. Filed July 22.

Lamonica, Corey A. and **Danielle M. Lamonica**, Norwalk. Seller: Marie Palmieri, Fairfield. Property: 233 Lloyd Drive, Fairfield. Amount: \$680,000. Filed July 19.

Levine, Arielle and **Avi Levine**, Southport. Seller: Joseph S. Nadan and Debra K. Nadan, Fairfield. Property: 710 Flintlock Road, Southport. Amount: \$1,618,000. Filed July 20.

Macchia, Adam Kane and **Jenny Strandberg**, Huntington Station, New York. Seller: Thomas J. Walsh and Donna P. Walsh, Fairfield. Property: 265 Lucille St., Fairfield. Amount: \$840,000. Filed July 20.

Marini, Francesco and **Marie A. Marini**, Fairfield. Seller: Alessandro Marini, Fairfield. Property: 45 Harvester Road, Fairfield. Amount: \$315,000. Filed July 19.

Mayo, Kelly Ann and **Daniel Murrin**, Cos Cob. Seller: Louis E. Greco, Stamford. Property: 43 Vanech Drive, Stamford. Amount: \$575,000. Filed July 20.

McCaffrey, Megan M. and **Bradford D. Carroll**, Stamford. Seller: Nancy G. Carlucci, Stamford. Property: 277 Skyview Drive, Stamford. Amount: \$902,411. Filed July 22.

Miller, Jason C. and **Hyewon Park Miller**, New York, New York. Seller: Adam Skarzinski and Malgorzata Skarzinski, Greenwich. Property: 20 Sherwood Ave., Greenwich. Amount: \$7,510,000. Filed July 22.

Morocho, Jose, Cos Cob. Seller: Rosalie Perry, White Plains, New York. Property: 40 Butler St., Cos Cob. Amount: \$977,000. Filed July 18.

O'Connell, Steven A. and **Karen M. Johnston**, Stamford. Seller: Matthew Nanopoulos and Melissa Tantillo, Stamford. Property: 121 Briar Brae Road, Stamford. Amount: \$695,000. Filed July 18.

Papp, Morgan Louise and **Michael Papp Jr.**, Fairfield. Seller: Mahesh Baral and Prarthana Sharma, Fairfield. Property: 1780 Stratfield Road, Fairfield. Amount: \$525,000. Filed July 21.

Ramsey, Alex and **Lacey Ramsey**, Stamford. Seller: Mary Buscemi, Stamford. Property: 42 Thornwood Road, Stamford. Amount: \$1,205,000. Filed July 19.

Reccy, Cisco, Stamford. Seller: John R. Wilson, Stamford. Property: 12 Center St., Stamford. Amount: \$850,000. Filed July 18.

Repaswal, Jagdish, Riverside. Seller: John S. Gasiorowski, Shelton. Property: 30 Mary Lane, Riverside. Amount: \$780,000. Filed July 22.

Reyes Martinez, Gustavo, Norwalk. Seller: Charles A. Guinta, Stamford. Property: 105 Crestwood Drive, Stamford. Amount: \$619,000. Filed July 21.

Rogers, Thomas and **Alexandra Fox Rogers**, Greenwich. Seller: Margarita Oliva Sainz De Aja, Greenwich. Property: 10 Indian Pass, Greenwich. Amount: \$1,671,000. Filed July 18.

Scrima, Joanna Marsh and **William John Scrima**, New Canaan. Seller: Christopher Larson and Christine Larson, Fairfield. Property: 800 Oldfield Road, Fairfield. Amount: \$875,000. Filed July 21.

Shim, Michelle Haeyoung and **Jin Y. Chung**, Stamford. Seller: Wei Song, Stamford. Property: 107 Virgil St., Unit F, Stamford. Amount: \$430,000. Filed July 21.

Siljkovic, Damir, Stamford. Seller: Cory A. Albrycht and Jenny D. Albrycht, Stamford. Property: Valley Road, Greenwich. Amount: \$1. Filed July 20.

Tenenbaum, Hannah and **Mikhail Tenenbaum**, New City, New York. Seller: Deborah Ellen Jurs, Bluffton, South Carolina. Property: 65 Glenbrook Road, Unit 2D, Stamford. Amount: \$225,000. Filed July 18.

Treibert, Jordan and **Amberly Treibert**, Stamford. Seller: Dominick DeRosa and Nancy DeRosa, Stamford. Property: 57 Edgewood Ave., Stamford. Amount: \$820,000. Filed July 21.

Tuntigian, Nicolette, Ramsey, New Jersey. Seller: Gjon Nicaj, Stamford. Property: 444 Bedford St., Unit 6P, Stamford. Amount: \$285,000. Filed July 20.

Ward Jr., Tom S., Greenwich. Seller: Albert E. Betteridge IV and Natalie R. Betteridge, Greenwich. Property: 121 Round Hill Road, Greenwich. Amount: \$10. Filed July 18.

Weinberg, Zachary and **Chloe Weinberg**, Stamford. Seller: Lindsay DiBrino and Anthony DiBrino, Fairfield. Property: 36 Green Acre Lane, Fairfield. Amount: \$1,100,000. Filed July 22.

Witte, Frederick and **Nicole Parliament**, Norwalk. Seller: Deuk K. Chang, Fairfield. Property: 591 Judd St., Fairfield. Amount: \$505,000. Filed July 18.

LIS PENDENS

Amodeo, Matthew, et al, Greenwich. Filed by Thomas J. Daly, North Haven, for Roccie's Asphalt & Landscape Company Inc. Property: 30 Willowmere Ave., Riverside. Action: foreclose defendants' mortgage. Filed July 5.

Aron, Steven, Fairfield. Filed by Lennon, Murphy & Phillips LLC, Westport, for Julie Kitahara and Kenneth Kitahara. Property: 1220 Redding Road, Fairfield. Action: foreclose defendant's mortgage. Filed July 7.

Borsey, Mark, et al, Stamford. Filed by Vincent J Freccia III, Stamford, for the city of Stamford. Property: 128 Waterbury Ave., Stamford. Action: foreclose defendants' mortgage. Filed July 26.

Charlotte, Monique Parker, et al, Greenwich. Filed by Bendett & McHugh PC, Farmington, for The Bank of New York Mellon. Property: 364 Davis Ave., Unit 1, Greenwich. Action: foreclose defendants' mortgage. Filed July 6.

Daley, Kadian, et al, Stamford. Filed by Marinosci Law Group PC, Warwick, Rhode Island, for Bank of America NA. Property: 33 Greenwich Ave., No.1-9B, Stamford. Action: foreclose defendants' mortgage. Filed July 14.

Daly, David, et al, Stamford. Filed by Ackerly & Ward, Stamford, for 91 Fountain Terrace Condominium Association Inc. Property: Unit 927, Fountain Terrace Condominium No. 2, Stamford. Action: foreclose defendants' mortgage. Filed July 6.

Hackett, Kevin G., et al, Stamford. Filed by Benanti & Associates, Stamford, for M&T Bank. Property: 472 Roxbury Road, Stamford. Action: foreclose defendants' mortgage. Filed July 21.

Holley, Lanorris Wendell, et al, Stamford. Filed by Bendett & McHugh PC, Farmington, for Wells Fargo Bank NA. Property: 19 Victory St., Stamford. Action: foreclose defendants' mortgage. Filed July 15.

Khurana, Shallendra, et al, Fairfield. Filed by Korde & Associates PC, New London, for JPMorgan Chase Bank National Association. Property: Unit 324, Halley Avenue Condominium, Fairfield. Action: foreclose defendants' mortgage. Filed July 29.

Lanute, Gregory, et al, Fairfield. Filed by Frankel & Berg, Norwalk, for Fairfield Colonial Gardens Condominium Association Inc. Property: 245 Sunnyridge Ave., Unit 54, Fairfield. Action: foreclose defendants' mortgage. Filed July 11.

Lazarte, Bridget, et al, Stamford. Filed by Ackerly & Ward, Stamford, for Stamford WPCA. Property: 111 Lafayette St., Stamford. Action: foreclose defendants' mortgage. Filed July 18.

Facts & Figures

Masciarelli, Jamie M., et al, Stamford. Filed by F. Erik Kaneko, Hartford, for Specialized Loan Servicing LLC. Property: 106 Summer St., Unit 2C, Stamford. Action: foreclose defendants' mortgage. Filed July 28.

Selke, Christopher Alan, et al, Stamford. Filed by Pullman & Comley LLC, Bridgeport, for Park Tower Stamford Association Inc. Property: 1 Broad St., Unit PH 27F, Stamford. Action: foreclose defendants' mortgage. Filed July 27.

Smolinski, Deborah, et al, Stamford. Filed by Glass & Braus LLC, Fairfield, for US Bank Trust National Association. Property: 17 Dale St., Unit 6, Stamford. Action: foreclose defendants' mortgage. Filed July 8.

Wheeler III, Walter H., et al, Stamford. Filed by Bendett & McHugh PC, Farmington, for Bank of America NA. Property: 97 E. Hunting Ridge Road, Stamford. Action: foreclose defendants' mortgage. Filed July 11.

Amodeo, Matthew, et al, Greenwich. Filed by Thomas J. Daly, North Haven, for Roccie's Asphalt & Landscape Company Inc. Property: 30 Willowmere Ave., Riverside. Action: foreclose defendants' mortgage. Filed July 5.

Aron, Steven, Fairfield. Filed by Lennon, Murphy & Phillips LLC, Westport, for Julie Kitahara and Kenneth Kitahara. Property: 1220 Redding Road, Fairfield. Action: foreclose defendant's mortgage. Filed July 7.

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Khurana, Shallendra, et al, Fairfield. Filed by Korde & Associates PC, New London, for JPMorgan Chase Bank National Association. Property: Unit 324, Halley Avenue Condominium, Fairfield. Action: foreclose defendants' mortgage. Filed July 29.

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Wheeler III, Walter H., et al, Stamford. Filed by Bendett & McHugh PC, Farmington, for Bank of America NA. Property: 97 E. Hunting Ridge Road, Stamford. Action: foreclose defendants' mortgage. Filed July 11.

MORTGAGES

Azar, Samak and Tania Fabiani, Greenwich, by Besnike Krasniqi. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 61 Lower Cross Road, Greenwich. Amount: \$500,000. Filed July 15.

Barnes, Sandra, Stamford, by Susan Kohn. Lender: Loandepot.com LLC, 26642 Towne Centre Drive, Foothill Ranch, California. Property: 180 Glenbrook Road, Stamford. Amount: \$340,800. Filed July 13.

Baxendale, Melissa F. and Christopher E. Baxendale, Greenwich, by Fany Siranaula. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 23 Nearwater Lane, Riverside. Amount: \$200,000. Filed July 14.

Belliveau, Donna and Maureen Ellis, Stamford, by James Kavanagh. Lender: Loandepot.com LLC, 26642 Towne Centre Drive, Foothill Ranch, California. Property: 117 Sawmill Road, Stamford. Amount: \$400,000. Filed July 15.

Berhalter, Joseph John and Heather M. Berhalter, Greenwich, by Deidre Turner Bailey. Lender: First Republic Bank, 111 Pine St., San Francisco, California. Property: 4 Chateau Ridge Road, Greenwich. Amount: \$1,600,000. Filed July 11.

Bollini, Harishkumar and Kausika Priya Kankanala, Fairfield, by Anthony E. Monelli. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 245 York Road, Fairfield. Amount: \$517,500. Filed July 15.

Brachfeld Parlaghy, Diego Alejandro, Greenwich, by Marlene A. Macaуда. Lender: The Federal Savings Bank, 4120 W. Diversey Ave., Suite C501, Chicago, Illinois. Property: 7 Hillside Road Greenwich. Amount: \$1,060,000. Filed July 12.

Bustamante, Ariel, Stamford, by Louis Pittocco. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 142 Old Long Ridge Road, Stamford. Amount: \$807,500. Filed July 12.

Craven, Scott and Bryn Craven, Greenwich, by Jeremy E. Kaye. Lender: First Republic Bank, 111 Pine St., San Francisco, California. Property: 247 Riverside Ave., Riverside. Amount: \$1,000,000. Filed July 12.

Dacunto, Angela and Robert Dacunto, Stamford, by Seth J. Arnowitz. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 37 Carroll St., Stamford. Amount: \$475,000. Filed July 15.

Dombrowski, Jessica and Robert Dombrowski, Fairfield, by Drita Gjonbalaj. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 1615 Melville Ave., Fairfield. Amount: \$50,000. Filed July 13.

Duguid, Marlyse C. and Jonathan Duguid, Fairfield, by Georgette Sappington. Lender: Total Mortgages Services LLC, 185 Plains Road, Millford. Property: 2299 Burr St., Fairfield. Amount: \$647,200. Filed July 12.

Fibiger, Ryan Richard and Katherine A. Fibiger, Southport, by Michelle Hanover. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 775 Mill Hill Road, Southport. Amount: \$300,000. Filed July 11.

Gates, Christopher D. and Kristina S. Gates, Fairfield, by Christina Anthony. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 37 Verna Field Drive, Fairfield. Amount: \$250,000. Filed July 12.

Giannone, Michael J. and Ryann T. Giannone, Fairfield, by Robert E. Colapietro. Lender: First Republic Bank, 111 Pine St., San Francisco, California. Property: 102 Fawn Ridge Lane, Fairfield. Amount: \$650,000. Filed July 15.

Gunasekaran, Christopher, Stamford, by Seth J. Arnowitz. Lender: Fairway Independent Mortgage Corp., 4201 Marsh Lane, Carrollton, Texas. Property: 17 Dale St., Unit 1, Stamford. Amount: \$342,000. Filed July 15.

Harari, Rivi and Alon D. Sapir, Fairfield, by Mark McNally. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 15 Saddle View Road, Fairfield. Amount: \$900,000. Filed July 13.

Hock, Bradford Joseph and Jessica Yisi Pan, Greenwich, by Diego Santacruz. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 8 Meyer Place, Riverside. Amount: \$1,486,000. Filed July 11.

Kabashi, Berat and Leonora Kabashi, Stamford, by Stephen G. Harding. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 168 Belltown Road, B8, Stamford. Amount: \$296,250. Filed July 11.

Kalata Jr, Glenn and McKay Murphy, Fairfield, by Peter Ambrose. Lender: Fairway Independent Mortgage Corp., 4201 Marsh Lane, Carrollton, Texas. Property: 1533 Brookside Drive, Fairfield. Amount: \$709,200. Filed July 15.

Kontos, Antonios and Lucrecia Garcia Iommi, Fairfield, by Anthony E. Monelli. Lender: Notre Dame Federal Credit Union, P.O. Box 7878, Notre Dame, Indiana. Property: 138 High Ridge Road, Fairfield. Amount: \$641,250. Filed July 12.

Larin, Olga and Murray Kuhr, Stamford, by Christopher E. Miller. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 111 Dunn Ave., Stamford. Amount: \$50,000. Filed July 13.

Lerner, Jennifer, Greenwich, by Amanda C. Burns. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 41 Will Merry Lane, Greenwich. Amount: \$1,200,000. Filed July 15.

Facts & Figures

Lobalbo III, Salvatore, Greenwich, by N/A. Lender: First County Bank, 117 Prospect St., Stamford. Property: 34 Maplewood Drive, Greenwich. Amount: \$700,000. Filed July 13.

Longo, Jamie F. and Ashley Longo, Greenwich, by Kathryn L. Braun. Lender: Newrez LLC, 1100 Virginia Drive, Suite 125, Fort Washington, Pennsylvania. Property: 21 Sherman Ave., Greenwich. Amount: \$698,000. Filed July 11.

Malis, Athanasios, Fairfield, by Kate Cavanaugh. Lender: CrossCountry Mortgage LLC, 6850 Miller Road, Brecksville, Ohio. Property: 610 Tunxis Hill Road, Fairfield. Amount: \$471,750. Filed July 14.

Martin, Michael and Iris Kentov, Stamford, by Maria C. Miller. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 16 Woody Trail, Stamford. Amount: \$200,000. Filed July 14.

McConnell, John B. and Kimberly K. McConnell, Greenwich, by Louis M. Leonardi. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 27 Marks Road, Riverside. Amount: \$1,500,000. Filed July 13.

Noback, Peter and Claire Donnelley, Fairfield, by Anthony M. Carbonell III. Lender: First Horizon Bank, 165 Madison Ave., Memphis, Tennessee. Property: 203 Burroughs Road, Fairfield. Amount: \$680,000. Filed July 13.

Ovicher, Julie, Greenwich, by Erin Spiers Chang. Lender: First County Bank, 117 Prospect St., Stamford. Property: 102 Putnam Park, Unit 102, Greenwich. Amount: \$351,600. Filed July 15.

Pardo Martin, Carlos, Stamford, by Frances Sena. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 26 Skyline Lane, Stamford. Amount: \$1,525,330. Filed July 14.

Platter, David A. and Catherine L. Platter, Greenwich, by John M. Eichholz. Lender: Morgan Stanley Private Bank, NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 14 Roosevelt Ave., Old Greenwich. Amount: \$983,000. Filed July 13.

