

# Westchester & Fairfield County Business Journals

INCLUDING THE HUDSON VALLEY

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The White Plains Hospital Center for Advanced Medicine & Surgery was built by Turner.

## TURNER TAKES CONSTRUCTION EDUCATION TO A NEW LEVEL

BY PETER KATZ

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An icon of the construction industry that reports having a staff of 10,000 employees and completing \$12 billion of construction on 1,500 projects each year is joining with Westchester County's Office of Economic Development and SUNY Westchester Community College (WCC) to bring its Turner School of Construction Management to Westchester.

The Turner School of Construction Management has visited various cities nationally offering a free educational program to qualified operators of small,

minority-owned, women-owned, disadvantaged and veteran-owned businesses. It's designed to reach small-business leaders who have been working as general contractors, subcontractors, construction managers, construction consultants and individuals who work closely with construction management firms.

The Turner School immerses participants in the real world of construction management and is different from workforce development programs that offer training in skills such as plumbing and electrical work.

The twice-weekly evening classes will run from six to eight weeks at WCC and are scheduled

to begin on Sept. 27.

Turner Construction Company is known for contributing its talents to building such landmarks as the United Nations Secretariat, passenger terminals at JFK International Airport, LaGuardia Airport and O'Hare International, Madison Square Garden, Yankee Stadium, USTA Billie Jean King National Tennis Center, Arthur Ashe Stadium, 19 of the world's 100 tallest buildings and fairly recently the new White Plains Hospital Center for Advanced Medicine & Surgery.

Turner's team working on the 250,000-square-foot nine-story White Plains Hospital project

**GIANT TURNER**

6

## Newman's Own Foundation sued by Paul Newman's daughters

BY JUSTIN MCGOWN

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In a case filed with the Superior Court of Stamford-Norwalk on Aug. 23, two daughters of late actor/philanthropist and Westport resident Paul Newman are suing the foundation that bears his name.

Susan Kendall Newman and Elinor T. "Nell" Newman are named as plaintiffs, alongside the charitable organizations, which were established in their names by their father. The sisters are seeking \$1.6 million in damages and are also seeking assurances that their foundations will each be given \$400,000 annually to spend on charitable work, claiming their father explicitly stated that sum was to be given to the foundations set up for all five of his daughters. The money originates from the proceeds earned by the popular Newman's Own grocery product line – the foundation receives 100% of the after-tax profits from the product's sales to support various educational and charitable organizations.

The lawsuit claimed the Newman's Own Foundation has only provided each daughter's foundation with \$200,000. According to the lawsuit, the foundation almost immediately altered the plans that Paul Newman had laid out in living wills, recorded statements and written correspondence in the years prior to his death in 2008.

Allegedly this was done at the direction of then-president Bob Forrester and Brian Murphy, a business associate of Newman, and within four days of the actor's passing the funds provid-

ed directly to the foundation for each daughter were replaced with a "Grant Recommendation Program," which eliminated annual payments of "up to \$100,000 in market-based compensation for each daughter's work" on behalf of their respective foundations while changing the women's roles in their philanthropic endeavors.

The lawsuit stated the foundation's action was the start of a "long march of disregard for Mr. Newman's stated intentions," although it does note that Forrester is no longer involved with the foundation – he was ousted as president in 2019 following an investigation of alleged inappropriate behavior toward female employees. Murphy is currently a member of the foundation's board of directors, but neither individual is named as a defendant in the lawsuit.

Furthermore, the lawsuit stated that the foundation's actions violated the terms of using the rights to Paul Newman's name and likeness because that was predicated on the requirement that each daughter's charity receive \$400,000 per year. It also lists a number of other alleged departures from previous wills and statements, including a codicil bequeathing one of the racing cars Newman collected to his personal driver and the defunding of the Scott Newman Center, a substance abuse and domestic violence prevention-oriented nonprofit named for Newman's late son. Also noted was the foundation's 2015 decision to not renew the licensing agreement with Newman's Own Organics, a separate nonprofit

**NEWMAN**

6



# Businesses helping to rescue animals

BY PETER KATZ

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**A**n airport ramp and hangar at Westchester County Airport where multi million dollar corporate and charter jets usually reside played host to 165 dogs and 135 cats that were airlifted after being rescued in Puerto Rico. Fixed-base operator Million Air, which provides services to aircraft operators at Westchester, welcomed the pet rescue fly-in of two Embraer Brasilia 120 twin-engine turboprop cargo airplanes that carried the animals. In addition to sheltering the newly arrived animals in its massive hangar, Million Air waved the usual fees charged to transient and parked aircraft and also provided discounted fuel.

The airplanes are operated by Wings of Rescue, a donation-supported charity. The organization flies rescued animals from overcrowded shelters and disaster areas to safety where they can receive proper care and a new home. Founded in 2012, Wings of Rescue has transported more than 62,000 dogs and cats in its pressurized and temperature-controlled aircraft that assure pet safety and comfort.

The flight of two cargo aircraft to Westchester by Wings of Rescue were in conjunction with The Sato Project, a New York-based organization with a mission to save abandoned and homeless pets from the streets and beaches of Puerto Rico. It's estimated that as many as 600,000 cats and dogs may be roaming the island nation as a result of natural disasters and abandonment by owners. The Aug. 27 flights to Westchester from Puerto Rico continued a program that has made previous trips into Million Air's facility.

Million Air is one of the businesses that have been supporting the effort by Wings of Rescue and The Sato Project. Others include The RTA Store based in Hopewell Junction,



Volunteers unload animals from cargo plane that arrived at Westchester County Airport.



Animals in crates at Million Air's hangar.

Tito's Handmade Vodka, which is distilled and bottled by Fifth Generation Inc. in Austin, Texas, and Sydney Hale and Co., a Richmond, Virginia-based candle and fragrance company. Other support came from AmerisourceBergen foundation, Christopher Harding and Flew the Coop, Sidewalk Angels Foundation, and individual donors.

Loading of the cats and dogs began at San Juan's Isla Grande Executive Airport at approximately 1 a.m. Each animal had ample water for the trip, which included a stop to refuel. One of the planes was completely unloaded at Westchester. Some animals remained on the second plane, which subsequently delivered them to animal rescue organizations in Portland, Maine.