Pullen, Kalina, Stamford, by Joshua F. Gilman. Lender: Guaranteed Rate Inc, 3940 N. Ravenswood, Chicago, Illinois. Property: 70 Strawberry Hill Ave. Apt. 6-2C, Stamford. Amount: \$135,000. Filed July 11.

Raggi, John S., Stamford, by Wilma Vitale. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 25 Central St., Stamford. Amount: \$100,000. Filed July 12.

Restrepo, Francisco and Elizabeth Cristine Schnitter, Greenwich, by Annabelle T. Machado-Costa. Lender: First Republic Bank, 111 Pine St., San Francisco, California. Property: 48 Spring St., Unit 7, Greenwich. Amount: \$924,000. Filed July 14.

Rodriguez, Eileen, Stamford, by Charles P. Abate. Lender: Loandepot.com LLC, 26642 Towne Centre Drive, Foothill Ranch, California. Property: 26 Hale St., Unit 26, Stamford. Amount: \$301,750. Filed July 11.

Roman, Jose L. and Patricia Espinoza, Stamford, by Pedro F. Delgado Jr. Lender: KeyBank National Association, 127 Public Square, Cleveland, Ohio. Property: 71 Strawberry Hill Ave., Unit 609, Stamford. Amount: \$171,000. Filed July 12.

Ryan, Hunter, Greenwich, by Jeremy Macik. Lender: Goldman Sachs Bank USA, 200 West St., New York, New York. Property: 50 Burying Hill Road, Greenwich. Amount: \$3,277,500. Filed July 14.

Schori, Eitan M. and Hayley Schori, Greenwich, by Jeremy E. Kaye. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 93 N. Angus Road, Greenwich. Amount: \$1,041,600. Filed July 12.

Stachowiak, Jacek A. and Joanna D. Stachowiak, Fairfield, by Beth A. Grassette. Lender: Homebridge Financial Services Inc., 194 Wood Avenue South, Ninth floor, Iselin, New Jersey. Property: 79 Golfview Terrace, Fairfield. Amount: \$695,750. Filed July 14.

Tejeda, Edgar M. and Denisse P. Tejeda, Stamford, by Corinne M. Abbott. Lender: Warshaw Capital LLC, 2777 Summer St. Suite 306, Stamford. Property: 151 Courtland Ave., Apt. 4C, Stamford. Amount: \$237,500. Filed July 14.

Terenzio, Lisa Ida, Stamford, by Joseph J. Capalbo II. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 53 Benstone St., Stamford. Amount: \$220,000. Filed July 13.

The Christina Hodson Revocable Trust, Fairfield, by Marc J. Isaacs. Lender: First Republic Bank, 111 Pine St., San Francisco, California. Property: 111 Toll House Lane, Fairfield. Amount: \$438,750. Filed July 11.

Villaroel, Heidy Natasha and Lee M. Hunter, Fairfield, by Maria C. Miller. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 356 Round Hill Road, Fairfield. Amount: \$100,000. Filed July 14.

Warren, Amanda K. and Scott A. Strother, Fairfield, by John Heagney. Lender: U.S. Bank NA, 4801 Frederica St., Owensboro, Kentucky. Property: 3 Deerfield St., Fairfield. Amount: \$356,250. Filed July 11.

NEW BUSINESSES

8 Fingers Creation, 14 Soundview Ave., Stamford 06902, c/o HL Rollins Group LLC. Filed July 8.

A&S Mechanical Connecticut LLC, 31 Coolidge Road, Stamford 06906, c/o Anllely C Mejia-Marin. Filed July 14.

ACME Market No. 2439, 1201 High Ridge Road, Stamford 06905, c/o Acme Markets Inc. Filed July 8.

All Seasons Consulting, 65 Michael Road, Stamford 06903, c/o Gep Solutions & Services. Filed July 11.

Am Organic Fruit LLC, 208 West Ave., Stamford 06902, c/o Alexandra Munoz Gomez. Filed July 20.

Bandelero Inc, 10 Leonard St., Apt. B, Norwalk 06850, c/o Jairo Galeano. Filed July 1.

Barbatus Consulting, 1455 Washington Blvd, Apt. 247, Stamford 06902, c/o Boban Petrovic. Filed July 20.

Cheap Trip to India, 5 High Ridge Park, Stamford 06905, c/o Airtime Media LLC. Filed July 15.

Cove Road Mini Mart, 314 Cove Road, Stamford 06902, c/o Sahara Enterprises Inc. Filed July 11.

Cranbury Supermarket, 343 Newtown Ave., Norwalk 06851, c/o Julio Vasquez. Filed July 18.

Dehlio's Restaurant LLC, 64 Wall St., Norwalk 06850, c/o Jose E Melo. Filed July 7.

Eko Stone Works LLC, 6 Howard Ave., First floor, Norwalk 06855, c/o Karina Luna. Filed July 6.

Elm St. Diner, 463 Elm St., Stamford 06902, c/o Elm St. Restaurant LLC. Filed July 20.

Gaby Magazine International & United Production, 55 Winfield St., Norwalk 06855, c/o Marco D. Canedo. Filed July 1.

Galvill Transportation LLC, 7 Eagle Road, Norwalk 06850, c/o Andres F. Villa. Filed July 18.

Home Protection Hotline, 5 High Ridge Park, Stamford 06905, c/o Airtime Media LLC. Filed July 15.

Homewatch Caregivers of Stamford, 66 Glenbrook Road, Unit 3124, Stamford 06902, c/o Best Caregivers of New England LLC. Filed July 8.

Kerry Lee, 50 Forest St., Suite 710, Stamford 06901, c/o Natasha Lee Samantha Parks. Filed July 18.

Lash Hair Extensions Stamford LLC, 1 Bank St., Suite 303, Stamford 06901, c/o Natalia Igumnova. Filed July 19.

Lynn's Leos, 70 Selleck St., Apt. 2, Stamford 06902, c/o Shanetta L Cabrera. Filed July 14.

Marinero Envios, 228 W. Main St., Stamford 06902, c/o N and F Enterprises Corp. Filed July 8.

Miss Ladybug Enterprises LLC, 50 Forest St. Unit 817, Stamford 06901, c/o Rebecca Ulisse. Filed July 19.

My Generator, 501 W. Main St., Apt. 3A, Stamford 06902, c/o Mario Arriaza-Aquino. Filed July 19.

Odyssey Hair Design Inc., 941 Bedford St., Stamford 06905, c/o Gerardo Borea. Filed July 11.

Old Navy No. 5899, 2175 Summer St., Stamford 06905, c/o Old Navy LLC. Filed July 18.

Polaris Vending, 40 Oenoke Place, Unit 6, Stamford 06907, c/o Salvatore M. Palermo. Filed July 11.

Practice OA, 1 N. Water St., No. 220, Norwalk 06854, c/o Richard J. D'Addona. Filed July 5.

Rumba Café, 470 W. Main St., Stamford 06902, c/o Kasey Garcia. Filed July 13.

S& Contracting LLC, 82 Perry Ave., Norwalk 06850, c/o Yosilania Valenzuela. Filed July 7.

Simply Outdoor Service, 25 Cutrone Road, Norwalk 06850, c/o Richard Massey. Filed July 5.

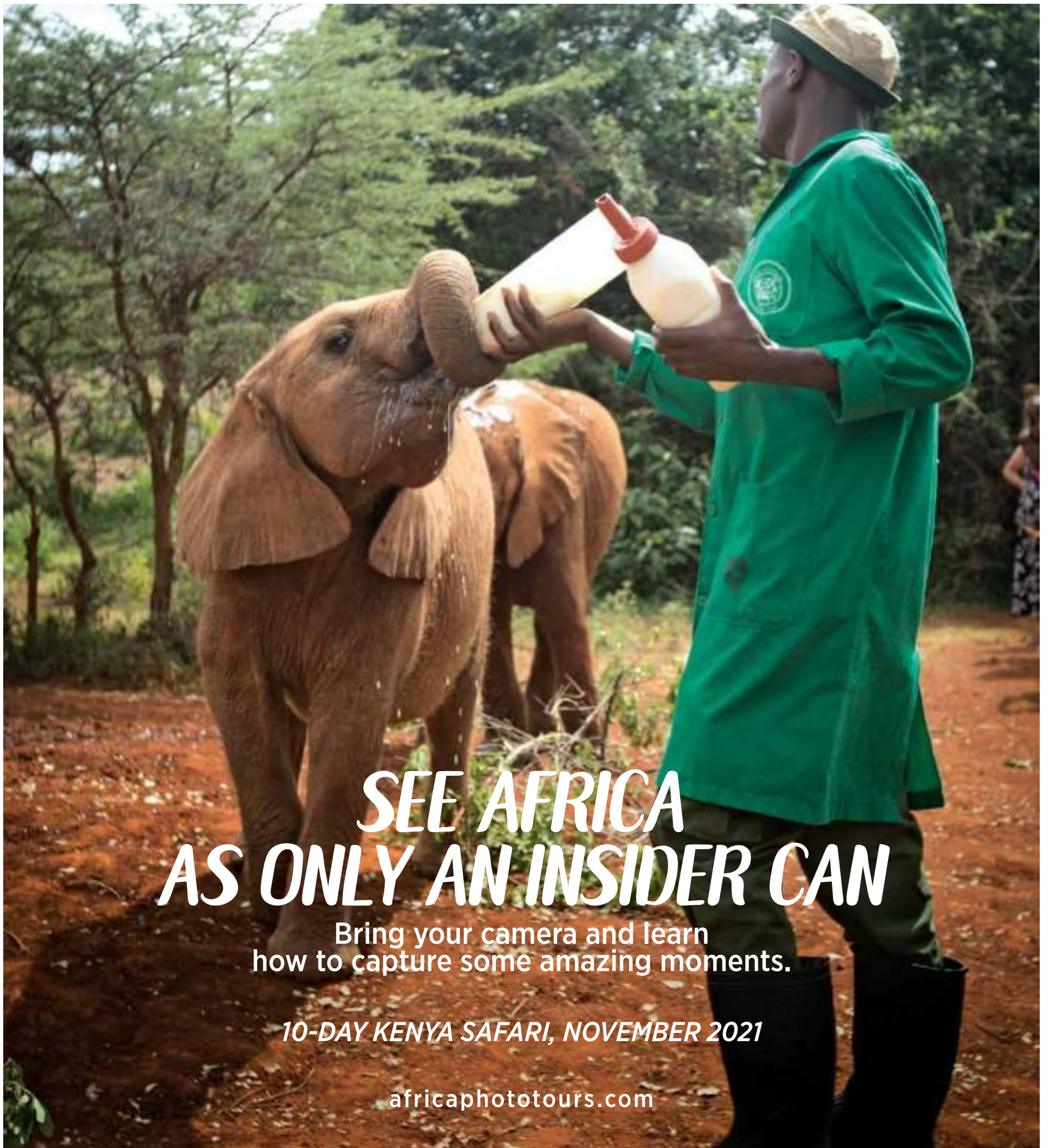
The Peacock's Lawn Maintenance, 18 Bedford Ave., Apt. 8, Norwalk 06850, c/o Rafael Martinez Hernandez. Filed July 6.

TNC Feature Film, 211 Riverbank Drive, Stamford 06903, c/o Thursday Night Club Film LLC. Filed July 13.

Triumph Nutrition, 50 Forest St., Apt. 1115, Stamford 06901, c/o Victoria Nicolli. Filed July 15.

WM Creations, 106 Woodway Road, Stamford 06907, c/o Keisha Smith-Biko. Filed July 8.

Wolfe Physical Therapy, 4 Largo Drive, Stamford 06907, c/o Evolution Physical Therapy LLC. Filed July 13.



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LEGAL NOTICES

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 Mendieta & Son LLC Art. Of Org. filed with SSNY on 7/7/22. Offc. Loc: Westchester Cty. SSNY desig. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, PO Box 234, Verplanck, NY 10596. Purpose: any lawful purpose. #63196

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 (iLLC). 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

Notice of Formation of A PCSOLUCIONES LLC Art. Of Org. filed with SSNY on 05/13/2022 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 509 SIXTH AVENUE, PELHALM, NY,10803. Purpose: any lawful purpose. #63200

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

Notice of Formation of InOurClassrooms, LLC. Art. Of Org. filed with SSNY on 7/25/22. Office Location: Westchester County. United States Corporation Agents, Inc designated as agent of the LLC upon whom process against it may be served. USCA, Inc. shall mail process to Anne Richter, 1180 Midland Avenue, 1E. Bronxville, NY 10708. Purpose: any lawful purpose. #63205

REICH ANTIOCH INVESTORS LLC, Art. Of Org. filed with SSNY 7/29/2022. Office location: Westchester County. SSNY designated as agent for process & shall mail process to: c/o Keith Reich, 28 Wyndham Close, White Plains, NY 10605. Purpose: any lawful act or activity. #63207

1875 Commerce Street, LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 6/23/22. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 1875 Commerce Street, Yorktown Heights, NY 10598. General Purpose #63209

73 Sterling Development, LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 6/10/22. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to Joseph A. Scutieri, Esq., Atty at Law, 445 Hamilton Ave., Ste. 1102, White Plains, NY 10601. General Purpose #63210

Slash Home, LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 11/19/2021. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to Michael D. Schwarz, Geist Schwarz & Jellinek, PLLC, 4 Westchester Park DR., STE 100, White Plains, NY 10604. General Purpose #63211

Believe With Brenda, LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 6/16/2022. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 67 Larch Road, Briarcliff manor, NY 10510. General Purpose #63212

Notice of Formation of Hoff Bookkeeping LLC. Articles of Organization filed with SSNY on 7/30/22. Office location: Westchester County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 37 Kenilworth Road, Rye, NY 10580. Purpose: any lawful act or activity. #63213

Str8nfilter Productions, LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 8/5/22. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 7 Rye Ridge Plaza, #311, Rye Brook, Ny 10573. General Purpose #63214

75 Murray Avenue, LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 8/2/2022. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 83 Edgewood Ave., Larchmont, Ny 10538. General Purpose #63216

Tanaïs Sensory Salon LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 2/11/2022. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to Tanai Goldwire, 1606 Park St., Peekskill, Ny 10566. General Purpose #63217

Clinton Street Management, LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 7/21/2022. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to Shuangwu Zheng, 1 Castle Road, Irvington, NY 10533. General Purpose #63218

201 City Island, LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 2/9/2022. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to Jack Briody, 716 Columbus Ave., Mount Vernon, NY 10550. General Purpose #63219

841 Realty, LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 6/8/2022. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to PO BOX 1007, Yorktown Heights, NY 10598. General Purpose #63220

Notice of Formation of Stonegate Masonry, LLC. Articles of Organization filed with the SSNY on 5/24/2022. Office location: Westchester County. SSNY designated as agent upon whom process may be served. SSNY shall mail process to ZENBUSINESS INC., 41 State Street, Suite 112, Albany, NY 12207, USA. Purpose: any lawful act or activity. #63225

Sealed bids will be received as set forth in instructions to bidders until 10:30 A.M. on Thursday, September 15, 2022 at the NYSDOT, Office of Contract Management, 50 Wolf Rd, 1st Floor, Suite 1CM, Albany, NY 12232 and will be publicly opened and read. Bids may also be submitted via the internet using www.bidx.com. A certified cashier's check payable to the NYSDOT for the sum specified in the proposal or a bid bond, form CONR 391, representing 5% of the bid total, must accompany each bid. NYSDOT reserves the right to reject any or all bids.

Electronic documents and Amendments are posted to www.dot.ny.gov/doing-business/opportunities/const-notices. The Contractor is responsible for ensuring that all Amendments are incorporated into its bid. To receive notification of Amendments via e-mail you must submit a request to be placed on the Planholders List at www.dot.ny.gov/doing-business/opportunities/const-planholder. Amendments may have been issued prior to your placement on the Planholders list.

NYS Finance Law restricts communication with NYSDOT on procurements and contact can only be made with designated persons. Contact with non-designated persons or other involved Agencies will be considered a serious matter and may result in disqualification. Contact Robert Kitchen (518)457-2124.

Contracts with 0% Goals are generally single operation contracts, where subcontracting is not expected, and may present direct bidding opportunities for Small Business Firms, including, but not limited to D/M/WBE's and SDVOBs.

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.

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M&G Millennial & Gen Z AWARDS 2022

Millennials represent half of the workforce and it's predicted that by 2025, Gen Z will make up about 27% of the workforce in the world. Many individuals from this generation are coming of age and establishing their place in society. The awards celebrate this new era in the workforce and recognize some individuals who are leaving their footprints in the technology and business communities of Westchester and Fairfield counties.

NOMINATE HERE: westfaironline.com/2022millennialgenz/
Awards Event Date: Nov. 17, 2022

NOMINATION REQUIREMENTS:

- Living and/or working in Fairfield or Westchester counties
- Born between 1981 - 2000
- Candidate must not have won the competition previously

All nominations will be reviewed by our panel of judges. The nominees that best fit the criteria will be honored at a cocktail reception and awards presentation.