"The relationship with The Sato Project is very special to Million Air in many ways as it allows us to do what we love, give back to the community," Lauren Rones-Payne, manager of the Million Air facility at Westchester told the Business Journals. "From our location the dogs and cats were introduced and welcomed by families all over Westchester County into their new homes. The team of people who volunteer their time and energy to The Sato Project have become friends and an extension of our team."

The Sato Project has rescued more than 6,200 dogs since its inception in 2011. It has an administrative office in New York as well as a new facility recently opened in Puerto Rico known as Sanctuary by The Sato Project where rescued dogs are initially cared for.

The Paws Crossed Animal Rescue in Elmsford and the Westchester SPCA are among the shelters that help place rescued animals flown to the New York area by The Sato Project.

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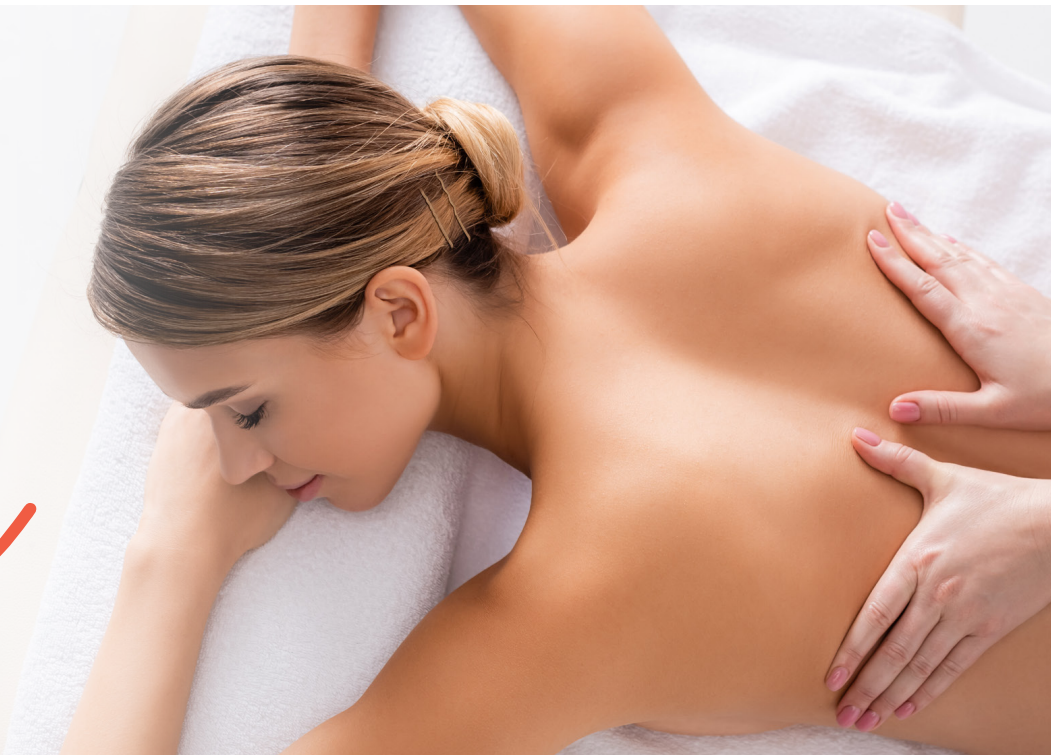
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# SoundWaters sets sail on new educational program with \$100K EPA grant

BY JUSTIN MCGOWN

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The U.S. Environmental Protection Agency (EPA) is providing a \$100,000 grant to SoundWaters Inc. of Stamford, which will be used to provide students from disadvantaged backgrounds, along with their family members, with the opportunity to participate in research projects conducted from aboard the SoundWaters, the organization's 80-foot sailing schooner.

The program, dubbed Sound Families, will take the form of a collaboration between SoundWaters and five partner organizations spread across Norwalk, Stamford and Greenwich.

According to Michael Bagley, vice president of programs at SoundWaters, the funds will be used to provide two-hour sailing cruises on the schooner out of Stamford Harbor in order "to learn a little bit about the Sound, to have the experience of being on a sailboat, and to not only learn a little bit about the sound but ideally leave inspired and empowered to make a difference in the environment within their communities."

"We like to think of them as ambassadors," Bagley added, "They go back to their communities saying, 'Hey, here's what we just experienced. Here's what we learned.'"

The grant will also allow SoundWaters to operate their schooner for 23 two-hour trips, each with as many as 40 passengers. Bagley said he expects five to seven families per trip while the EPA estimates 805 children and adults will be able to take



SoundWaters' schooner. *Contributed photo.*

advantage of the program over the course of two years.

"The trips will involve using a trawl net to collect fish and marine life that are living on the bottom of the Sound," Bagley continued. "When we bring up the net, we share what we know about what we caught and explain what is down there. We'll also do some water quality analysis – they will take water samples and look at what signs are good and what's bad in the water. Depending on the season we might collect microorganisms that live in the Sound and look at them through microscopes."

"Throughout," he added, "there is a general conversation about what is Long Island Sound and how do we live next to it. We'll

discuss what are some things that we can do that are good for it, and what could create adverse conditions. We are trying to generate those kinds of conversations with people."

Bagley stressed that the chance to sail on the trip is itself an exciting opportunity.

"We love having the awe and wonder of seeing this thing, and for our Stamford guests it may be something they've seen before from here at Cove Island, but now they get a chance to come on board and be part of it," he said.

While the schooner is an environmentally friendly means of transportation – it doesn't require fossil fuels to sail – it does require a trained crew to safely oper-

ate, even before educational instructors are factored in. Additionally, a portion of the funds will go to the five partner organizations, which include the Boys & Girls Clubs of Stamford and Greenwich, the Future 5 program for Stamford High School students, and the Riverbrook Regional YMCA, which has branches in Norwalk and Wilton.

"A good portion of the money goes to our partners," Bagley explained. "The EPA recognizes that if we want to find, recruit and transport them to our docks for free that requires administrative and logistical work. We can compensate those organizations for their assistance in making that happen."

The first voyages funded with the grant will start in mid-September, with several more before the end of the sailing season in October. Voyages will resume in the spring of 2023.

"The Connecticut coast is something like 97% private," Bagley noted. "It's very difficult to access Long Island Sound if you don't own property that is adjacent to it, have a boat, or a friend who has that. Norwalk is fortunate to have Calf Pasture, and we're fortunate here to have Cove Island and a few other parks, but for the most part access is pretty difficult. If you live in even certain parts of Stamford, downtown, or up north, it might seem like it's in a whole other universe. Our mission is to make sure that everybody in the region knows about the Sound, appreciates it and understands how they can impact it."

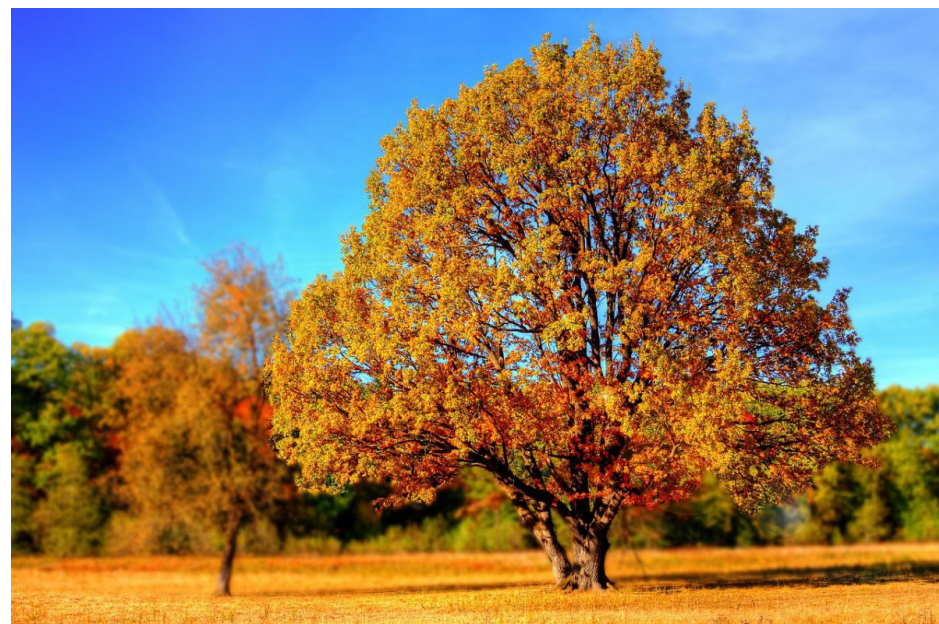
## Will Connecticut's fall foliage season be a dud?

BY PHIL HALL

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Connecticut hotels and tourist sites that plan for increased business around the fall foliage might be in for an erratic season this year.

According to a Connecticut Public Radio report, trees change color when their leaves stop receiving water, which shuts off their chlorophyll production and leads to the autumnal hues celebrated across New England. This usually occurs during the colder weather when the trees usually shut down the water on their own, but the summer drought has sped up the process and many trees in the state started turning color in August.



"The good news is there's more opportunities to get out and see the colors, especially like mid-to-late September," said Chris Martin, director of forestry at the state's Department of Energy and Environmental Protection. "The bad news is you don't get to see it all at once, so it's not quite as in your face, with all the trees turning color at one time."

Martin added that colder weather during the evening helps bring out the best of the fall foliage – particularly in late September when the night temperature can drop to the upper 30s and bring about an environment "really rolling into the colors." But if the summer's warm weather extends into the early fall, Martin warned the foliage display will be less than stellar.





## NORWALK LOCAL AGENCY: Meet Londiaz Agency

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## 1 **Giant Turner—**

celebrated the topping out milestone of the building on Feb. 24, 2020, by hoisting the final steel beam with Turner, American and White Plains Hospital flags attached to it two days ahead of schedule. A ribbon cutting for the new building was held on June 2, 2021.

Janice Haughton, community and citizenship director for Turner who oversees the Turner School of Construction Management, told the Business Journals, “The point is to provide contractors and business owners with courses in topics that are relevant to them and also will help them scale their business and help them grow.”

She said that safety, a huge subject in the construction industry, is covered along with law, sales, responding to requests for proposals, bidding for jobs and more.

“Some of our feedback shows that taking the courses helps small emerging businesses to understand what it’s going to take to do contracting work in the bigger arenas, what it’s going to take to have their businesses armed to work with large general contractors and construction managers,” Haughton said. “A lot of our graduates use their graduation certificates from Turner School to assist with their certification applications. Many of these firms are either M/WBE (Minority and Women-Owned Business Enterprise) certified or in the process of getting certified as well as veteran-owned businesses and our course helps to provide some of that documentation and experience that they need to show on those applications to get certified with various agencies.”

Haughton said that attending the course sessions allows the participants to network, build relationships and share opportunities.

“There could be spaces for these firms to work together on pursuits so it also provides them with a few weeks of networking with several other entrepreneurs that move in their same space and they have an opportunity to meet other businesses that they can work with after they finish Turner School,”



Turner hoisting the final beam for White Plains Hospital’s Center for Advanced Medicine & Surgery on Feb. 24, 2020.

Haughton said. “What makes our program special is the amount of time that Turner has been around; we’ve been around for 120 years.”

She said that these courses are not focused on how to work with Turner.

“This is information that these businesses are going to need whether they work with us or they work with another company,” Haughton said. “We’re providing them with meaningful experiences and tools that they can then take with them and apply to any company that they intend to work with.”

Haughton said that the school allows the Turner employees who do the teaching opportunities to give back to the community and industry.

“We get to share real-life experiences that these people need to know if they’re going to work in this business,” Haughton said. “On the flip side, we need these firms; we need these innovative entrepreneurs to bring value to our project teams because we’re looking to grow our own network and provide opportunities for local small business to benefit from the economic opportu-

nities that our projects provide.”

Bridget Gibbons, director of Westchester County’s Office of Economic Development, told the Business Journals that bringing the Turner School to Westchester dovetails nicely with other programs the county has implemented such as incubators to help new businesses develop, opportunities improve workforce skills and encouragement of small businesses.

“The construction industry is so important to Westchester’s economy we want to do whatever we can to make it more accessible,” Gibbons said. “We already have successful workforce programs providing apprenticeships and skills development. The Turner School of Construction Management takes construction education to a new level.”