AWARD CATEGORIES:

Changemakers, Business Entrepreneur, Culinary Arts, Digital Media, Education, Economic Development, Journalism, Fashion, Film, Financial Services, Healthcare, Hospitality, Innovation, Law, Music, Social Entrepreneur, Real Estate, Engineering and Technology

For information and sponsorships, contact: Fatime Muriqi at fmuriqi@westfairinc.com.

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ARTS NEWS

SEPTEMBER 2022

ART CHANGES THE FACE OF WHITE PLAINS



Artist Wane One prepares his mural on Mamaroneck Avenue in White Plains in preparation of Serious Fun Arts Fest in October (photo credit: Katelynn DiBaccari)

A PUBLICATION OF ARTSWESTCHESTER SPONSORED BY:

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From the County Executive

Dear Readers,
Thank you for taking a few moments to read this fall edition of ArtsNews. As the temperatures cool down and the leaves begin to turn colors and fall, I want to encourage all of you to enjoy the many exhibits and events that ArtsWestchester and our local arts

groups have to offer across our beautiful County. There are plenty of in-person and virtual arts happenings for you to explore this fall. This month, ArtsWestchester provides a new calendar of arts programming in our local communities, including:

- theater venues ready to welcome back guests (see pages A4-7)
- a celebration of jazz throughout White Plains (see pages A8-13)
- an abundance of outdoor fall arts festivals (see pages A32-35)

I encourage all of you to take a few moments of respite, and participate in these wonderful arts opportunities if you can. As Westchester County continues on its path forward, remember that the arts will always be here for us to discover and enjoy.

Sincerely,
George Latimer
Westchester County Executive

.....

The work of ArtsWestchester is made possible with support from Westchester County Government.

George Latimer
County Executive

Catherine Borgia
Chairman, Westchester Board of Legislators

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ArtsNews, your guide to arts and culture in Westchester County, NY, is published by **ARTSWESTCHESTER**, a private, not-for-profit organization established in 1965. The largest of its kind in New York State, it serves more than 150 cultural organizations, numerous school districts, hundreds of artists, and audiences numbering more than one million. The goal of ArtsWestchester is to ensure the availability, accessibility, and diversity of the arts in Westchester.



Art Under the Starry Skies of Ghent, NY

It may be wishful thinking on my part, but it seems to me more artists are migrating out of the city to a more bucolic life in upstate New York. Maybe it's just a Covid thing or an affordable housing shortage, but on a recent trip upstate the signs of artists seemed ubiquitous.

Alas, I couldn't find any statistics through Americans for the Arts... so, I thought I'd wander around Catskill, New York, and maybe stop in Saugerties and Hudson. This is where folks tell me that artists are joining the ranks of dairy farmers and mountain climbers. I was thrilled to find **Art Omi**, an outdoor sculpture park and gallery situated on a former dairy farm in Ghent, New York.

I could burst into song about the 120-acre art park. What that means for the arts, as the great Ella put it – is "give me land, lots of land under starry skies above. Don't fence me in."

This oasis called Art Omi is filled with structural and conceptual

FROM THE CEO

by Janet Langsam,
ArtsWestchester CEO



(photo credit: Cathy Pinsky)

projects all in the midst of vacant land. Arts enthusiast Francis Greenburger, a real estate investor, entrepreneur and literary agent, founded the arts center in 1992. With the aim to find ways of connecting to artists, and getting closer to the art, Art Omi presents the works of contemporary artists and architects, offering a range of large-scale works in nature, plus a 1,500-square-foot gallery.

The question that I asked myself was: "Who had ever heard of Ghent, New York before Art Omi?" The answer is...I did!

This visit brought me back to a childhood scene during World War II, in which my mother, a full time teacher, acquired the services of a German nanny for me and my brother. Our Fräulein, as she was known, had relatives who operated a farm in Ghent, where she would take us for a week during the summer. As the story goes, Fräulein told my mother that if World War II succeeded in coming across the Atlantic and into America, she would hide me and my brother on a farm in Ghent, New York.

So imagine my delight to hear that this is now a place where artists are showing their work under starry skies.

I will never forget Ghent, New York.



Olaf Breuning, *Clouds* (Bryan Zimmerman) on display at Art Omi (photo source: facebook.com)

Come Back to the Arts

Theaters are Gearing Up

Are Audiences Ready to Come Back?



ArtsNews spoke with representatives from six Westchester performance venues, and all made one thing clear: the pandemic has been an arduous journey, but they're excited to welcome guests back. They also have new robust seasons planned for the fall. Now it's up to the guests to fill the seats.

"It's like doing theatre on a powder keg and wondering if someone is going to light a match," says Adam Cohen, Artistic Director of Arc Stages. Cohen is referring to the uncertainty of planning a performance series during a pandemic, citing that uncertainty as the greatest difficulty of planning a new season. He explains: "The [uncertainty] of

whether people will come, of [what to do if] a cast member gets COVID, of whether or not we would have to close again due to continued pandemic issues.”

It's Time to Fill the Seats

Bjorn Olsson, Executive Director of Tarrytown Music Hall (TMH), says “there is still some hesitancy” from patrons since the Hall reopened about a year ago. According to Olsson, they still aren't where they were before the pandemic in terms of attendance.

Emelin Theatre President Mark Ettenger echoes the concerns of Cohen and Olsson: “It became imperative that we remain flexible, ready to pivot.” He speaks from experience, as the Emelin's sales for its 2021 season didn't bring the success of previous pre-pandemic seasons.

Says Ettenger: “Our October [2021] reopening was full of cautious optimism, but as COVID numbers spiked...pandemic related issues such as travel restrictions, canceled tours, artist illness ...led to disappointing sales and an unprecedented number of canceled or rescheduled shows.”

Moving Forward: Updates and Renovations

However, Ettenger also says that the venue has made major updates in the past year – “to enhance the safety and comfort of [their] patrons, artists and staff.” The venue was renovated last summer with upgrades

in sound and lighting equipment, HVAC systems, new seating with greater accessibility, and more.

They're not alone in their efforts to make guests more comfortable. White Plains Performing Arts Center (WPPAC) General Manager Kathleen Davisson says the Center permanently upgraded its HVAC with a state of the art air filtration system. TMH installed air sanitizers, “which seemed like a good addition regardless of COVID.”

The Performing Arts Center at Purchase College (PAC) is reopening with in-person events this fall for the first time since the start of the pandemic. Interim General Manager Ian Driver says their team refers to their shuttered period as a “pause with a purpose.” During that time, the organization took “significant time and effort reviewing internal practices and workflows, upgrading equipment, and making various improvements and repairs to the theaters and backstage areas.” This, he explains, was all “to ensure that [PAC] will be able to operate efficiently and safely when [its] audiences return.”

The Capitol Theatre's General Manager Bruce Wheeler says he's found that [their] patrons are comfortable venturing out and attending shows. But while, according to Wheeler, the Cap is 85-90% “back to normal,” he points to additional difficulties that indoor venues need to consider in times like these, eluding to elements of planning that the general public doesn't see:

“One protocol that comes up occasionally is how we handle our backstage and dressing room area. Some artists are doing whatever



Paul Taylor Dance Company will perform at The Performing Arts Center at Purchase College, 2/25/23 (photo credit: Paul B. Goode)

Come Back to the Arts

they can to prevent cases amongst their band and crew, as a single case could be detrimental to the tour and shut it down.”

New Seasons Bring Diverse Offerings

Special attention to these protocols can help to keep a season running smoothly and prevent last-minute artist cancellations. Wheeler explains that they welcome the opportunity to accommodate these artists. The Cap, after all, has a full season planned, with big names like The National, Jeff Beck and Lindsey Buckingham (formerly of Fleetwood Mac).

Similarly, other performance venues are bringing both big names and other diverse offerings to Westchester across the board. For instance, PAC welcomes a variety of artistic disciplines onto its stage with performers like Paul Taylor Dance Company, the Chamber Music Society of Lincoln Center and author David Sedaris.

Along with a mainstage production of *Miss Saigon*, WPPAC has announced the Westchester premiere of *Jersey Boys* and the regional premiere of *The Prom*. The Emelin offers a diverse lineup of artists, including trombonist Delfeayo Marsalis and the legendary Glenn Miller Orchestra, and will resume its family series. Arc Stages’s season includes *The Goat, or Who is Sylvia?* by theater great Edward Albee. TMH’s season welcomes everyone from Dionne Warwick to Henry

Rollins and Ballet Hispanico to The Wailers.

All venues are operating at full capacity with varying approaches to mask and vaccination policies.

The Arts: An Economic Driver

Says TMH’s Olsson: “The big silver lining I have noticed to this whole crisis is how everyone, from the community level to the federal government, is seeing the power of live performing arts, both as ‘food for the soul’ and as an important economic driver of local economies.”

A study conducted by Americans for the Arts in 2015, which is currently being updated with new data, indicated that the arts sector in Westchester County generates \$172.3 million in total economic activity, and also supports 5,179 full-time equivalent jobs. These funds don’t only support the arts organizations. They benefit surrounding restaurants and bars, local parking garages, overnight lodging, and more.

Wheeler adds: “Events at the Cap drive thousands of people into Port Chester. We’re grateful that this traffic not only helps us, but also helps many of the businesses in town.”

Driver emphasizes a sentiment that was equally reflected in everyone’s remarks: “Our primary focus this season is to re-engage with our audiences. We’ve missed them, and we hope they’ve missed us as well.”



“Bjorn Olsson, Executive Director of Tarrytown Music Hall, says 'there is still some hesitancy' from patrons since the Hall reopened about a year ago. According to Olsson, they still aren't where they were before the pandemic in terms of attendance.”



JazzFest White Plains 2022

ARTSWESTCHESTER, THE CITY OF WHITE PLAINS & THE WHITE PLAINS BID

JAZZFEST

WHITE PLAINS • SEPT. 14-18, 2022

PRESENTED BY:

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The annual [*JazzFest White Plains*](#) festival is back with a stellar lineup of free and affordable in-person programs. For its eleventh year, the festival remains true to its roots, presenting jazz from an outstanding roster that features musicians of local and national significance. On September 14-18, some of today's most notable rising jazz stars will perform in downtown White Plains.

WEDNESDAY, SEPT. 14

I'RO & The Afro Latin Exchange – 12pm | FREE
White Plains Farmers Market, 59 Court St.

Pedro Millan is a Puerto Rican/American saxophonist with a specialization in woodwinds. Born in Miami, Florida but raised in Trujillo Alto, Puerto Rico through age 12 before moving back to Miami. Millan has played around the world with people like John Clayton, Gordon Goodwin, Wayne Bergeron and more.

Downtown White Plains Jazz Stroll (Details TBA)

THURSDAY, SEPT. 15

François Moutin & Kavita Shah Duo – 12pm | FREE
*Downtown Music at Grace, 33 Church Street, White Plains**

French bass virtuoso François Moutin and adventurous New York-born vocalist Kavita Shah will take listeners on an improvisational journey across both lyric-driven and wordless jazz standards and original music. Moutin was a member of the legendary Martial Solal Trio and co-lead Moutin Reunion Quartet. Shah is a vocalist and composer hailed by NPR for her “amazing dexterity for musical languages.”

Grace Kelly Concert Reception with Via Garibaldi – 6:30pm

Performance & Reception Price: \$75pp | *White Plains Plaza, One North Broadway*

Grace Kelly is an award-winning singer, saxophonist, songwriter, and is a member of the Late Show with Stephen Colbert house band. Tickets for this outdoor performance include prime concert-viewing seats, a welcome drink, and canapés and stations from Italian restaurant Via Garibaldi. Patrons can also view the performance on the Plaza.

This performance will take place outdoors with advanced ticket purchase required for prime viewing. Patrons can also view the performance on the Plaza, but must bring their own chair.

JazzFest White Plains 2022



Grace Kelly (photo by Mendi Hassine)

FRIDAY, SEPT. 16

Jazz at Noon:

Miki Hayama x Richie Goods Ensemble –

12pm | FREE

White Plains Public Library Plaza, 100 Martine Ave.

Jazz-funk bass extraordinaire Richie Goods, one of today's most accomplished bass players, is the youngest person inducted into the Pittsburgh Jazz Hall of Fame. Most recently, pianist, arranger and musical director Miki Hayama worked on Nnenna Freelon's *Time Traveler*, which was nominated for a Grammy in the category of Best Jazz Vocal Album.

Joey Alexander Trio 7pm & 9pm – 7pm & 9pm
\$35 for 7pm or 9pm set | \$65 for both 7pm & 9pm sets
*ArtsWestchester, 31 Mamaroneck Ave.**

Bali-born pianist Joey Alexander has accrued a lifetime of accolades. The pianist, composer and bandleader is one of the most emotive and compelling pianist-composers active on the scene today—including being the youngest artist ever nominated for a GRAMMY® Award in a jazz category, topping the Billboard Jazz Albums chart, earning profiles in *The New York Times* and *60 Minutes*.



Ragan Whiteside (photo credit: Randis Music)

SATURDAY, SEPT. 17

A Workshop/Conversation with Legendary Jazz Bassist,

Buster Williams – 1pm | FREE

Music Conservatory of Westchester, 216 Central Ave.

The Buster Williams Quartet "Something More" – 7pm & 9pm
\$35 for 7pm or 9pm set | \$65 for both 7pm & 9pm sets
*ArtsWestchester, 31 Mamaroneck Ave.**

Grammy Award-winning bassist Buster Williams is a jazz legend whose playing knows no limits. He has performed, recorded and collaborated with jazz giants such as Miles Davis, Herbie Hancock, Branford and Wynton Marsalis, and many others. Williams tours frequently with his group *Something More*. The *Buster Williams Quartet "Something More"* features Buster Williams (bass), Steve Wilson (saxophone), Lenny White (drums) and Brandon McCune (piano/keyboard).

*For the safety of all audience, musicians and staff, proof of vaccination and masks are required for entry. This performance will take place indoors in accordance with New York State and local health department guidelines.



SUNDAY, SEPT. 18

White Plains Jazz & Food Festival – FREE

Mamaroneck Ave., between Main St. and Martine Ave.

12:30-1:15pm | Westchester Center for Jazz & Contemporary Music

The Westchester Center for Jazz & Contemporary Music provides opportunities for musicians of diverse backgrounds, abilities and ages to develop their skills in jazz and other related musical forms. This performance features a selection of the Center's top student musicians and faculty.

1:45-2:35pm | Albert Rivera Quintet

Bronx born and raised saxophonist Albert Rivera, described by NPR's Owen McNally as "a modern jazz messenger," has been a consistent force on a national and international level. *DownBeat* Magazine called him and his band "part of the next wave in this jazz ritual." Rivera is a recipient of a Chamber Music America and ASCAP Young Jazz Composers awards.

3:05–3:55pm | Carlos Jimenez Mambo Sextet

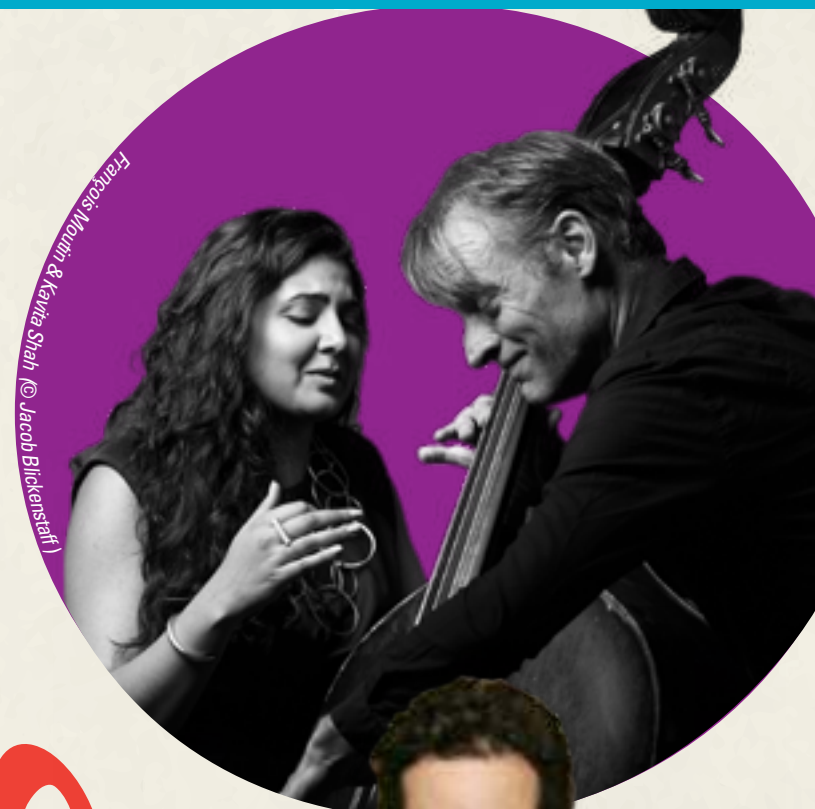
The Carlos Jimenez Mambo Orchestra is a Westchester-based salsa band that gets audience members out of their seats and dancing. Yonkers native Carlos Jimenez is a flutist, vocalist, composer and band leader of jazz, Latin jazz and salsa. Jimenez has performed all over New York State and across the country, and toured internationally with many jazz greats.