Charles McGinnes, assistant dean, workforce development at WCC told the Business Journals, “Aligning with the Turner School of Construction Management allows us here at SUNY Westchester Community College to bring in another focus area for minority and women-owned business and enterprises as well as it aligns pretty well with some of the

entrepreneurial offerings that we’ve been doing for small businesses, sole proprietorships and other business and industry partners here in our service area.”

McGinnes said the school offers courses in advanced manufacturing and there are some components that can cross over between manufacturing and construction. He said that they may be scheduling the Turner School sessions to take place in White Plains at the education and training center that WCC manages at Brookfield Commons in conjunction with the city of White Plains and the White Plains Housing Authority.

“We hope that this first iteration of the Turner School of Construction Management here in Westchester is very successful,” McGinnes said. “We’ll look to offer it in the spring of 2023 again. I absolutely don’t like doing ‘one and done.’ I like to have a good long-term collaboration because it’s mutually beneficial. It provides Turner with a good outreach ... and it provides our students with another unique opportunity that they may not have been able to realize had we not hosted this program.”

## 1 **Newman—**

founded by Nell Newman and her father before his death.

Rumors of conflict between the foundation’s leadership and Newman’s heirs received prior media attention, including a 2015 feature in Vanity Fair, but this lawsuit represents a new phase of the conflict.

Newman’s three other daughters – Stephanie Kendall Newman, Melissa Stewart Newman and Claire Olivia Newman – and their respective charitable organizations are not parties to the lawsuit.

When reached for comment, a spokesperson for the foundation provided a statement indicating that the board is faced with difficult decisions about how to use limited



The Westport headquarters of Newman’s Own Foundation. Photo by Justin McGown.

resources while complying with 501(c)(3) organization rules.

“Best practices surrounding philanthropic organizations do not allow for the establishment of perpetual funding allotments for anyone, including Nell and Susan Newman,” the statement said. “A meritless lawsuit based on this faulty wish would only divert money away from those who benefit from Paul Newman’s generosity. While we expect to continue to solicit Newman family recommendations for worthy organizations, our funding decisions are made each year and will continue to reflect the clear aim of Paul Newman and our responsibility to the best practices governing private foundations.”



# Bankruptcy clue reveals Yonkers debtor's business

BY BILL HELTZEL

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**A** Yonkers man who filed for individual bankruptcy because of business debts doesn't actually have an official business.

Yehya M. Al-Saidi declared \$2,700 in assets and nearly \$1.4 million in liabilities in a Chapter 7 liquidation petition filed Aug. 19 in U.S. Bankruptcy Court, White Plains.

The petition states that his indebtedness is primarily business debts. But elsewhere it says Al-Saidi is not a sole proprietor of any business and his occupation is "store clerk," for which he makes less than \$2,200 a month.

The clue to his business is that nearly \$1.3 million of his debt is owed to the New York State Department of Taxation and Finance for "cigarette tax penalties."

A monthly report by the agency also ranks Al-Saidi as the 74th most delinquent individual taxpayer in New York and says he owes \$1,295,794 in cigarette taxes.

The state tax warrant was incurred in 2014, according to the bankruptcy petition.

That was the year, according to a Department of Taxation press release, that a state cigarette strike force arrested Al-Saidi and another man and seized 1,127 cartons of cigarettes and 45,644 counterfeit tax stamps.

Also in 2009, a man named Yehya Al-Saidi, of Yonkers – but alternately referred to in court records as Yehya Alsaïdi – was indicted by a Westchester County grand jury for possession and transport of unstamped or unlawfully stamped cigarettes.

Al-Saidi made \$26,400 last year and \$18,300 in 2020 in wages and unemployment compensation, according to his petition. His \$2,700 in assets consist of furniture and furnishings, clothing and \$20 in a bank account. He also expects a possible \$27,900 payment for injuries sustained in a March car accident.

Besides the cigarette taxes, his liabilities include \$50,883 in credit card debts and \$23,497 for a BMW M3 sports car lease.

Al-Said is represented by Nassau County attorney Mark E. Cohen.

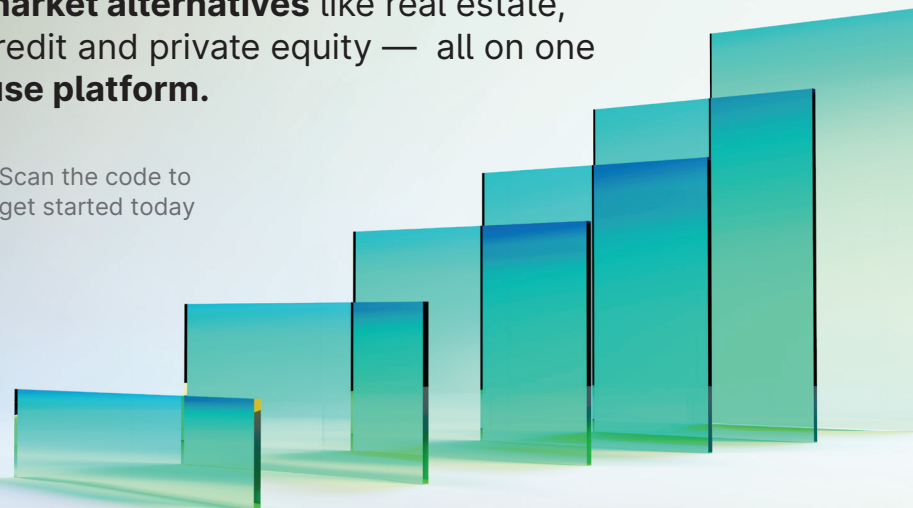


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# Bona Fide Masks emphasizes trustworthy distribution in a confusing marketplace

BY EDWARD ARRIAZA

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Since the Covid-19 pandemic took root in 2020, Bona Fide Masks has provided national distribution of masks direct from manufacturers Powecom, DemeTECH, Chengde and Harley. In addition to distributing N95 and KN95 masks from manufacturers, Bona Fide Masks also offers ordinary 3-ply masks, Covid-19 antigen self-tests from On/Go and Powecom and Harley masks suitable for children.

The Mount Vernon-based Bona Fide Masks was originally a division of Ball Chain Manufacturing Co., a manufacturer of ball chains since 1938, before becoming its own standalone company after experiencing continued growth. This success can be attributed in large part to the decades Ball Chain Manufacturing spent building its supply chain, which proved to be immensely useful when it expanded into the mask distribution business.

The move toward masks first began when Westchester County Association President and CEO Michael Romita approached Bill Taubner, the company's president after the start of the pandemic to see if Ball Chain Manufacturing could produce masks at its factory.

"My initial reaction was 'No,' simply because I knew that our machinery here couldn't start putting out masks," Taubner said.

However, after some convincing from his wife – who related to Taubner the PPE shortages doctors and nurses were experiencing – he decided to look into the matter.

"I started doing some research and reaching out to some of my contacts overseas," Taubner said. "That's how the whole thing started."

Though it was a seemingly unlikely transition for the ball chain manufacturer, Taubner and his team took the plunge, leveraging Ball Chain Manufacturing's decades of supply chain experience and relationships with various manufacturers and delivery services like FedEx and UPS to create a distribution pipeline for masks. The move paid off, not only allowing the company to stay afloat during the early stretch of the pandemic but also by making Bona Fide Masks successful enough that it now ships a few million masks a month, with more than 100 mil-



Bill Taubner, president of Bona Fide Masks. Photo by Edward Arriaza.

lion shipped since its inception.

From the outset, the company sought to introduce a sense of order and trust to what was, and often still is, a challenging landscape.

"I've never seen a marketplace that's been so confusing prior to being involved with the mask industry," said Taubner. "It's been the wild, wild west."

Much of this "wild west" environment is the result of a large presence of counter-

feit masks in the marketplace. According to Taubner, "The general consumer has to be very careful about where they're purchasing it from and who they're purchasing it from."

Another challenge for customers seeking to purchase authentic masks is what seems to be a lack of thorough vetting among sellers who may offer legitimate masks but conduct little to no vetting of their own.

"Many times, their initial vetting is basically receiving just proof that they might be purchasing from a manufacturer," Taubner said.

Bona Fide Masks distinguishes itself from such sellers by maintaining close relationships with manufacturers, which allows it to offer masks direct from the source.

"We never deal with any intermediaries, third parties or agents, and we handle all the logistics coming over here," Taubner said. "Our customers, they really look to us simply because of our trusted supply chain."

To further vet masks, Bona Fide Masks performs on-site testing. The company has purchased the 100X Automated Filter Tester from Air Techniques International, a nearly \$100,000 machine used by NIOSH and the CDC, with the intention of providing supplemental testing to the masks, which have already undergone testing by their respective manufacturers and by third parties.

The machine tests the penetration levels of the masks the company receives and distributes. It douses N95 and KN95 masks in a saline solution in order to ensure the masks live up to their name and can filter out 95% or more of airborne particles.

"Usually, the masks are testing anywhere between 96 and a half to 98 and a half percent," said Chief Operations Officer James Grandefeld. "Ninety-five is sort of like the threshold, but we're going for always-greater-than-95."

With the Covid-19 pandemic being more accurately described as an endemic, Bona Fide Masks is likely to keep business going for the foreseeable future. While Covid's continued presence is a reality, the company is at least able to lessen the burden with its distribution and eliminate dubious online resellers from the marketplace.

"There's a little less confusion in the marketplace right now," Taubner said. "All the opportunists have sort of moved away."

Presently, Taubner and his team have moved toward expanding the family-owned business, having already opened a warehouse in Canada and plan on expanding into Europe.

"It's been a great team effort, and we're so proud of what we've accomplished here and really happy to be able to have helped so many people during this time," Taubner stated.



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# Darien's Geary Gallery takes a distinctive approach to the business of art



Coming Home (Noroton YC)  
Chet Saur  
1984



NY 30's  
Peter Arguimbau  
1984

Tom Geary, co-founder and co-owner of the Geary Gallery in Darien, next to Chet Saur's 'Coming Home (Noroton YC)' (left) and Peter Arguimbau's 'NY 30's' (right);. Photo by Edward Arriaza.

BY EDWARD ARRIAZA

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Since 1984, Geary Gallery has been showcasing the works of local artists from its location on the Boston Post Road in Darien. It is owned by the husband-and-wife team Tom and Anne Geary, who came to this line of business in an unlikely way – they were collaborating with Anne's brothers in Florida, who were experimenting with opening 10,000-square-foot craft stores.

"Anne and I moved down to Florida and got involved in the business," said Tom Geary in an interview with the Business Journal. "We ended up opening eight stores down in Florida – four in Orlando and four on the west coast."

"I had a lot of different experiences in different types of businesses before I started this one," he added, revealing that over the years he had started 16 other businesses, including two restaurants, a boatyard and a gypsum business.

At the gallery section of the business, Anne Geary selects among numerous photo submissions of artists' works.

"We always try to stay a step above where we've been, either equal to or above where we've been," Tom Geary explained. "That's what we use as our grading point, and we have artists come in based on that."

The gallery's exhibit changes every 45 days and presently eight artists have their

work on display. Tom Geary acknowledged there has been some grief associated with potential clients perusing the gallery's exhibit, as some choose to circumvent the gallery by searching an artist online and contacting them directly for a discounted price on one of their exhibited works. Most artists, however, will report these communications.

"I've had other gallery owners tell me that they have contracts with their artists," Geary said. "But I don't want to get into that, because we have a very good working relationship with all of our artists."

Geary Gallery also provides framing and restoration services in addition to exhibiting art. The gallery's framing services in particular have been subject to positive word of mouth over the years.

"I like to think that it's the service that we provide that gets people to keep coming back," Geary said. "We basically stopped our advertising years ago because everybody coming in would say so-and-so told me I had to come here."

The gallery is known to deal with unusual framing projects that other shops are unable to handle. These include the framing of christening gowns, jerseys and an eight-foot poster.

"We're at a point now where other (shops) will tell their customers to bring it here," Geary said.

The team at Geary Gallery also engages in oil painting and framing restoration, a ser-



Tom Geary with an 8-foot-tall vintage poster framed at Darien's Geary Gallery. Photo by Edward Arriaza.

vice Geary said no other galleries provide.

"The restoration I would say speaks for itself," he said. "You take a painting that you can hardly even see what it is and clean it,

and the customer comes in, they don't even recognize the painting when they pick it back up. That's always very rewarding, getting that sort of comment from customers."