4:25–5:15pm | G. Thomas Allen Quartet

Award-winning vocalist, composer and music educator G. Thomas Allen was the first male winner of the Sarah Vaughn International Competition. His diverse musical background has contributed to his unique approach to jazz – finding innovative ways for cross-genre experimentation, including the aesthetics of R&B, pop, gospel stylizing, and operatic inflections.

5:45–6:45pm | Ragan Whiteside and Friends

Flutist, vocalist and songwriter Ragan Whiteside is currently taking the Contemporary Jazz world by storm. Originally from Mt. Vernon, Whiteside began playing flute at age eight. With her unique style and soulful vibe, this triple-threat is bringing the flute back into mainstream focus.



#WPjazzfest

For tickets & concert details, visit:
artsw.org/jazzfest

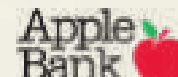


JazzFest White Plains is made possible by the New York State Council on the Arts with the support of the Office of the Governor and the New York State Legislature.



This engagement of Buster Williams & Something More is made possible through the ArtsCONNECT program of Mid Atlantic Arts with support from the National Endowment for the Arts.

SPONSORED BY:



JazzFest White Plains 2022

JOEY ALEXANDER: From Bali and Beyond

by Michelle Falkenstein



Joey Alexander performs at part of JazzFest White Plains on 9/16 (photo courtesy of the artist)

Born in Denpasar, Bali to a family of modest means, Joey Alexander became intrigued by his parents' classic jazz albums at age six. But the young boy was more than a passive listener, playing along on his miniature electric keyboard aided by his preternaturally gifted ear.

His parents soon realized they were dealing with a special talent and moved the family to Jakarta to bring their son closer to a local jazz scene. At age eight, Alexander showed off his musical abilities for jazz pianist Herbie Hancock when Hancock visited that city as a UNESCO Goodwill Ambassador. By the following year, Alexander topped 42 other musicians from 17 countries to take the Grand Prix at an all-ages jazz competition in Odessa, Ukraine. At age 10, trumpeter Wynton Marsalis invited Alexander to perform at Jazz at Lincoln Center after watching him perform in a YouTube video.

"I believe it's a calling," says Alexander, now 19, who released his sixth album, *Origin*, on Mack Avenue Records in May. "It's God's gift, and this is the life that I'm living now."

Jazz fans will have their chance to see him perform in person [on Sept. 16](#), when the Joey Alexander Trio performs two sets in ArtsWestchester's intimate performance space as part of the [11th annual JazzFest White Plains](#). The five-day festival, a partnership between ArtsWestchester, the City of White Plains and the White Plains Business Improvement District, features up-and-coming and established talent, both local and national, at venues around the City.

Alexander, whose style can be described as thoughtful, modern and melodic with a smooth flow, takes an innovative approach to his craft. "We have to be true to ourselves and not play something just for the sake of playing what people would like to hear or what would be easily accepted," he says. His inspiration extends beyond jazz to include rock, gospel, hip-hop and classical music. "I embrace it all," he says.

Following Alexander's much-lauded appearance at Jazz at Lincoln Center, a wave of opportunities presented themselves. "Doors started to open for me," he says. A subsequent concert with Juilliard School students to help fund his continued stay in New York led to a successful application for an O-1B visa, given to non-U.S. artists with "extraordinary ability." This allowed Alexander and his parents to officially move to New York.

"When I came [to New York], I was excited to be in the city of creativity with the hope of having my music be heard," he says. He lived in the city until last year when his family moved to Baltimore.

A year after his first album, *My Favorite Things*, was released

"We have to be true to ourselves and not play something just for the sake of playing what people would like to hear or what would be easily accepted," he says. His inspiration extends beyond jazz to include rock, gospel, hip-hop and classical music. "I embrace it all," he says.

by Motéma Music, the recording received two Grammy Award nominations, one for Best Jazz Instrumental Album and another for Best Improvised Jazz Solo for his cover of John Coltrane's *Giant Steps*. This was followed by another Grammy nomination the next year, for Best Improvised Jazz Solo for *Countdown*, another Coltrane tune on Alexander's 2016 album of the same name. In addition to performing jazz standards, he writes his own music, and looks forward to performing some original tunes at his upcoming [JazzFest concert](#).

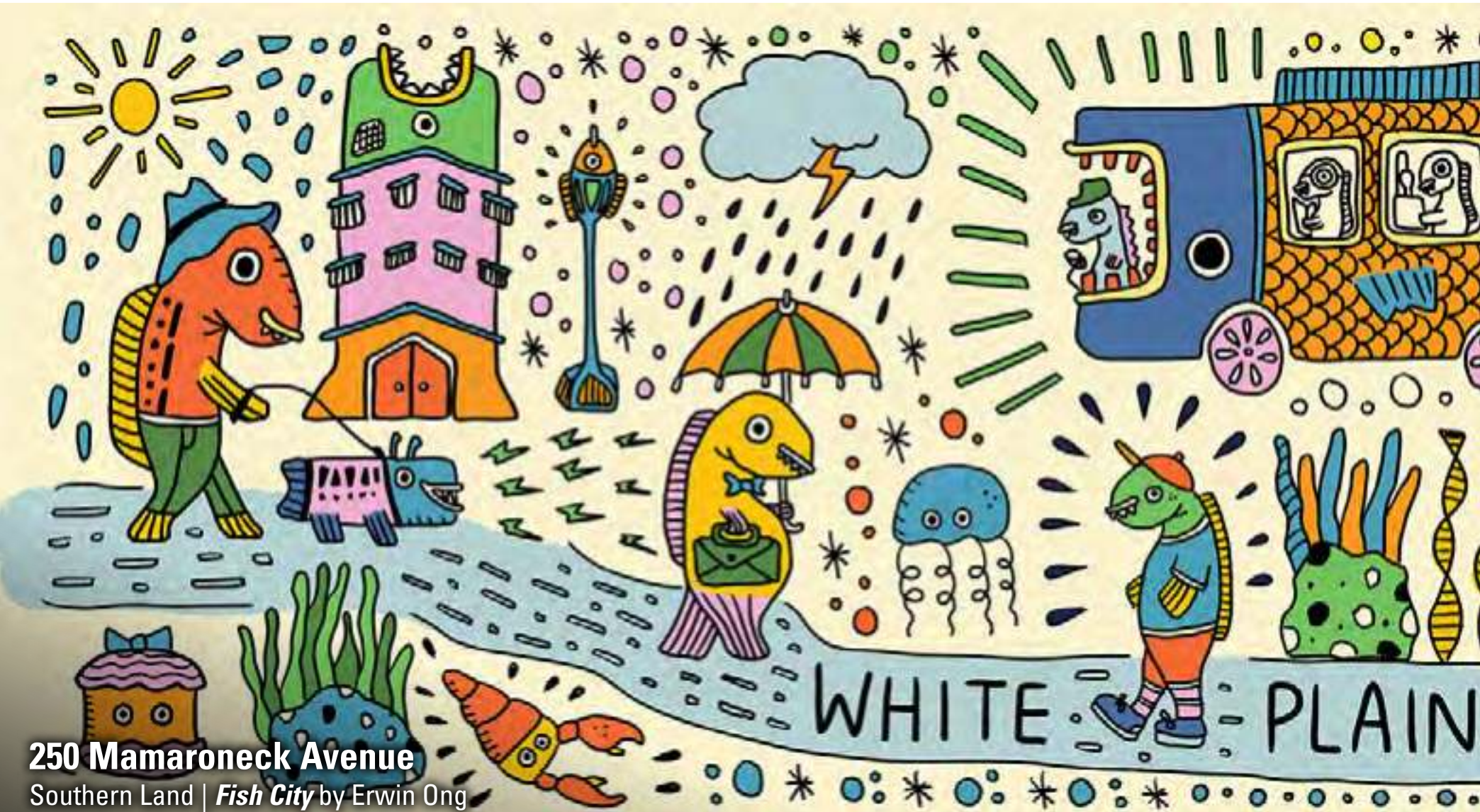
He hopes to make his mark on the jazz scene by composing fresh new songs that become part of a new jazz repertoire for future generations. "It doesn't have to be huge and groundbreaking, but something that would have a positive impact on the music," he says.

Alexander believes the time has come for the next generation of jazz artists to move the art form forward. "That's what the previous generations did," he says. "Now it's our turn."

Serious Fun Arts Fest



1 N Lexington Ave
 Greystar | *Vibercity* by Yuke Li



250 Mamaroneck Avenue
 Southern Land | *Fish City* by Erwin Ong



ART CHANGES THE FACE OF WHITE PLAINS



This fall, developers and artists team up with ArtsWestchester and to bring art to the streets of downtown White Plains. Mural by mural, they are changing the face of the City, bringing color and excitement to walls that may otherwise have gone unnoticed. It all comes together during [Serious Fun Arts Fest](#), a 5-day festival on October 12-16, organized by ArtsWestchester and sponsored by Montefiore Einstein, when art takes over White Plains with live music, pop-up dance performances, an art fair, gallery events, an outdoor sculpture exhibition, a concert celebration with on-the-rise Brooklyn band Sammy Rae & the Friends, and more. **On the pages A14-19, take a look at some of the upcoming artworks:**

Serious Fun Arts Fest

100 Main Street

Galleria White Plains | *Painted Lady in the Ironweeds* by Chris Soria



Artist Chris Soria works on his mural at Galleria White Plains in preparation for Serious Fun Arts Fest (photo credit: Katelynn DiBiccari)



31 Mamaroneck Avenue

ArtsWestchester | *Brighter Colors, Better Life & Then Some* by Wane One

Artist Wane One works on his Mamaroneck Avenue mural in preparation for Serious Fun Arts Fest (photo credit: Katelynn DiBiccari)

Serious Fun Arts Fest



3 Renaissance Square
The Opus Westchester | *Hi 5 Taxi Cab* by Tom Fruin



51 South Broadway
RMS | *Pandora* by Christopher Rios



250 Mamaroneck Avenue
Southern Land | Mural by Oscar Lett



1 N Lexington Ave
Greystar | *Vibercity* (detail) by Yuke Li



131 Mamaroneck Avenue
The Mitchell | 2022 by Bianca Romero



(all renderings on pages A14-15 and A18-19 courtesy of the artists)

Serious Fun Arts Fest

Performing With
Opening Acts:

- **ANDROMEDA**
- **The Brighton Beat**

*ArtsNews Editor Mary Alice Franklin recently caught up with Sammy Rae, leader of Sammy Rae & the Friends. The on-the-rise band that NPR called "Musicians to Watch in 2022" will headline the five-day **Serious Fun Arts Fest** in White Plains this fall (Oct. 12-16) with a closing **concert celebration on October 16**. For more about the festival and concert, see pages A14-19 and 23, visit artsw.org/seriousfunartsfest and follow **#SeriousFunArtsFest** on Instagram.*

[This interview has been edited for clarity and length.]

Sitting Down with

SAMMY RAE

Mary Alice Franklin (MAF): We're excited to host you in October. The concert will be right out on the street, and it's the big closing event for our five-day arts festival.

Sammy Rae (SR): I love it. I love it.

MAF: There seems to be a really strong sense of community among your fans. That's something that really stands out: this kind of positive, fresh vibe. Can you speak to that a little bit? Is that something you try to foster?

SR: Yeah, a hundred percent...When [fans] buy tickets, listen to our music and get merch[andise], that's the community that pushes us forward. And I knew that I wanted to keep them at the forefront because...if they don't show up, we don't get to do the thing that we love. So we're always so grateful for their being there, inviting their friends, [and] sticking around. Our community of fans is super important to us. They're really the basis of everything we do... That comes through in songwriting...but especially in the live show environment...

We try to keep it [our concerts] positive and be really honest... [Our shows are] the place where you come, be yourselves, dance how you like, wear what you want, make friends... It's like 'Let's throw a party every night. You're more than welcome. We can't wait to have you. If it's not for you, then that's okay. At least we were honest.' We try to do the best we can to...just say thank you in as many ways as we can.

MAF: And there's such a great amalgamation of different sounds and influences in your music... How would you describe your own sound?

SR: That's a tricky one... It's a story/song driven, jazz-influenced rock and roll... with a touch of punk. Or a touch of disco.

MAF: What are some of your personal influences?

SR: I really love classic rock, and I'm always trying to bring "rock star energy" to the project. I listen to a lot of big bands from the '70s. I'm a big Queen and Freddy Mercury fan. But I also really love Rolling Stones, E Street Band, Fleetwood Mac, The Doobie Brothers... I really fell in love with the big ladies of American jazz: Ella Fitzgerald, Etta James, Rosemary Clooney, Sarah Vaughan... These are voices that I really love and have taught me a lot about how to use my instrument to tell stories and bring songs to life. So jazz makes its way in[to our music]...

MAF: How would you describe a Sammy Rae & the Friends performance?

SR: We take ourselves very seriously, but we don't take ourselves too seriously, if you know what I mean. We play and goof around and have fun, and hopefully inspire everybody out there to have fun and goof around and dance how they like, as well.
We try really

hard to make it feel like a safe and hugely inclusive environment, where folks from all different walks of life can come have a good time and find something that's for them. My hope is that in the live space, there's a little something for everybody.

MAF: And what has it been like returning to the stage after COVID? Has the pandemic changed your approach or perspective? How has it been getting back to the stage?

SR: Yeah, it's been wild. I think it's unprecedented territory for everybody – for bands and performers, but also venues and venue workers. And also audience members.

It's been a bit of a struggle because, with anything, when you kind of fall out of practice... to learn how to get back into it is a whole learning process.

We've considered ourselves very lucky that we got to play a great deal of festivals [over the] summer. Festivals are cool environments to be in front of audiences, where a small percentage of the audience knows who you are, and the rest of the audience doesn't. So there's this cool permission to try to get new people to jump on your wavelength, but also see how somebody who's never heard you before takes it in and interprets you. So, it's been a great learning experience...

MAF: Given that, from your perspective how can people support artists in this critical time?...

SR: That's a really thoughtful question that I hadn't been asked... I know for us, the merch aspect of things has been really life-giving because it's a way for us to make something that isn't just our music... When we weren't able to be together in person, there was this real upswing in people being engaged on social [media], and people buying merch to continue to support and keep in the loop with us. I would say to do what you can to make your artists feel appreciated in the digital space...[and] you can support artists by being patient with them... We want to make you a record, and the record will come, but... it's a lot to process, you know? And the landscape is always changing...

MAF: Tell me about the single *For The Time Being* [released in July].

SR: It's a very cool, repetitive, sort of meditative mantra song. It's a bit of a departure arrangement-wise for us because it's heavily acoustic guitar-focused. Very stripped down... It's our first song to feature the flute and the bass clarinet in lead roles, so it's somehow found a way to strip something down and still keep it groovy, and still keep it hopeful and upbeat.

It's a song about the present moment, and let's be where we are right now...because I've got this love, I've got this thing, I've got what I've been looking for, but it could change. You know, how do we hold that and still move forward with hope and with positivity?

Several years ago, [our guitarist] Will Leet and I were getting ready to see a band at Brooklyn Steel. And it was this big moment of "Ah! Maybe

Serious Fun Arts Festival



one day our band could play there. Wouldn't that be something?" We were just sitting around... He was playing guitar and I was singing, and *For The Time Being* started to come out...

Flash forward three and a half years, and now suddenly our band was about to play Brooklyn Steel, and it's sold out. It's the biggest night of our lives. And the words just rang true again... and I think there's a classicness to it, where it'll ring true again to the future.

MAF: Absolutely, I feel like especially in these times, [the song] really is a relatable sentiment.

SR: Yeah. Well, thank you! ...We [ended up] play[ing] it for the first time live at Brooklyn Steel. And that was a really vulnerable moment...

MAF: What about your upcoming documentary?

SR: So, we had a friend who was following us around during our Follow Me Like The Moon tour... [There's] behind-the-scenes, guerilla style [footage]: what it's like living on a tour bus, what it's like in the green room, what it's like to be traveling and dealing with, you know, the uncertainties of COVID.... [So it'll be] a roughly-30-minute docu-piece about our first national tour.

It starts with us rehearsing the day before we got on the bus...

and then we all went home and went to bed, and the camera was on us at 8am the next day, on the tour bus where we would live for over a month... It continues to follow us as we...play the largest venues we've ever played... Then we had about three weeks off, and then the culmination was this huge [sold out] show in New York at Terminal 5.

MAF: What's next for Sammy Rae & The Friends?

SR: We'll be releasing another single [*If It All Goes South*] at the end of August... And then when we get to winter, we will be touring the UK for the first time. So a new single, new music video, a little bit of a documentary, and then a whole bunch of traveling around to meet people in places we haven't been to yet.

MAF: That's great. We're excited to be a part of your fall tour, and welcome you back to New York after lots of other shows around the country.