# WE'RE BETTER TOGETHER: Business Journals and WAG

**B**eginning Sept. 5, Westfair Business Publications will integrate WAG magazine into its Westchester and Fairfield County Business Journals. So, instead of waiting every month for WAG, you'll find all its popular features every week in the Journals.

The shift reflects our hundreds of thousands of monthly online readers and advertisers who prefer the digital platform over print.

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Already a WAG weekly subscriber? Don't fret, you're already on our Wake Up with Westfair list. Our first newsletter will debut on Sept. 6 at 7 a.m.

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# Not for women (entrepreneurs) only

BY GEORGETTE GOUVEIA

ggouveia@westfairinc.com

**A**nne M. Janiak has always been interested in issues affecting women.

"I remember in the late '60s hearing about 'The Feminine Mystique,' and it made so much sense to me," she says, referring to Betty Friedan's seminal 1963 book about unfulfilled 1950s housewives that helped spark the second wave of feminism in the United States (1960-'80s). Moving to Scarsdale from Chicago, where her husband had attended The University of Chicago Law School, Janiak joined a consciousness-raising group.

"The women in Scarsdale were so bright and vibrant," remembers Janiak, a Philadelphia native who holds a Bachelor of Arts degree in secondary education from Pennsylvania State University and a Master of Arts degree in women's history from Sarah Lawrence College in Yonkers. It was not long before she joined many of these women as a member of the Scarsdale chapter of the League of Women Voters and then its president. After serving as a village trustee and mayor, she said, "What else can I do?"

That something else turned out to be the Women's Enterprise Development Center (WEDC) in White Plains, which she served as founding CEO from 1997 to 2021. The center, a nonprofit dedicated to helping women and minority entrepreneurs and their businesses get a leg up in Westchester County and the Mid-Hudson Valley, will thank her for her years of leadership at its silver anniversary gala Sept. 15 at Lake Isle Country Club in Eastchester. Janiak will be honored not only with WEDC's Legacy Award but with the launch of the Anne M. Janiak Leadership Grant Program, identifying, she says, those WEDC participants who stand out for their abilities to work with others and move projects forward. The other honorees signify two elements in the lifeblood of the business world – Wells Fargo (the Community Partnership Award), representing banking; and Sawudat Abraham, owner of Baby Cubs Daycare Inc. in New Rochelle (the Enterprising Woman Award), exemplifying the entrepreneurship WEDC and Janiak have shepherded.

"It is pretty amazing to realize that Anne started WEDC with a \$10,000 legislative grant and grew the organization into one with a \$2 million budget in 2021," CEO Nikki A. Hahn says in a statement. (Other impressive numbers in the nonprofit's 25-year history – 15 employees securing \$2.9 million in financial assistance for more than 10,000 businesses.) "From its inception, the focus



Anne M. Janiak, founding CEO of the Women's Enterprise Development Center (WEDC), will be honored by the nonprofit at its 25th anniversary gala Sept. 15 at Lake Isle Country Club in Eastchester. *Courtesy Anne M. Janiak.*

has been on women and minority entrepreneurs who lacked access to traditional business and banking resources," Hahn adds. "Our success is a testament to her foresight and trailblazing mindset."

For her part, Janiak is quick to share credit with the Westchester Association of Women Business Owners, Westchester Community College, the Westchester County Association and the New York State Division for Women – all of which were present in the summer of 1997 at the birth of the Women's Enterprise Project, which would ultimately become WEDC.

"They needed someone to connect the dots," Janiak remembers. That someone turned out to be a woman who says, "I like being part of a community and trying to solve problems."

As the name implies, WEDC – which offers 60-hour spring/fall business-training programs – began by serving women who didn't have any such training but had ideas for start-ups. Some of these women had experienced domestic abuse, Janiak says. This in turn led to business training for child-care providers. A turning point

came in 2000, with the introduction of courses for Spanish speakers, a fourth of whom were men. Then came the M/WBEs – the Minority and Women-owned Business Enterprise certificate holders.

"We were one of the first organizations to help M/WBEs grown their businesses," Janiak says. (In addition to training programs, WEDC offers one-on-one business and loan counseling, networking opportunities, assistance with loan applications for microloans and crowd funding through Kiva Zip.)

"What we started out to do is help all people, especially women but not exclusively women," Janiak says – an important distinction in a world in which people increasingly define themselves as nonbinary, neither male nor female.

Now WEDC's special adviser, having retired in December 2021, Janiak says the organization will continue to reach out to the BIPOC (Black, indigenous, people of color) communities in a region that embraces Westchester; Putnam; Dutchess, home of WEDC's satellite office; Rockland; Orange; Sullivan; and Ulster counties, expanding

services and building partnerships. (About 70% of WEDC's funding comes from local, county, state and federal governments. The rest is from individual, foundation and corporate contributions.)

As for Janiak, she will also continue to serve as executive director of the Westchester Municipal Officials Association (WMOA). "Any sane person would've given one up," she says with a laugh. But the woman who likes to connect the dots sees the importance of a relationship between local governments and the business community.

"I like being busy," she says, particular in service to others. Indeed, when she collects her Legacy Award Sept. 15, she will no doubt think of what she told WAG: "I remember the women who came to me and said, 'I was broken and WEDC helped me.' That is my reward."

*For more on the Women's Enterprise Development Center's 25th anniversary gala, visit [wedcbiz.org/event/the-womens-enterprise-development-center-25-year-anniversary-gala-launching-the-anne-m-janiak-legacy-grant-program/](http://wedcbiz.org/event/the-womens-enterprise-development-center-25-year-anniversary-gala-launching-the-anne-m-janiak-legacy-grant-program/).*



# Three business and career lessons from The Godfather

By Ivonne Zucco



**T**his year marked the 50th anniversary of the film The Godfather and fifty-three years since the book was published.

The book and three consequent movies have become part of American culture, and to this day, all generations relate to some of this story's most memorable passages. The Godfather offers many angles of analysis. It is a story about family, crime, mobsters, money, societal power struggles, and business. Perhaps its most attractive aspect is the portrayal of humanity at its essence, which is that no human is completely good or bad. Depending on our motivations, our actions can fall into both categories and somewhere in between. Likewise, for the spectator, mafia, drug lords, gangs, guerrilla warriors, or dictators can be considered heroes. The lawbreaker, who causes suffering to some, provides a sense of justice to those who feel excluded from prosperity.