SR: Absolutely!... We love New York, and it's always fun to go home. Even the east coast in general, but it's always really, really nice to come home to New York.

(photos courtesy of the artist)

SERIOUS FUN

ARTS FEST

OCT. 12-16

THE ARTS TAKE OVER WHITE PLAINS, NY

5 DAYS OF SERIOUS FUN!

15 new public artworks • gallery openings • pop-up dance performances • Serious Fun Art Fair • family art-making • live painting demos • live music • giveaways • DJs

SAT, OCT. 15 | 11-6PM Music Performances* | Free

Matt Turk & Friends (11:30am)

Will Evans (12:30pm)

Porter Carroll, Jr. (1:30pm)

REMY + DJ (2:35pm)

Wess Meets West (3:40pm)

Slambovian Circus of Dreams (4:45pm)

SUN, OCT. 16 | 2-6:30PM Headliner Concert | \$25 Ticket

Sammy Rae & The Friends (5pm)

ANDROMEDA (2pm)

The Brighton Beat (3:30pm)

*Outdoor Concerts on Mamaroneck Avenue, White Plains, NY



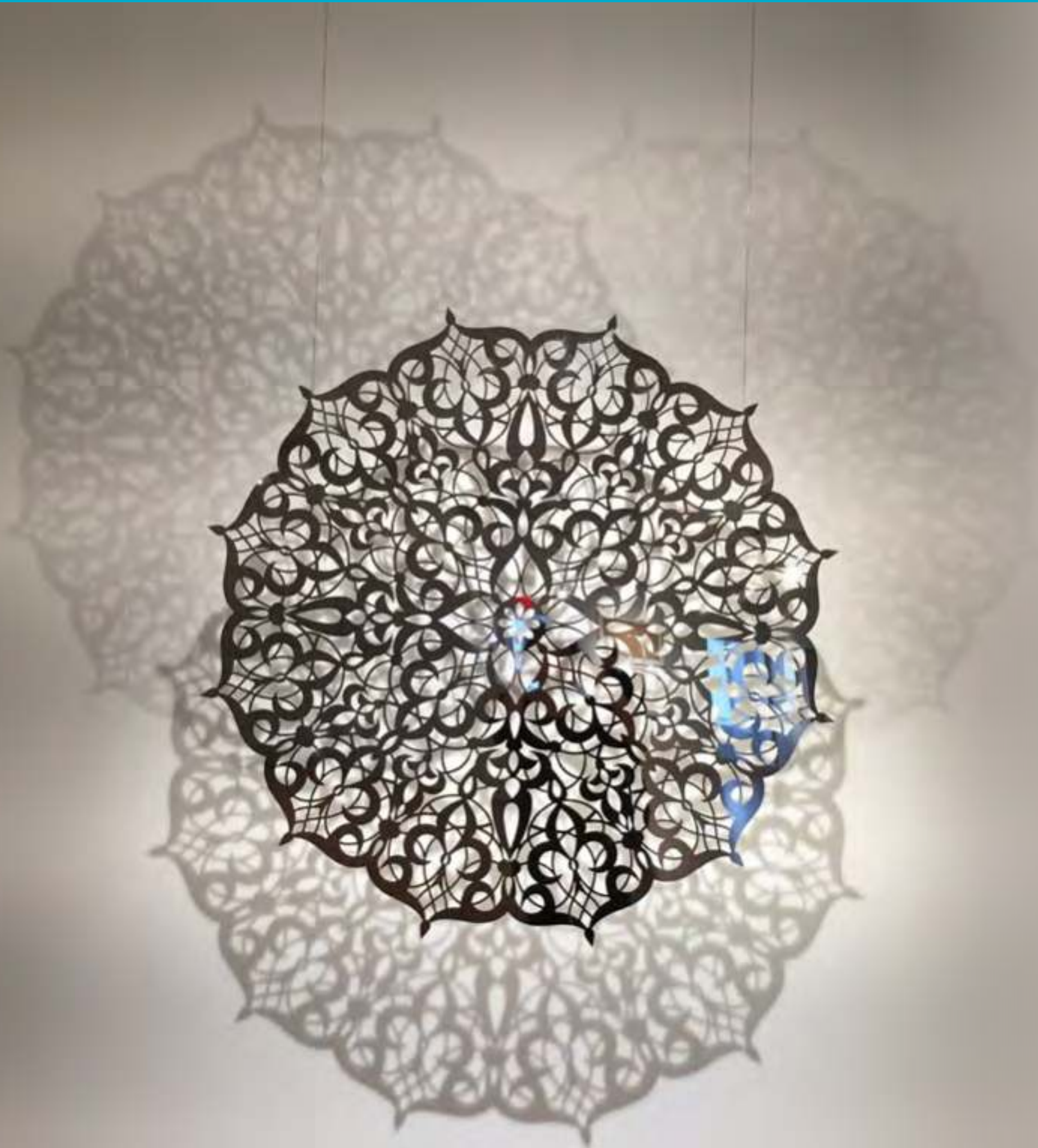
TICKETS AND FULL SCHEDULE:
ARTSW.ORG/SERIOUSFUNARTSFEST
[#SERIOUSFUNARTSFEST](https://twitter.com/SERIOUSFUNARTSFEST)



Presented by:
Montefiore Einstein



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Anila Quayyum Agha, *Teardrop (After Robert Irwin)*, 2016, Polished stainless steel with mirror finished, halogen lighting, ed. 2/8, 46 inches. Courtesy of Talley Dunn Gallery, Dallas, TX

Tradition Interrupted

by Alyssa Monte

Traditions are instilled at an early age. Some revolve around holidays, objects, places or religions; some connect to specific people. They can be generational, cultural or global in their origin, and can have large societal impact. [Katonah Museum of Art \(KMA\)](#)'s current exhibition, [Tradition Interrupted](#), features 12 artists from all over the world who reclaim ancient customs for the contemporary world by using a wide range of mediums such as mosaics, metalwork, ceramics and more.

While their art is visually different, the artists all create work that centers around large topics – culture, globalization and religion – as well as the traditions attached to those themes. The traveling exhibition, which was organized by Bedford Gallery in Walnut Creek, CA, features works that have recognizable elements, such as skateboards, Coca-Cola cans, and ramen noodle containers. However, these everyday objects are re-imagined in visually enticing ways that shift the perspective of these commonalities.

According to KMA's associate curator of exhibitions and programs, Emily Handlin: "The displayed works are really approachable, bright and interesting to look at. It's a really great balance and mix of the familiar and the challenging."

When artists re-purpose objects that are familiar to the larger population, people can't help but see these things in a completely different light. Upon seeing a ramen noodle container at the grocery store, most people don't necessarily think about take-out culture, the environmental consequences of quick-fix meals, or globalization. However, when seeing it within a stand-alone work of art, one may begin to think more deeply about the meaning of this product in a different context.

In her "Disposable" series, artist Ana Gómez intends to show the displacement of 'local' by 'global,' demonstrating issues like consumerism. Similarly, Shirin Hosseinvand merges an unmistakable global brand, a Coca-Cola can, with ancient Iranian mosaic mirror work

in order to emphasize the concept of mass production.

By reclaiming hybrid pieces of discarded heirlooms, Jaydan Moore reconsiders the ways in which people define themselves and others through objects. He highlights the ecological impact of the human desire to collect, commodify and own. By linking objects to memory, he focuses on tradition in a way that is specifically linked to tangible things rather than abstract concepts.

Faig Ahmed is also creating work about identity with his reinterpretation of Middle Eastern rugs. These handmade woolen rugs appear to be melting, symbolic of identity loss and change. Says Ahmed: "What mainly interests me are the old traditions and cultures, standard canons and stereotypes, which I end up breaking."

“Both exhibitions explore issues of globalization and colonialism, expanding and defying established art-historical principles. They use history to inform people of the issues these artists feel connected to.”

In concert with *Tradition Interrupted*, KMA presents [Remy Jungerman: Higher Ground](#). Jungerman is a Suriname-born Dutch artist working between New York and Amsterdam. By using geometric abstraction, he draws connections between this classic style and the patterns/symbols in Surinamese Maroon culture.

Both exhibitions explore issues of globalization and colonialism, expanding and defying established art-historical principles. They use history to inform people of the issues that these artists feel connected to.

Says Handlin: "A lot of the represented cultures are ones that people don't normally have much exposure to, and this is a great introduction to the contemporary art from these places."

The exhibition features pieces that are relatable, informative and absorbing. The featured artists carefully considered the paradox between the ordinary and unconventional. As a result, the viewer feels nostalgic, yet curious in this space.

Both exhibitions remain on view through September 25.

spotlight



Domestic Workers Called From the Shadows

by Taylor Michael

Fellow Margaret Holmes (photo courtesy of Historic Hudson Valley)

This year's cohort of Summer Research Fellows from the [Women's History Institute](#) at [Historic Hudson Valley](#) (HHV) was the first in the program's history to pay closer attention to the experiences of female servants who worked at estates like Washington Irving's Sunnyside or Van Cortlandt Manor. Now, because of fellows Margaret Holmes and Lawrence Mullen, HHV tours include more information about domestic workers.

"This is a group that has been sidelined," said HHV Research Librarian Catalina Hannan. "They've always been there. They're just

waiting in the shadows, and we're calling them out now."

During their time at HHV, Holmes and Mullen conducted research using HHV's library and archive. The annual fellowship gives college and graduate students access to HHV's extensive collection in order to increase the organization's knowledge of the women who have lived in historic homes along the Hudson River Valley.

Fellows work under Hannan's guidance from the application phase all the way through the research and presentation phases. Within six weeks, these emerging academics, specializing in 18th and 19th-

century mid-Atlantic women's history, produce a blog post, a mid-term report and a final project or paper that is presented to the Selection Committee of the Women's History Institute and the HHV staff. Past fellows have gone on to use the basis of their summer research to publish academic papers and books.

Irving's Domestic Workers

Holmes, the recipient of the Margaretta (Happy) Rockefeller Fellowship, studies Irish domestic workers in 19th-century New York. Focusing on Washington Irving's Sunnyside estate, the museum educator and public history student focused on the *Legend of Sleepy Hollow* author's domestic workers, Robert and Mariah McLinden. Her work, which lives at the intersections of race, class and gender, examines these servants' material culture in contrast to the lives of their employers in an attempt to unpack and dismantle harmful stereotypes such as the "Irish Bridget," a derogatory term that referred

Preserving Van Cortlandt Manor

Looking closer at the tour narrative for Van Cortlandt Manor, Mullen found that the period from 1850 to 1953, when John D. Rockefeller bought the house, is reduced to two paragraphs. Catherine Elizabeth Beck Van Cortlandt, Pierre Van Cortlandt III's wife, is credited with preserving documents and maintaining the home.

Says Mullen: "Because my field is the 19th century, and that was glossed over, immediately I began thinking: 'Who are these people? How are they living in this house?'"

Since then, Mullen has examined changes at Van Cortlandt Manor throughout the 19th century. Focusing on Catherine, Pierre III, and their nine children, Mullen considers how additions to the house influenced the domestic lives of its residents, including the female servants.

Mullen discovered the story of a window etching gifted by Nathaniel Hawthorne's wife for a birthday. This window is the subject of a blog

“This is a group that has been sidelined. They’ve always been there. They’re just waiting in the shadows, and we’re calling them out now.”

- Historic Hudson Valley Research Librarian Catalina Hannan

to Irish immigrant servant girls.

Through her research, Holmes is able to humanize the experiences of these Irish women who were willing to do work that was considered demeaning for women in 19th century American society. Holmes says that she finds Sunnyside a unique environment for domestic servers. Unlike most 19th century homes of this stature, the kitchen and service areas were adjacent to entertaining rooms. This means the largely Catholic workers interacted more with their Anglo-Saxon Protestant employers. Irving eventually had a cottage built on the estate for the McLindens, who were highly-regarded servants on which he and his family relied.

Speaking on how her research engages public history, Holmes notes that she uses her research to help make domestic works more enmeshed in the stories of men like Washington Irving.

According to Holmes, women and domestic workers made Irving's career possible and they should feature in every part of an estate tour: "More people can relate to the working-class folks than the families who own the homes."

post by Mullen. For their final project, Mullen's digital exhibition will examine the addition of east and west wings to the home, along with other changes in decorative styles during Catherine and Pierre III's time at Van Cortlandt Manor. The second final project will focus on Catherine and her social work, including the USSC women's relief fund, prison work at Sing Sing Correctional Facility, and the Colonial Dames of America.

The public can engage Holmes' and Mullen's research through the blog posts on HHV's website, as well as exhibitions, public programs, and updates to the Sunnyside and Van Cortlandt tours. Their work brings more everyday voices into a field that has traditionally valued the stories of men.

Elizabeth Bradley, Vice President of Programs and Engagement at HHV, celebrates the summer fellows for expanding public understanding of the women who impacted the region in the past and present: "There are so many women whose stories have not been told since they're not famous. It takes researchers such as the[se] two fellows to help us understand the lives of women who lived here in past centuries."

spotlight

Town of Pelham Library



Sloatsburg Plein Air Art



Wakanda Celebration

(all photos courtesy of the featured organizations)

Artists & Arts Groups!

Get Your Community-Based Art Projects Funded

For artists and arts organizations who ever dreamed up a community-based art project, ArtsWestchester provides the potential for these programs to become a reality. With that, the 2023 cycle of the organization's [Arts Alive grant opportunity](#) is officially open for applications. In fact, arts access and engagement are priorities for this funding. The focus of Arts Alive is to support local, grassroots programs that serve a broad constituency and provide access to an arts experience or art form that the community may not otherwise have.

Funding is available in awards up to \$5,000 for artists, organizations and collectives based in Rockland or Westchester Counties. Grants are awarded in the three categories:

- **Community Projects:** This can include public performances, workshops or exhibitions that are open to the public.
- **Education Projects:** These projects can include in-school artist residencies or targeted programming for community sites, such as senior centers.

- **Individual Artists:** Artists, including early-career or emerging professionals, may seek funding to create new work and further develop their portfolio while incorporating community engagement.

Arts Alive is supported with funding from the New York State Council on the Arts through its Statewide Community Regrant program. Additionally, increased support from Senate Majority Leader Andrea Stewart-Cousins and the New York State Legislature allowed for added funding being allocated for this year's program – bringing the total to \$550k for both Westchester and Rockland Counties – so new applicants are encouraged in all categories.

While an [online Arts Alive information session](#) will take place on September 14, professional development and application assistance programs will be announced later in the year. For more information, or to schedule an appointment with Grants Department staff during available office hours, please click [here](#).

The application deadline for both counties is October 18.



spotlight

Matching Grant Can Do

Many arts and culture groups in Westchester still need support to recover from the pandemic and its challenges despite their continued determination and hard work. During this crucial time, the community can provide much-needed relief to Westchester arts and culture groups through the [Art\\$WChallenge](#) grant program. The annual program currently offers grant money to benefit arts and cultural groups throughout the County. This year, 157 organizations, including an additional eight first time groups, are eligible to receive between \$1,500 to \$8,500 in matching funds based on their ability to raise private funds through December 15.

Every new donation made to an eligible Westchester arts group will qualify to be matched by ArtsWestchester with the support of Westchester County Executive George Latimer and the Westchester County Board of Legislators. With this support, ArtsWestchester had more than \$400,000 available to award last year.

Thanks to the [Art\\$WChallenge](#), past grantees have not only been able to maintain, but to also increase cultural offerings to the community. For instance, funding from 2021 supported New Rochelle Opera's new production of *Tosca* last June, and Bethany Arts Community was able to increase its stipend for artists who participate in its extensive residencies. Funds were also the impetus for organizations like ArchForKids to implement their own fundraising campaigns.

Here is a list of organizations participating in this year's Art\$WChallenge:

(photo courtesy of Taconic Opera)

Double Donations for Westchester Arts Groups

- Actors Conservatory Theatre (Yonkers)
 Afrikan Healing Circle Inc. (Mount Vernon)
 Antonia Arts, Inc. (Peekskill)
 Arc Stages (Pleasantville)
 ArchForKids (Dobbs Ferry)
 ArtFire (Yonkers)
 Arts and Culture Committee (Greenburgh)
 Arts10566 (Peekskill)
 Asbury-Crestwood United Methodist Church (Yonkers)
 The Association of Community-Based Artists of Westchester (Mount Vernon)
 Axial Theatre (Pleasantville)
 Ballet des Amériques School & Company (Port Chester)
 Bedford Playhouse (Bedford)
 Bethany Arts Community (Ossining)
 Blue Door Art Center (Yonkers)
 Caramoor Center for Music and the Arts (Katonah)
 CareerVisions (Yonkers)
 Clay Art Center (Port Chester)
 CLC Foundation (Mount Kisco)
 Clocktower Players (Irvington)
 The Coleman School of Dance (New Rochelle)
 Commemorate (Irvington)
 Concordia Conservatory (Bronxville)
 Copland House (Cortlandt Manor)
 Cross Cultural Connection (Peekskill)
 Daisy Jopling Music Mentorship Foundation (Peekskill)
 Downtown Music at Grace, Inc. (White Plains)
 The Emelin Theatre for the Performing Arts (Mamaroneck)
 Enslaved Africans' Rain Garden (Yonkers)
 The Erwin C. and Isabelle Ziegelman Foundation (Accent Dance NYC) (Pelham)
 Fine Arts Orchestral Society of Yonkers (Yonkers)
 Foundation for the Public Schools of the Tarrytowns (Tarrytown)
 Friends of Chappaqua Performing Art Center (Chappaqua)
 Friends of Music Concerts, Inc. (Sleepy Hollow)
 The Friends of the North Castle Public Library, Inc. (North Castle)
 GoJo Clan Productions (Hastings-on-Hudson)
 Gooseberry-Studio (Yonkers)
 Greenburgh Public Library (Elmsford)
 Groundwork Hudson Valley (Yonkers)
 Hamm & Clov Stage Company (Yonkers)
 Hammond Museum (North Salem)
 Harrigan Educational & Cultural Center (Mount Vernon)
 Historic Hudson Valley (Pocantico Hills)
 Hoff-Barthelson Music School (Scarsdale)
 Hudson Ballet Theatre, Inc. (Cortlandt Manor)
 Hudson Chorale, Inc. (Ossining)
 Hudson Valley MOCA (Peekskill)
 Hudson Valley Writers' Center (Sleepy Hollow)
 India Center of Westchester (Elmsford)
 InVision U. Inc. (New Rochelle)
 Irvington Shakespeare Company (Irvington)
 Jacob Burns Film Center (Pleasantville)
- Jazz Forum Arts (Tarrytown)
 JCC of Mid-Westchester (Scarsdale/New Rochelle)
 Just the Place, Inc. (Peekskill)
 Katonah Classic Stage (Katonah)
 Katonah Museum of Art (Katonah)
 Katonah Village Library (Katonah)
 Katonah-Bedford Hills-Bedford Village Arts League (Katonah)
 KinoSaito (Verplanck)
 Lagond Music School (Elmsford)
 Limelight Theatre Company (Chappaqua)
 LMC Media (Mamaroneck)
 Lyndhurst (Tarrytown)
 M&M Performing Arts Company, Inc. (Yorktown Heights)
 Mamaroneck Artists Guild (Larchmont)
 Mamaroneck Historical Society (Mamaroneck)
 Money Makin' Mob (f/a MtVPL) (Mount Vernon)
 Mount Kisco Arts Council (Mount Kisco)
 Mount Vernon Friends of Parks and Recreation (Mount Vernon)
 Mount Vernon Public Library (Mount Vernon)
 Music Conservatory of Westchester (White Plains)
 Mustafa Music Foundation (Mount Vernon)
 The Neighborhood House (Tarrytown)
 Neuberger Museum of Art (Purchase)
 New Choral Society of Central Westchester (Scarsdale)
 New Era Creative Space, Inc. (Peekskill)
 New Rochelle Council on the Arts (New Rochelle)
 New Rochelle Opera, Inc. (New Rochelle)
 New Westchester Symphony Orchestra (White Plains)
 Niji No Kai (White Plains)
 Northern Star Quilters' Guild, Inc. (Somers)
 Nowodworski Foundation (Yonkers)
 O'Bey Foundation, Inc. (Mount Vernon)
 OCA – Westchester: Hudson Valley Chapter (White Plains)
 Orchestra 914 (formerly Chappaqua Orchestra) (Chappaqua)
 Ossining Arts Council (Ossining)
 Ossining Documentary & Discussion Series (Ossining)
 Ossining Public Library (Ossining)
 Paramount Hudson Valley Arts (Peekskill)
 P-CoC Inc.: Parenting Children of Color (Hastings on Hudson)
 Peekskill Arts Alliance, Inc. (Peekskill)
 Pelham Art Center (Pelham)
 The Picture House Regional Film Center (Pelham)
 PJS Jazz Society (Mount Vernon)
 The Play Group Theater (White Plains)
 Pleasantville Music Theatre, Inc. (Pleasantville)
 Purchase College PAC (Purchase)
 Rebecca Thomas (Tarrytown)
 Recognizing Enslaved Africans of Larchmont Mamaroneck (REALM) (Larchmont)
 Rehabilitation Through The Arts (Purchase)
 Revelators Inc. (Mount Vernon)
 RISEUP--Research Initiatives for the Strategic Empowerment of Urban Populace (Yonkers)
- River's Edge Theatre Company (Ardsey)
 Rivertown Dance Academy (Tarrytown)
 Rivertowns Art Council (Hastings on Hudson)
 Rivertowns Village Green (Tarrytown)
 Ruth Keeler Memorial Library (North Salem)
 The Rye Arts Center (Rye)
 Rye Poetry Path (Rye)
 Saint Paul's UMC (Hartsdale)
 The Scarsdale Arts Council, Inc. (Scarsdale)
 The Schoolhouse Theater & Arts Center (Croton Falls)
 Sidra Bell Dance New York (White Plains)
 Sing Sing Prison Museum (Ossining)
 Sleepy Hollow PAC (Ossining)
 Songcatchers (New Rochelle)
 SOOP Theatre Company (Pelham)
 Sound Shore Chorale of New Rochelle, Inc. (New Rochelle)
 St. Thomas Orchestra (Mamaroneck)
 Steffi Nossen Dance Foundation (White Plains)
 STEM Alliance of Larchmont-Mamaroneck (Larchmont)
 The Symphony of Westchester (New Rochelle)
 Taconic Opera, Inc. (Yorktown Heights)
 Tarrytown Music Hall (Tarrytown)
 Teatown Lake Reservation, Inc. (Ossining)
 Thomas H. Slater Center, Inc. (White Plains)
 Town of Pelham Public Library (Pelham)
 Tribes Hill (Peekskill)
 Tutti Bravi Productions (New Rochelle)
 Untermyer Gardens Conservancy (Yonkers)
 Untermyer Performing Arts Council, Inc. (Yonkers)
 Urban Studio Unbound (Yonkers)
 Wakanda Celebration (Mount Vernon)
 Warner Library (Tarrytown)
 Wartburg (Mount Vernon)
 Westchester Children's Chorus, Inc. (Larchmont)
 Westchester Children's Museum (Rye)
 Westchester Chorale Inc. (Larchmont)
 The Westchester Chordsmen (Rye)
 Westchester Collaborative Theater (Ossining)
 Westchester Italian Cultural Center (Tuckahoe)
 Westchester Philharmonic (White Plains)
 Westchester Public Private Partnership for Aging Services (Mount Vernon)
 Westchester Youth Alliance (Chappaqua)
 White Plains Downtown District Management Association (White Plains)
 White Plains Performing Arts Center (White Plains)
 White Plains Public Library Foundation (White Plains)
 The Y Dance Academy at The Family YMCA at Tarrytown (Tarrytown)
 YoFi Fest, Inc. (Yonkers)
 Yonkers African American Heritage Committee (Yonkers)
 Yonkers Arts (Yonkers)
 Yonkers Downtown Waterfront BID (Yonkers)
 Yonkers Public Library (Riverfront) (Yonkers)
 Young at Arts (Bronxville)
 Youth Theatre Interactions (Yonkers)

spotlight

1



6 ARTS FESTIVALS TO CHECK OUT THIS FALL

by Mary Alice Franklin, ArtsNews Editor

Each fall, outdoor arts festivals call to arts lovers like a beacon in the night. For many, these festivals are like a ritual to welcome in the changing leaves, flannel shirts and hot cocoa binging. Now, after several years of distancing, people are slowly but surely returning to the arts. September and October are ripe with cultural offerings to be enjoyed safely outdoors. Here are some to mark on your calendars:

(photo courtesy of Croton Council on the Arts)

SEPTEMBER 3

Arts & Crafts Hudson River Festival

presented by Croton Council on the Arts

After a three-year break, the arts return to Senasqua Park in Croton-on-Hudson. Local artists, crafters and vendors will present their wares and creations with a backdrop of live music and panoramic views of the Hudson. According to Croton Council on the Arts President Jim Christensen, the daylong event aims to fulfill the Council's mission of bringing the arts community back together again.



Gotham Kings performed as part of JazzFest White Plains in 2019 (photo credit: Tim Grajek)

SEPTEMBER 14-18

JazzFest White Plains

presented by ArtsWestchester, White Plains BID, the City of White Plains

Now in its 11th year, JazzFest White Plains will once again bring the brightest stars of the jazz scene to downtown White Plains. This year's five-day festival boasts jazz legend Buster Williams, fast-emerging pianist Joey Alexander, funky saxophonist Grace Kelly and more. The festival includes free daytime performances, intimate nighttime concerts and culminates in the White Plains Jazz & Food Festival on its final day. The outdoor festivities on September 18 include a full day of free performances on Mamaroneck Avenue headlined by the soulful vibes of flutist and vocalist Ragan Whiteside.

spotlight



3

*(photo courtesy of artrider)***SEPTEMBER 16-18****Crafts at Lyndhurst***presented by Artrider*

Visitors to Crafts at Lyndhurst will peruse the artworks of hundreds of artists who specialize in a variety of mediums, including ceramics, printmaking, drawing, photography, jewelry and more. In addition to gourmet food options and a beer and wine truck, the day is rounded out by craft demonstrations and family activities such as face painting and an interactive puppet theater. Guests can also explore the lush 67-acre grounds of Lyndhurst Mansion and its scenic views of the Hudson. For an additional fee, they can extend the day's offerings with a tour of the Mansion.

OCTOBER 1 & 2**Armonk Outdoor Art Show***presented by Armonk Outdoor Art Show*

Celebrating its 60th year, this Armonk mainstay has become a staple in its community. Not only does the show include 140 juried artists, but it is also run and organized almost exclusively by volunteers, and its proceeds benefit the local North Castle Public Library. In celebration of this connection with the library, a new-this-year exhibition will feature works that utilize a book as the artist's "canvas." Along the lawn of Community Park, works will range in price, size and style, with 12 mediums represented, including paintings, sculpture, photography, wearable art, fine crafts and more. Arts activities for the family, as well as food vendors, will be offered throughout the day.



4

Photo by Caroline Christie Photography (courtesy of Armonk Outdoor Art Show)



Artist Chris Soria works on his mural for the Serious Fun Arts Fest (photo credit: Mary Alice Franklin)

OCTOBER 12-16

Serious Fun Arts Fest

presented by ArtsWestchester

This five-day festival will take over the streets of White Plains with public art, live music, pop-up dance performances, an art fair, gallery events and more. The week will also see the unveiling of artist Amanda Browder's *Metropolis Sunrise* community art project, which will result in a fabric installation being draped along the façade of ArtsWestchester's nine-story building. A Saturday Block party will include a lineup of free performances throughout the day, while a Sunday concert celebration will be headlined by on-the-rise Brooklyn band Sammy Rae & the Friends.

5

OCTOBER 20-23

ArtsFest

presented by New Rochelle Council on the Arts

ArtsFest has become a stalwart festival of the New Rochelle and Pelham area over the years. The 2022 festival will kick off with the world premiere of new music from Copland House resident composer Steven Snowden, and the festivities take off from there. The weekend includes the ArtsFest Music Festival at New Ro Parc, as well as the ArtsFest Dance Festival, open artist studios, free guided trolley tours of recently installed murals throughout the City, and family art-making workshops at the [ArtsMobile](#). An Artisan Market on the grounds of the historic Thomas Paine Cottage will give visitors an opportunity to purchase works from local artisans while enjoying live music and food trucks.



ArtsFest Artisan Market (photo credit: Susan Nagib)

6

More Fall Festivals:

- **September 17:** [Yonkers RiverFest](#)
- **October 15:** [Chappaqua Children's Book Festival](#)
- **October 22-23:** [Westchester Craft Crawl](#)

Spirituality in Focus

by Rachel Saruski



Chynna Dee Andrada will guide a Sage Cacao Sound Bath ceremony, 10/9
(photo courtesy of Pelham Art Center)

When Rebecca Mills was listening to the song *Ultralight Beam* by Kanye West, the lyrics “this is a godstream,” she says, flowed through her mind on repeat. The curator had wanted to create an exhibition about spirituality and transcendentalism. After listening to the song nonstop, [Pelham Art Center](#) (PAC)’s new exhibition came together in her head, and then in the gallery space.

[Ultralight Beam](#), on view from September 15 through October 30, “explores transcendent themes of higher consciousness, enlightenment and the Universe as a whole,” Mills explains. She also says the show’s messaging is important at any time, but especially now, as it sets a standard for peace: “Being in the U.S., we have a lot of privileges... so we can be like, ‘Okay we’re all on this planet together. If we can accumulate peace here, then maybe we can set an example for people elsewhere.’”

The 10 exhibiting artists each explore aspects of human belief – spirituality, religion and the power of the universe. Some works are heavily immersed in transcendentalist theory; others can serve as more of a beginner’s course for those who are less familiar with the show’s

themes. The artists all “take metaphysical and transcendental topics and put them into their works in a way where you can relate to it no matter what.”

When Mills first spoke with abstract expressionist painter Claire Buckley, the artist revealed that she isn’t much of a spiritual or religious person. But Mills told her that Wassily Kandinsky didn’t explicitly say that his work was about God; he was thinking about “the transcendental nature of emotions.” Similarly, Mark Rothko’s works “give this very spiritual, emotional experience because of how you react to its color.” It was then that Buckley understood the connection between her work and the core of this exhibition.

Mills likens Buckley’s work to the colors on a wall when you shine light on crystal. “You don’t have to know anything about art; you can just appreciate it, and the emotion itself is enough.”

The curator describes the work of Gabriel Mills as if one were looking down at terrain from the International Space Station: it may look like a mountain range or a stream of water, but from so far away it also looks abstract. Other *Ultralight Beam* artists address religious

mysticism, deconstructing gender, and the cosmos. Themes are expressed in sculptures, shadow work, surrealist landscapes, abstraction and more.

Says PAC Communications Manager Michelle Costanza: "I think metaphysical and spiritual themes can be a turn-off for [some] people... This can be a shift in how they experience this sort of thing... It's intended to be a light, cultivating experience." The show's goal isn't for people to just see what's in the gallery; it begs to saturate visitors with the theme of transcendence.

Gallery events aim to "connect people with the show in a different way." In addition to a Santeria Batá drum circle on September 18, a Cacao Ceremony and Sound Bath by Sage Cacao will be offered on October 9. Costanza explains that the ceremony, which includes drinking traditional Cacao tea, laying down, and being consumed by the sound frequencies that fill the room, is a personal experience that "takes over your whole body, your whole mind."

The most cherished aspect of *Ultralight Beam* for Mills and Costanza is that every visitor can connect with a piece, even if they aren't familiar with the themes it presents. Mills explains: "I don't expect this exhibit to change the world... [I want visitors] to have a meaningful takeaway, and hopefully put themselves in this place where they want to think more about universal peace."



Chris Watts, *INSIGHT* (photo courtesy of Pelham Art Center)

spotlight

Volunteers help to create artist Amanda Browder's Metropolis Sunrise Installation
(photo credit: Mary Alice Franklin)



Participate in Community Art for #SeriousFunArtsFest!

Two Serious Fun Arts Fest artists are asking for the community's help by offering an opportunity to participate in art-making activities that will be incorporated into their large public art installations. The community-driven projects include:

- **Amanda Browder's [Metropolis Sunrise fabric installation](#)**, which will be draped over the façade of ArtsWestchester's building in White Plains. Participants are asked to help pin and sew the fabric strips that make up the structure of the installation. [Upcoming public sewing days](#) include: September 1 at Peekskill Field Library and September 7-8 at Heart Art Creations in Larchmont.
- **Sarah Divi's [colorful wayfinding project](#)** to lead people along the path of the festival's self-guided art tour, beginning at the White Plains train station. Divi says that the project is for anyone who has "wanted to participate in a yarn bomb but can't crochet." Interested participants should use bright lightweight weatherproof materials to make flowers for rainbow garlands that will flood White Plains during the festival. Flowers should be mailed to Divi by September 10. For info, visit Divi's [Instagram post](#).

ArtsWestchester Appoints New Board Members

At its 2022 annual meeting, [ArtsWestchester](#) announced the nomination of three new board members: Cristle Collins Judd, Edward J. Lewis III, and Randolph 'Randy' Williams, each of whom will serve a three-year term from 2022-2025.

As the President of Sarah Lawrence College, Cristle Collins Judd, joins ArtsWestchester not only with her executive and management skills, but her deep love of music. She has a Ph.D in Music, a Master's in Musicology and is an accomplished oboe player. Since coming to Sarah Lawrence in 2017, Judd has steered the school through its largest capital campaign. She expanded its physical stamp with the creation of the Barbara Walters Campus Center by securing a \$20 million donation for its construction. Judd has also developed strategic partnerships with local colleges, increased community outreach, increased donor and alumni engagement, and launched a Genomics Institute.