If you have read the book or watched the two first movies, you know that Don Vito Corleone did not start as a criminal. He believed in honest work and overcoming obstacles to provide for his family and attain the American Dream. Life circumstances changed his perspective and pushed the boundaries of what was acceptable. His first murder was that of an extortionist who was threatening him. With this act, he became aware of his power as he gained the respect and fear of those who were also victimized by this character. Thus, the evolution of Vito's identity from a good guy to a criminal is filled with charisma, good intentions, cleverness, and a compass for his "line of business" that distinguishes him from the other mafia lords in the story. He is recognized by his peers as a man of respect. His extreme measures are questionable, but his core philosophy can

teach us a thing or two about business and career. Here are the ones that I have found to be more relevant.

**Make friends, not business.** Vito Corleone's approach to gaining power was, "Lend me a hand today, and you will have a friend in me. Later, I can return the favor," and vice versa. When thinking about business, remember that no matter the product or the service you are providing, people are always the focus of the offer and demand. Our modern ways of marketing are only a complement to the most essential tool of all, personal relationships. People do business with people, not with systems. Gaining others' trust by connecting with them personally has no substitute. Therefore, as you think about growing your business or career, remember the importance of establishing relationships that will speak for your character and values.

**Make an offer that can't be refused.** Many business books speak about the importance of having a unique proposition. Although Don Corleone's proposition was connected to intimidation and threat, there is validity in the idea that the uniqueness of what you offer will differentiate you from your competition. Many individuals do what you do, but what is the aspect that makes you different? What do you offer to make someone choose your business or an employee select your services? It is worth dedicating time to think about what is the offer that your client will not be able to refuse.

**Don't take it personally.** It is just business. Although Don Corleone's story is filled with violent revenge, there are many references to the importance of not taking attacks personally throughout the book. His message to his offspring and



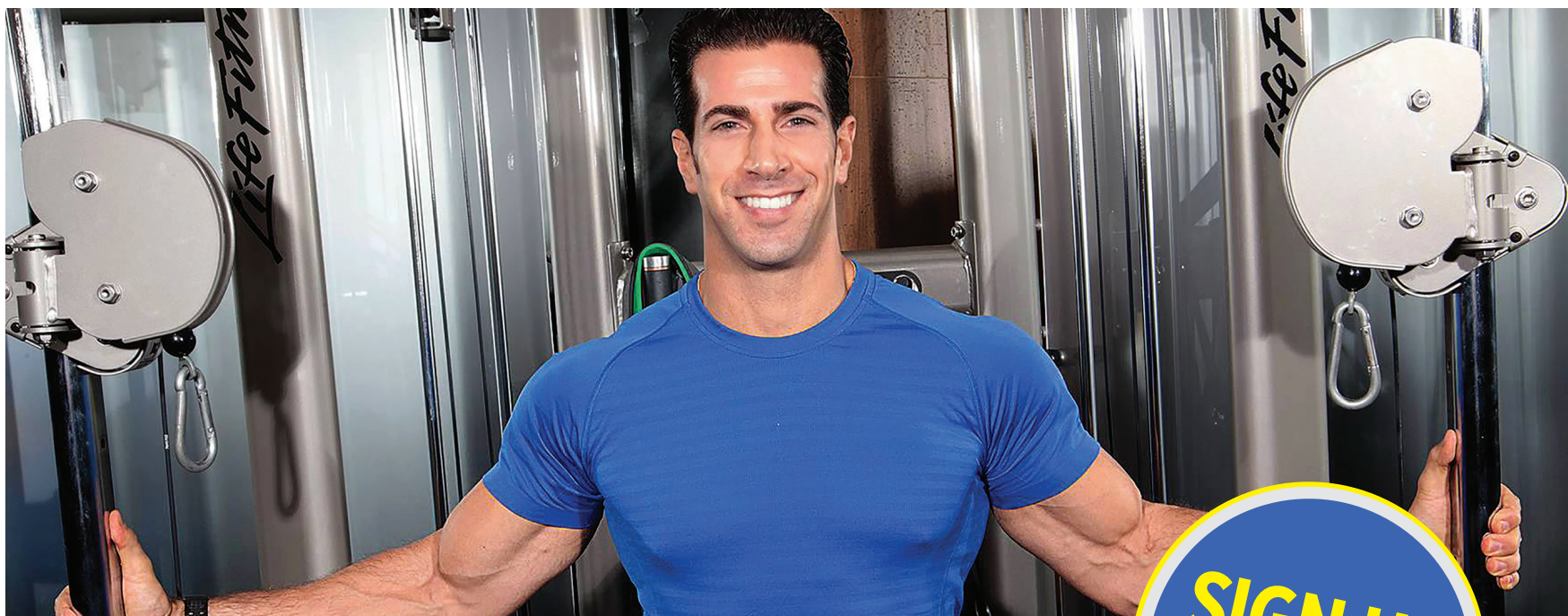
associates is that letting anger rule their decisions will only cause tragedy and the downfall of their business. We often let our feelings influence how we think about our jobs and deals. Although feeling affected personally by decisions and situations is natural, try to avoid taking things personally. Often, decisions that might affect you in the work environment have to do with a series of events that have nothing to do with you. Managing your feelings will make you more effective at advocating for yourself and contemplating other perspectives.

Aside from the social implications of organized crime, The Godfather possesses many more life and business lessons impossible to fit into this article. I would love to learn about the lessons you find in this story. Visit my website [www.abetterstorycoaching.com](http://www.abetterstorycoaching.com) or my social media to share your thoughts, and to check out one more bonus tip from this masterpiece.



**IVONNE ZUCCO** is a Transformational Career Coach. She works with individuals searching for fulfillment and balance in their careers and with companies working towards intentional culture change by using a pragmatic approach to help them advance from where they are to where they want to be with clarity and purpose.





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# Flooded Tuckahoe condominium sues insurer for \$1.7M

BY BILL HELTZEL

Bheltzel@westfairinc.com

A Tuckahoe condominium that was flooded last September during superstorm Ida's cataclysmic rampage through New York has sued its floor insurance provider for \$1.7 million.