Edward J. Lewis III, President and CEO at Caramoor Center for Music and the Arts, honed his executive skills over 21 years in performing arts management and fundraising as Vice Chancellor for Advancement at University of North Carolina School of the Arts. Lewis has served in pivotal development roles throughout his career and has a successful track record in fundraising. With substantial financial management and



Cristle Collins Judd, Edward J. Lewis III and Randolph Williams

budget experience, he has led campaigns totaling \$1 billion. In addition to his fundraising acumen are skills in communications, marketing and branding. Lewis is also an accomplished violist who performed professionally in major cities across the country for 30 years.

Randy Williams, an educator and prolific artist, is currently Professor of Studio Art and Art Education at Manhattanville College in Purchase. Williams shares his professional expertise as a lecturer, instructor, board member and panelist for prestigious arts organizations such as Whitney Museum of Art, Neuberger Museum of Art, Metropolitan Museum of Art, New York Foundation for the Arts and New York State Council on the Arts. In his career as an artist, Williams has held multiple national and international solo exhibitions.

Westchester Poet Laureate B.K. Fischer Receives Grant From Academy of American Poets

by Rocío De La Roca

B. K. Fischer, Westchester's inaugural Poet Laureate, joins 21 others who will each receive a \$50,000 grant from the Academy of American Poets (AAP) for "positive contributions to their communities." A combined total of \$1.1 million will support each of the awardees' proposed public poetry programs through the APP's [*Poets Laureate Fellowship program*](#). In addition, a total of \$72,200 will be awarded to eight local nonprofit organizations that have agreed to assist the upcoming projects. For Fischer, that supporting organization is ArtsWestchester.

Fischer's awarded project is an outdoor writing series called "Floodwaters Workshops." The programs, which are designed for high school students – particularly youth in underserved communities and those who identify as LGBTQ+ – will take place at different sites of flooding and flood risk in Westchester County. Locations will include local city parks, littered beaches, seawalls and damaged docks, and eroded trails.

In a statement, the Academy explained the significance of recognizing its Fellows: "Poets laureate at state and local levels promote the art of poetry and the position is an important way to recognize the place and possibilities that poets and poetry have in civic life, including in helping communities to address issues of importance."

Fischer's aim is to implement poetry as a facilitator for local conversation about climate, conservation and social injustice. She explains: "Young people today are facing the climate future with particular anxiety and justifiable anger about the world that's being left to them. These workshops aim to amplify youth voices and let their perspectives be heard."

To finalize the program, a short documentary will be produced. The film will depict the program's progression and the students' experiences. The film, according to Fischer, will be a way to bring the poems and ideas to an even wider audience.

Those who are interested in writing creatively about climate can reach out to Poet Laureate B.K. Fischer about how to participate in an eco-writing workshop this fall: floodwatersworkshops@gmail.com. Students of all ages and adults are welcome.



B.K. Fischer



spotlight



MARSHA ON THE MOVE Monthly Web Feature

When Business Council of Westchester President Marsha Gordon, is not advocating for businesses in the County, she can be found at the cinema or theater. Read Marsha's reviews on ArtsWestchester's As a Matter of Art blog: artsw.org/artsblog.



Still from *Where the Crawdads Sing* (Paramount Pictures Corporation)

Where the Crawdads Sing

I think I'm joined by the "book club crowd" when I say that this movie is a very good representation of the book. More importantly, it stood on its own as a period piece, showing rural Southern culture in the 1960s. The movie is a reflection of how a community judged a girl who didn't fit into their cultural norms. It is also a look at a human spirit that could have been broken, but had strength and perseverance. While the pace of the movie was slow, it matched the feeling and raw beauty of the marsh's natural habitat, which almost became another character in the film. It indeed became the girl's life's passion. Lastly, the movie is about justice... or is it? There are many other stories about different cultures, identities and circumstances that make the viewer see how life's journey can turn the trajectory of a person's experiences. This movie, like the book, captured my heart.

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news briefs

NEWS BRIEFS

Purchase College Music Faculty Member Advances in *America's Got Talent*

Purchase College lecturer and Soul Voice's choir director, Knoelle Higginson, led a gospel group she directs, Sing Harlem Choir, to the competition rounds of NBC's *America's Got Talent*. The group is comprised from advanced members of another group that Higginson co-founded, Gospel for Teens, which aims to preserve the history and genre of gospel music. Sing Harlem Choir has appeared on The Grammy Awards and *Saturday Night Live*, and has performed with Usher, Ariana Grande and more. Though the teen gospel group was eliminated in the "Deliberations" round, they were [featured in one of the audition episodes](#), where all three judges gave positive feedback.



Still of Knoelle Higginson and Sing Harlem Choir on America's Got Talent

The 2022 Voices for Change Artist Grant

[Voices for Change](#) is a grant, partly supported by the National Endowment for the Arts and administered by ArtsWestchester, which provides artists with an opportunity to develop and present new work that inspires and informs, and may be a catalyst for action. Project proposals should include a collaborative component with a cultural, service or community-based organization. Multiple grants will be awarded through a competitive selection process. [Guidelines and application](#) are available online.

Deadline: October 14



(photo courtesy of Rye Arts Center)

Open House at The Rye Arts Center

The Rye Arts Center will offer its community an opportunity to get better acquainted with its offerings. On September 10, an [Open House](#) will allow arts lovers to explore the Center's STEAM program, see its 3D printers and laser cutter at work, and participate in family-friendly hands-on activities like painting, drawing, ceramics and more. Guests can also stop by the music studio to try various instruments with guidance from instructors. Teachers from the Center's coding and creative building programs will be on site to answer questions. Live music, a food truck and artisan items for sale will round out the day's activities.



Arlene Wendt

In Memoriam: Arlene Wendt

Arlene Wendt, a Yonkers native and founder of [Actors' Conservatory Theatre](#) (ACT), passed away recently. Wendt's love of the arts began when she was just a toddler. She honed her performance skills over her many years participating in community theater, ultimately creating ACT. The company launched with \$1,000 in 1975 and blossomed into a full-fledged company with stage productions, workshops and programs that support creatives. Throughout her theatrical career, Wendt directed over 100 main-stage productions and conducted over 30 acting and scene study workshops. She also created ACT's improv troupe and fundraising company, as well as "ACT Presents..." a program that offers the opportunity for new material to be "workshopped" with the actors, writer, and audience. Throughout her illustrious career, she contributed to student scholarships, the development and success of new works, and community access to the arts.

Exhibition from Recipients of Mental Health Services

ArtsWestchester, in partnership with Westchester County Government Office of Mental Health and Rockland Psychiatric Center, presents its annual *Visions* exhibition. The show, which features a "[Resilient and Renewed!](#)" theme this year, showcases original artwork created by dozens of artists who are recipients of mental health services in Westchester County. For more than 35 years, these organizations have banded together to provide arts programs at mental health sites. These multi-session workshops, led by ArtsWestchester teaching artists, result in artwork that invites the public to better understand that those who are diagnosed with mental illnesses are no different than anyone else, and are incredibly capable and creative. The exhibition opens on September 8 and remains on view through September 11 in ArtsWestchester's gallery (Wed-Fri and Sun, 12-5pm; Sat, 12-6pm), and [online through the end of 2022](#).



Artwork on display in ArtsWestchester's Visions exhibition

Accepting Applications: ArtsWestchester's Young Adult Leadership Council

ArtsWestchester is accepting applications for its Young Adult Leadership Council, a career and college readiness program for youth aged 16-22. Members of the Council provide a voice to the organization's youth education programs by helping to plan, evaluate, attend, promote and develop ArtsWestchester's teen programming. Participating youth meet twice monthly from October through May. A stipend will be provided to cover transportation costs. [Applications are accepted on a rolling basis through September 30.](#)

Music in the Air



Music in the Air

Music in the Air is a directory of free and affordable (under \$20) outdoor cultural events taking place in Westchester. Find an event in your area!

Armonk

Summer Concerts in Wampus Brook Park Gazebo, co-sponsored by Parks and Rec and the Armonk Chamber of Commerce. Concert Date: Sunday September 18. 6-8pm.

Bedford

The Town of Bedford presents Bedford's Trifesta, a community event with food trucks, live music, a kids fun area and more. Date: September 24. Location: Bedford Hills Memorial Park. Contact: bedfordny.gov

Cortlandt

The Town of Cortlandt presents Cortlandt Family Fun Day, including live music, food trucks, fireworks and free rides. Date: September 10. Location: Town of Cortlandt Youth and Recreation. Contact: townofcortlandt.com

Hastings-on-Hudson

Destination Hastings presents a series of jazz performances. Dates: Sundays through September 4. Location: Veterans of Foreign Wars Plaza, 558 Warburton Ave. Contact: destinationhastings.org

Katonah

The Katonah Chamber of Commerce presents the Katonah Art Walk, during which local stores and galleries open their doors for visitors with receptions, live music and more. Date: September 24. Location: Various galleries throughout downtown Katonah. Contact: katonahchamber.org

Mamaroneck

The Town of Mamaroneck presents a family-friendly movie night. Date: September 9 and Location: Memorial Park. Contact: townofmamaroneckny.org

Mount Kisco

Mount Kisco Arts Council presents live folk, rock, world and indie music for the whole family. Dates: Every other Wednesday through September. Location: Village/Town Hall Fountain Park. Contact: mountkiscocony.gov

Mount Vernon

The Luangisa African Gallery presents Wakanda 5, a celebration of African art and culture with outdoor activities, African cuisine, live music and shopping. Date: September 3. Location: Luangisa African Gallery, Contact: wakandacelebration.org

Peekskill

The City of Peekskill presents a movie night to close out its Riverfront Summer 2022 series. Date: *Sing 2* on September 9. Location: Riverfront Green Park. Contact: 914- 734-7275, cityofpeekskill.com

Pelham

The Town of Pelham presents its 2022 Summer Concert Series, featuring pop, rock, doo-wop, and more. Date(s): Monday evenings through September 12. Location: Gazebo Park. Contact: pelhamrecreation.com

Sleepy Hollow

The Village of Sleepy Hollow presents the Sleepy Hollow Cultural Festival, a family friendly cultural event for all to enjoy. Date: September 17. Location: Kingsland Point Park. Contact: sleepyhollowny.gov

Tarrytown

The Pocantico Center of the Rockefeller Brothers Fund present the 2022 Summer Pocantico Season, a series of performances, exhibits and arts walks. Date: September 7. Location: The Pocantico Center of the Rockefeller Brothers Fund. Contact: 914-524-6500, pocanticoprograms@rbf.org

Village of Tarrytown presents a summer concert featuring the Billy Frenz Group. Date: September 1. Location: Pierson Park. Contact: tarrytowngov.com

White Plains

ArtsWestchester, City of White Plains and White Plains BID present JazzFest White Plains, a four-day celebration of free and affordable jazz throughout downtown White Plains, culminating in an outdoor food and jazz festival. Date(s): September 9-12. Contact: 914-428-4220. artsw.org/jazzfest

spotlight

September 2022 Arts Offerings



Pop-Up Gallery by Alan Cohen, on view in Harrison Public Library's The Cameragenic Experience exhibition, on view 9/2-10/1 (photo courtesy of Harrison Public Library)

upcoming virtual and in-person arts activities

9/1 THURSDAY

Workshop: ArtsWestchester presents *Public Sewing Days with Amanda Browder*. Community participants will help pin and sew fabric that will form Browder's installation, which will be draped over ArtsWestchester's building in White Plains. 3:15-7:15pm at Peekskill Field Library. Also 9/7-8 at 11am-4pm at Heart Art Creations, Larchmont. artsw.org

9/3 SATURDAY

Festivals: Croton Council on the Arts presents *2022 Arts & Crafts Hudson River Festival*. This outdoor festival will include ceramics, jewelry, sculpture, paintings and more. 12-4pm at Senasqua Park. Festival.CrotonArts.org

Family & Kids: Hudson River Museum presents *One World, One Sky: Big Bird's Adventure*. On a trip from Sesame Street to the moon, Big Bird and Elmo with friend Hu Hu Zhu discover that planets are different from one another. Through 9/25. 12:30-1pm. hrm.org

Family & Kids: Hudson River Museum presents *The Sky Tonight: Planetarium Show*. This is a tour of the night sky as seen from the area, with topics on visible planets, bright stars, the Milky Way and more. Through 9/25. 2-3pm. hrm.org

Family & Kids: Hudson River Museum presents *We Are Astronomers: Planetarium Show*. The program explores how astronomers share knowledge and answer questions about the universe. Through 9/25. 3:30-4pm. hrm.org

Festivals: Luangisa African Gallery presents *Wakanda 5: Celebrate the Culture, Pride, Music, Arts & Community of Africa*. The celebration will feature activities centered around Africa, such as a wearable art fashion show, African cuisine, live music, kid's activities and a sale of handmade goods and handcrafts. 11am-8pm. luangisa.com

9/7 WEDNESDAY

Dance: The Pocantico Center presents *Paul Taylor Dance Company Outdoor Performance*. The company will perform a selection of their renowned repertory work. 6-8pm. rbf.org/pocantico

9/9 FRIDAY

Music: New Rochelle Public Library presents *Friday Night Concert Series:*

Billy Steely and Where's Dave Band.

This group has cultivated its signature style by creating relatable country and Americana music through years of sound evolution as a working band. 7-8:15pm at the Library's Ossie Davis Theater. nrpl.org

9/10 SATURDAY

Dance: Ballet des Amériques presents *Ballet Conservatory Auditions*. Boys and girls of all ages from beginners to advanced students can audition for the ballet program. 9am-3pm. balletdesameriques.com

Music: Bedford Playhouse presents *Orchestra 914*. The string quartet performs works on violin, viola and cello. 7-8:30pm. bedfordplayhouse.org

Open Studios: Hoff-Barthelson Music School presents *Early Childhood Program Open House*. Guests will learn about this music education program for youngest members aged 9 months to 5 years. Also 9/12. 10-11:30am. hbms.org

Workshop: Hudson River Museum presents *The Artist Is at Hand: Demo with Mason Webb*. Webb will perform his piece in the galleries, discuss his practice and allow visitors to interact directly with the instrument. 1:30-3:30pm. hrm.org

Workshop: Hudson Valley Writers Center presents *A Neurodiverse Poetry Workshop with Lily Akerman (via Zoom)*. Writers will explore poetry and how to build a neurodiverse poetry community. 12:30-4:30pm. writerscenter.org

Lectures: Hudson Valley Writers Center presents *The Image and the Verse: How Paintings Are Translated into Poems via Zoom*. In this 2 hour craft talk, we will discuss "ekphrasis" as well as examples of famous poems which include ekphrastic techniques. 12:30-2:30pm. writerscenter.org

Open Studios: Steffi Nossen School of Dance presents *Back to School, Back to Dance: Open House*. Visitors will explore fall classes and sign up for a free trial class. 10am-2pm. steffinossen.org

Open Studios: The Rye Arts Center presents *Open House*. The program will explore the Center's S.T.E.A.M. program, music studios and other offerings with live music and hands-on activities. 11am-2pm. ryeartscenter.org

Music: Westchester Collaborative Theater presents *Gerry Malkin Quartet*. Join the Gerry Malkin quartet



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Artist: Dane Shue

upcoming virtual and in-person arts activities

as they swing at WCT's music in the Box show. It will be an evening of cool jazz. 7:30-10pm. wctheater.org

9/11 SUNDAY

Workshop: Hudson Valley Writers Center presents *Making a Poem Memorable: Generative Workshop with Dorianne Laux (via Zoom)*. This program will examine a variety of poems written by contemporary poets and seek to understand what makes them memorable. 12:30-4:30pm. writerscenter.org

Music: Tarrytown Music Hall presents *Dionne Warwick*. Warwick is a six-time Grammy Award-winning vocalist who is known for her soulful blend of pop, gospel and R&B music that transcends race, culture and musical boundaries. 7pm. tarrytownmusichall.org

9/13 TUESDAY

Music: Westchester Oratorio Society presents *Open Rehearsals for all-Vivaldi Fall Concert*. The program includes Vivaldi's instrumental concertos Dixit Dominus, Magnificat and Gloria. 7-8:30pm at Katonah Village Library. Through 9/27. westchesteroratorio.org

9/14 WEDNESDAY

Festivals: ArtsWestchester presents *JazzFest 2022: Jazz at the Farmer's Market*. This live jazz performance from I'RO & the Afro Latin Exchange will kick off the 5-day festival. 12-1:30pm at White Plains Farmers Market. artsw.org

Spoken Word: Hudson Valley Writers Center presents *Poetry Reading (in person & via Zoom)*. This event will launch the center's Fall 2022 reading series with poets, David Baker, Chen Chen and Kathy Fagan. 7-8:30pm. writerscenter.org

Theater: Tarrytown Music Hall presents *musician and spoken word artist Henry Rollins*. Rollins will recount the events of his life in the brief pre-COVID period since his last tour. 8pm. tarrytownmusichall.org

9/15 THURSDAY

Festivals: ArtsWestchester presents *JazzFest 2022: François Moutin & Kavita Shah Duo*. Moutin, a French virtuosic bassist and New York-born vocalist Kavita Shah will perform lyric-driven and wordless jazz standards and original music. 12-1pm at Downtown Music at Grace. artsw.org

Festivals: ArtsWestchester presents

JazzFest 2022: Grace Kelly Concert Reception with Via Garibaldi. The award-winning singer, saxophonist and songwriter will perform a live jazz concert. The program will include drinks and canapés. 6:30-8:30pm at White Plains Plaza. artsw.org

Reception: Pelham Art Center presents *Ultralight Beam*. This opening reception celebrates the exhibiting artists who depict spirituality, visionary methods, religion and metaphysical concepts. -6pm. pelhamartcenter.org

9/16 FRIDAY

Festivals: ArtsWestchester presents *JazzFest 2022: Jazz at Noon*. Jazz-funk bass extraordinaire Richie Goods and Grammy-nominated jazz pianist Miki Hayama join forces to present this outdoor concert. 12-1pm at White Plains Public Library. artsw.org

Festivals: ArtsWestchester presents *JazzFest 2022: Joey Alexander Trio*. Three-time Grammy Award-nominated pianist Joey Alexander will perform. 7-11pm. artsw.org

Music: Bedford Playhouse presents *Broadway in Bedford*. The performance will include modern day works, alongside classic Broadway masterpieces. 7-8:15pm. bedfordplayhouse.org

Family & Kids: Katonah Museum of Art presents *Artful Families*. Children ages 2-5 and their families will enjoy Museum games, story time and art-making activities related to current exhibitions. 10:30am- at . katonahmuseum.org

Tours: Katonah Museum of Art presents *Stroller Tours*. This is a baby-friendly, interactive tour of the Museum's exhibitions for parents and caregivers with babies 0-18 months. 9am-11:30am at . katonahmuseum.org

Memorable: Generative Workshop with Dorianne Laux (via Zoom). This program will examine a variety of poems written by contemporary poets and seek to understand what makes them memorable. 12:30-4:30pm. writerscenter.org

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Spoken Word: Hudson Valley Writers Center presents *Poetry Reading (in person & via Zoom)*. This event will launch the center's Fall 2022 reading series with poets, David Baker, Chen Chen and Kathy Fagan. 7-8:30pm. writerscenter.org

9/15 THURSDAY

Festivals: ArtsWestchester presents *JazzFest 2022: François Moutin & Kavita Shah Duo*. Moutin, a French virtuosic bassist and New York-born vocalist Kavita Shah will perform lyric-driven and wordless jazz standards and original music. 12-1pm at Downtown Music at Grace. artsw.org

Festivals: ArtsWestchester presents *JazzFest 2022: Grace Kelly Concert Reception with Via Garibaldi*. The award-winning singer, saxophonist and songwriter will perform a live jazz concert. The program will include drinks and canapés. 6:30-8:30pm at White Plains Plaza. artsw.org

Reception: Pelham Art Center presents *Ultralight Beam*. This opening reception celebrates the exhibiting artists who depict spirituality, visionary methods, religion and metaphysical concepts. -6pm. pelhamartcenter.org

Festivals: Artrider presents *Fall at Lyndhurst*. The shopping event will include a display of original fashions, accessories, fine art and more, as well as tastings from local distilleries, craft demos and family activities. Also 9/17-18. 10am-5pm at Lyndhurst. lyndhurst.org

9/17 SATURDAY

Festivals: ArtsWestchester presents *JazzFest 2022: A Workshop & Conversation with Legendary Jazz Bassist Buster Williams*. The Grammy Award-winning bassist has performed, recorded and collaborated with jazz giants such as Miles Davis, Herbie Hancock, and many others. 1-2:30pm at Music Conservatory of Westchester. artsw.org

Festivals: ArtsWestchester presents *JazzFest 2022: The Buster Williams Quartet*. Grammy Award-winning bassist Buster Williams has performed, recorded and collaborated with jazz giants such

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Melissa Aldana performs at Caramoor Center for Music and the Arts on 9/30 (photo credit: Eduardo Pavez Goye)

as Miles Davis, Herbie Hancock and many others. 7-11pm. artsw.org

Music: Friends of Music Concerts, Inc. presents *Emerson String Quartet Concert*. The program will include works by Felix Mendelssohn, Johannes Brahms, George Walker and Antonín Dvořák. 8-10pm at Kusel Auditorium at Sleepy Hollow High School. friendsofmusicconcerts.org

Workshop: Hudson Valley Writers Center presents *Poetry and Pop Culture with Jordan Franklin (via Zoom)*. Students will explore media fascinations and use them as the catalyst for new poetic works. 12:30-4:30pm. writerscenter.org

Film: Jacob Burns Film Center presents *An American Tail*. The 1986 animated musical film tells the story of Fievel

Mousekewitz and his family as they emigrate from Russia to the United States for freedom. However, he gets lost and must find a way to reunite with them. 11am-12:30pm. burnsfilmcenter.org

Workshop: Mamaroneck Artists Guild presents *Cyanotype Workshop with Instructor Julia Swyers*. Students aged 8+ will learn to make cyanotype art prints, or to create greeting cards using plants from their own garden. 11am-2pm at Bethany Arts Community. mamaroneckartistsguild.org

Festivals: Yonkers Downtown BID presents *Yonkers Riverfest*. This all-day festival features live music performances, arts and crafts, children's activities, international cuisine and more. 12-7pm at 1 Larkin Plaza, Yonkers. yonkersdowntown.com

9/18 SUNDAY

Festivals: ArtsWestchester presents *JazzFest 2022: White Plains Jazz & Food Festival*. An all-day lineup of outdoor jazz performances. 12:30-7pm. artsw.org

Theater: Hudson River Museum presents *The Rejuvenary River Circus*. This performance by Arm of the Sea Theater fuses live music and visual storytelling in a contemporary work of mask and puppet theater about the life cycle of a river. 2-3pm. hrm.org

Workshop: Hudson Valley Writers Center presents *Eco-Poetry Craft Class with David Baker, in person at HVWC & via Zoom*. This two-hour course will feature close reading and group discussion of eco-poetry. 12:30-2:30pm. writerscenter.org

Workshop: Hudson Valley Writers Center presents *So You Want to Write for Kids with Tina Tocco (via Zoom)*. Participants will work with in-class prompts to practice writing middle grade and young adult fiction. 12:30-3:30pm. writerscenter.org

Reception: Katonah Museum of Art presents *Tales Of Tradition Interrupted*. Renowned author and social activist Esmeralda Santiago will share her own experiences on the theme of "tradition interrupted." 4-5pm. katonahmuseum.org

Reception: Music Conservatory of Westchester presents *Unveiling of New State-Of-The-Art Recording Studio*. This exclusive preview of Westchester's newest recording studio will include live studio sessions and demo classes. 1-4pm. musicconservatory.org

Music: Pelham Art Center presents *Santeria Batá Drum Circle with Marcus Kreiger*. Kreiger and fellow percussionists will lead a performance and demonstration of the Santeria drumming tradition. 12-1:30pm. pelhamartcenter.org

Music: Yonkers Philharmonic Orchestra presents *7th Annual Beethoven Festival*. The program celebrates the music of Beethoven and other influential German composers. 3-5pm at Saunders Trades and Technical High School. yonkersphilharmonic.com

9/21 WEDNESDAY

Lectures: Bethany Arts Community presents *Webinar: Social Activism and Restorative Justice*. This conversation will examine the importance of restorative justice and the creative process as they contribute to alternatives to the prison system. 7-8:30pm. bethanyarts.org

9/23 FRIDAY

Theater: Bethany Arts Community presents *The Story Box*. This production explores the importance of civil rights through the lens of Japanese-American identity, using traditional Japanese storytelling elements. 6:30-8:30pm. Also 9/24 at Ossining Waterfront Park. bethanyarts.org

Music: Walkabout Clearwater Coffeehouse presents *Chorus and friends Free Concert*. The Coffeehouse Chorus and other special guests will perform. 7:30-10pm at Community Unitarian Universalist Congregation. walkaboutchorus.org

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Friends of Music Concerts presents Emerson String Quartet on 9/17 (photo courtesy of Friends of Music Concerts)

9/24 SATURDAY

Music: Emelin Theatre presents *Gangstagrass*. The band plays great American traditions of bluegrass, hip-hop and beyond, to create a whole new musical genre. 8-10pm. emelin.org

Workshop: Hudson River Museum presents *Wellness Workshop: Reflections of the Human Heart*. Elementary-age children and their caregivers will join art therapist Kit Demirdelen for a program that will explore the healing qualities of art and nature. 1-3pm. hrm.org

Workshop: Hudson Valley Writers Center presents *The Heart of American Poetry: a Craft Talk via Zoom*. This craft class on American Poetry will be based on Edward Hirsch's new book, *The Heart of American Poetry*. 12:30-2:30pm. writerscenter.org

Music: New Rochelle Public Library presents *Diálogos Duo: Contemporary Brazilian Music Concert*. This program will feature original music tributes to Brazilian masters and genres such as samba, choro and bossa nova. 3-4pm at the Library's Ossie Davis Theater. nrpl.org

9/25 SUNDAY

Workshop: Hudson Valley Writers Center presents *Establishing Perspective with Melanie Hatter (via Zoom)*. Participants will explore different points of view from a selection of short stories and novels and consider how to decide what view works best for their work. 12:30-4:30pm. writerscenter.org

Reception: Katonah Museum of Art presents *Last Look*. This event will celebrate the last day of the museum's

exhibitions *Tradition Interrupted* and *Remy Jungerman: Higher Ground*. 12-5pm. katonahmuseum.org

9/28 WEDNESDAY

Tours: Hudson River Museum presents *Virtual Studio Visit with Federico Uribe*. This bilingual program will dive into Uribe's unique art practice, which is currently on display at the Museum. 7-8pm. hrm.org

Film: Jacob Burns Film Center presents *Love with the Proper Stranger*. This classic romantic comedy-drama was nominated for five Academy Awards. 1-2:30pm. burnsfilmcenter.org

9/29 THURSDAY

Workshop: Bethany Arts Community presents *Drink and Draw*. In this non-instructional event, artists of all experience levels and from all background

will come together for a fun night of life drawing. 7-9:30pm. bethanyarts.org

9/30 FRIDAY

Theater: Arc Stages presents *The Great Leap*. Manford Lum, a college basketball player, must juggle international politics and his own personal history when he arrives to a game in China which is in the throes of the post-Cultural Revolution era. Through 10/15. 8-10pm. arcstages.org

Music: Caramoor Center for Music and the Arts presents *Melissa Aldana Quartet*. Grammy-nominated saxophonist and composer Melissa Aldana has already established an international reputation for her visionary work as a bandleader. 8-9:30pm. caramoor.org

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EXHIBITIONS & CLASSES

ArtsWestchester

- **Exhibition: *Visions: Resilient and Renewed!*** The show includes original artwork by artists and recipients of mental health services in Westchester. 9/8-11. Wed-Fri & Sun: 12-5pm, Sat: 12-6pm.

Bethany Arts Community

- **Class: *Outdoor Sculpture for Kids.*** Young students aged 6-9 collaborate on contemporary site-specific sculptures and engage in the nature of outdoor work. Mondays, 9/12-10/10 at 4-5:30pm.
- **Class: *Oil Painting 101 with Peter Leeds.*** Participants will learn about shadowing, toning and color relationships to create an inspiring painting. Tuesdays, 9/13-11/8 at 6:30-8pm.
- **Exhibition: *Beauty in the Round: A Scrutiny of Sculpture.*** This six-week online course will explore some of the greatest sculptors and sculptures in existence. Tuesdays, 9/20-10/25 at 10-11am.
- **Exhibition: *Truth or Illusion? NYSATA Region 7 Annual Art Show.*** Art educators work to guide their students through the process of exploration and discovery. 9/6-30, Mon-Fri: 10am-4pm, Wed: 10am-7:30pm.

Center for the Digital Arts, Peekskill Extension

- **Class: *Digital Photography.*** The remote class will provide photographers with a foundation in practice and theory. Mon & Wed, 9/12-10/3 at 6:30-9:30pm.
- **Class: *Painting En Plein Air in 24 Hrs for Adults.*** Students will learn the plein air traditions of the Impressionists and the Hudson River School painters. Saturdays, 9/24-11/12 at 10am-1pm.

Clay Art Center

- **Exhibition: *The Family Portrait.*** This show will explore the meaning and definition of the family unit in contemporary culture and society. 9/1-10/15 at 10am-5pm.

Harrison Public Library

- **Exhibition: *The Cameragenic Experience by Alan Cohen.*** Cohen's interest in digital photography grew as the hardware and software evolved into an integrated system. 9/6-10/1 at 9:30am-5:30pm.

Hudson River Museum

- **Class: *Kaleidoscopic Vision.*** Participants aged 5+ and families will create their own handmade kaleidoscope using recycled paper rolls, flexible mirror sheets, straws and markers. 9/3-25 at 1-4pm.

- **Exhibition: *Plastic Reef.*** The artist weaves together everyday plastic objects to recreate a marine coral reef and its interdependent life forms. Through 2/12/2023, 12-5pm.
- **Exhibition: *Order / Reorder: Experiments with Collections.*** The show looks at American art that considers expressions of American identity from new perspectives. Through 9/3/2023, 12-5pm.

Hudson Valley Museum of Contemporary Art

- **Exhibition: *Address Earth Art Expo 2022.*** A collection of 22 artists celebrate planet earth and use their art to address critical global issues that affect the world. 9/1-10/30, 11am-1pm.
- **Exhibition: *New in the Galleries.*** Jeffrey Gibson's art synthesizes the cultural and artistic traditions of his Cherokee and Choctaw heritage with Modernism and themes from contemporary and queer culture. 9/29, 11am-5pm.



Three Bars by Jeffrey Gibson, on view in the permanent collection at HV MOCA (image courtesy HV MOCA)

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Hoff-Barthelson Music School's Early Childhood Program Open House, 9/12 (photo credit: Derek Cooper)

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Hudson Valley Writers Center

- **Class: Monday Night Poetry Workshop (Via Zoom).** Joan Kwon Glass will constructively at the new work of each participant. 9/12- 10/31, 6:30-8:30pm. writerscenter.org
- **Class: The Art of Dramatic Writing for Stage, Screen, and Television with Bill Bigelow (via Zoom).** This is a course designed for writers looking to create screenplays, stage plays, and teleplays for television shows. 9/16-10/21, 1:30-3:30pm.

Katonah Museum of Art

- **Exhibition: Tradition Interrupted.** Artists merge age-old media and technique with innovation to create new work. Through 9/25, Tues-Sat: 10am-5pm, Thurs: 1-8pm, Sun: 12-5pm.
- **Exhibition: Higher Ground.** Works by Remy Jungerman connect pattern and symbol in Surinamese Maroon culture with European modernism. Through 9/25, Tues-Sat: 10am-5pm, Thurs: 1-8pm, Sun: 12-5pm.

Mamaroneck Artists Guild

- **Exhibition: Annual Awards Show.** 9/13-10/8, 12-5pm.

Neuberger Museum of Art

- **Exhibition: Milton Avery: Watercolors.** Avery's watercolors from the museum's collection illustrate the artist's vibrant, emotive color palettes and experimental balance between realism and abstraction. Through 9/11, 12-5pm.
- **Exhibition: Slow Jamz.** This immersive multimedia experience of floor-to-ceiling projections and soundtracks by painter, printmaker and video artist Tomashi Jackson. 9/30, 12-5pm.

New Rochelle Public Library

- **Class: Kids Acting Workshop.** The Sandbox Theatre will offer instruction on the basics of performing, from voice projection to developing a character. 9/17, 9/24, 10/1, 10/8. 9:30-11am.

New Rochelle Public Library

- **Exhibition: Magic in the World - From Fairy Tales to Nature.** Artists explore the Idea of magic through different media. 9/7-10/7.

Nowodworski Foundation

- **Exhibition: Ballad of Cyclic Change.** This is an interactive acoustic sculpture series inspired by biogeochemical cycles and how they mirror cycles in human daily life. 3/20/2023, 9am-7pm.

Pelham Art Center

- **Exhibition: Ultralight Beam.** A group of artists use and depict spirituality, visionary methods, religion or concepts concerning the metaphysical or other worldly realms. 9/15-10/30.

Studio Theater in Exile

- **Exhibition: LatinX Heritage Month: Treasures of the Earth.** This show highlights the art of 3 contemporary Mexican sculptors: Gloria Corrasco, Isadora Cuellar and Maribel Portela. 9/1-10/31.

The Queen City Art Gallery at Montefiore New Rochelle

- **Exhibition: The Road Not Taken.** Photographs by local artist Marisa Boan are based on the poem by Robert Frost. 9/10/2022.

The Rye Arts Center

- **Exhibition: Mini Solo Show: Suzanne Montresor.** Classical music influences Montresor's lyrical, organic, flowing paintings. At the Center's Gallery B. 9/6-10/15.

Town of Greenburgh's Arts and Culture Committee

- **Class: Kids Short Story Connection.** This is a series of 6 two-hour workshops for children aged between 9 and 15 who love to write. 9/10-12/3, 10am-12pm at Greenburgh Town Hall.

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