The Rivervue Condominium at 1 Scarsdale Road claims that Metropolitan Property & Casualty Insurance Co. has not fully honored the flood insurance policy, according to a complaint filed Aug. 16 in U.S. District Court in White Plains.

Remnants of Hurricane Ida tore through the Northeast last September, spawning tornadoes, dumping record-setting rainfalls, deluging rivers and overwhelming infrastructure. Eighty-seven people were killed in the United States, according to a National Hurricane Center report, including 17 in New York.

The Rivervue is next to the Bronx River and is in a flood zone, as defined by the Federal Emergency Management Agency. The river crested by several feet on Sept. 1, the complaint states, and flooded Buildings 17 and 19.

The flood insurance policy covers only certain necessary equipment, such as furnaces and fuel tanks, in basements or spaces below the lowest elevated floors.

The lobby of Building 17 and the first floor of Building 19 were extensively damaged, according to the complaint, and the Rivervue submitted claims to Metropolitan.

Metropolitan agreed to compensate the condominium for a portion of the damages, the complaint states, but did not fully cover the losses.

The insurer allegedly took the position that the damages were in basements or below the lowest elevated floor, where insurance coverage was limited.

The Rivervue claims that the damaged areas are not below the lowest elevated floors and are not basements by FEMA terms because all of the walls are not below ground.

The condominium sued Metropolitan for breach of contract for allegedly refusing to pay \$1,372,755 for damages in Building 17 and \$365,036 for Building 19.

A Metropolitan spokesman did not respond to an email asking for the insurer's side of the story.

The Rivervue is represented by Manhattan attorneys Anne M. Bossart and Johnathan C. Lerner.



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# Harrison company facing \$32.1M foreclosure files for bankruptcy

BY BILL HELTZEL

Bheltzel@westfairinc.com

**E**astgate Whitehouse LLC, a Rye-based real estate company that has been accused of defaulting on a \$32.1 million mortgage, has petitioned for bankruptcy protection.

Eastgate has yet to file schedules detailing its finances, but the Chapter 11 petition filed in U.S. Bankruptcy Court in White Plains estimated that assets and liabilities both range from \$10 million to \$50 million.

Eastgate is operated by William W. Koepfel, a scion of a Brooklyn real estate dynasty that eventually split into two separate family entities.

The business is based at Koepfel's mansion in Harrison but the main asset, a 15-story apartment building, is at 350 E. 52nd St., Manhattan.

Eastgate refinanced the building in 2018 with a \$32.1 million, 10-year interest-only balloon loan from Barclays Bank. Koepfel personally guaranteed the loan.

This past May, Wilmington Trust, the mortgage trustee, sued Eastgate and Koepfel to foreclose on the loan. It is demanding that a receiver be appointed to manage the rents and profits and that the apartment building be sold to pay off the loan.

Wilmington claims that a year ago Eastgate stopped paying the monthly interest payments. It also alleges other defaults, for instance, failing to disclose that Koepfel had filed for personal bankruptcy shortly before the mortgage loan closed.

Eastgate and Koepfel broadly denied the accusations in their answer to the complaint. They accused Wilmington Trust in a counterclaim of failing to use a \$260,000 insurance payment to restore a commercial space in the apartment building that was damaged in a fire last Christmas.

Koepfel states in an affidavit that he and his attorney told the mortgage broker about his personal bankruptcy when they were negotiating the loan and the mortgage broker told Barclays.

"Leaving that aside," he stated, "it also seems highly improbable that Barclays Bank would not have run a title search ... which would have disclosed the bankruptcy filing."

Koepfel declared \$66 million in assets and \$10.3 million in liabilities in his 2018 Chapter 11 reorganization case. He attributed the bankruptcy to a pend-



Koepfel building in Manhattan.

ing \$7 million judgment for legal fees.

His primary assets were the Eastgate Whitehouse apartment building valued at \$46.6 million and a Brooklyn property valued at \$9.8 million. (According to a loan document, the Eastgate property was appraised in 2018 at \$62.9 million.)

He valued his Harrison house at \$5 million, and five cars and 4 watercraft at more than \$1 million.

Koepfel had income of \$1.12 million in 2017, according to a bankruptcy schedule, and he was making \$95,250 a month in income in 2018 but spending \$100,677

a month.

Besides the \$32.1 million mortgage debt, which is listed as disputed, the Eastgate petition shows unsecured claims of \$5.4 million in loans from Koepfel and \$596,000 in legal and accounting fees.



## When changing jobs, don't forget your 401(k)



Photo by S.K. / Pixabay.

BY NORMAN G. GRILL

One of the most important decisions that arises when changing jobs is what to do with the money in your 401(k). Making the wrong move could cost you thousands in taxes and lower returns.

Let's say you put in five years at your current job. For most of those years, you've had the company take a set percentage of your pretax salary and put it into your 401(k) plan. Now that you're leaving, what should you do?

You should resist the temptation to cash out. If you decide to have your distribution paid to you, the plan administrator will withhold 20% of your total for federal income taxes, so if you had \$100,000 in your account and wanted to cash it out, you're already down to \$80,000.

Furthermore, if you're younger than 59½, you'll face a 10% penalty for early withdrawal come tax time. Now you're down another 10% from the top line to \$70,000.

If you separate from service during or after the year you reach age 55 (age 50 for public safety employees of a state, or political subdivision of a state, in a governmental defined benefit plan), there is an exception to the 10% early withdrawal tax penalty.

This applies to 401(k) plans only; IRA, SEP, SIMPLE IRA, and SARSEP plans do not qualify for the exception.

In addition, because distributions are taxed as ordinary income, at the end of the year you'll have to pay the difference between your tax bracket and the 20% already taken out. For example, if you're in the 32% tax bracket, you'll still owe 12%, or \$12,000. This lowers the amount of your cash distribution to \$58,000.

But that's not all. You also might have to pay state and local taxes. Between taxes and penalties, you could end up with little over half of what you had saved up, short-changing your retirement savings significantly.

### The Alternative Approach

If your new job offers a retirement plan, the easiest course of action is to roll your account into the new plan before the 60-day period ends. This is known as a "rollover" and is relatively painless to do. Contact the 401(k) plan administrator at your previous job who should have all of the forms you need.

The best way to roll funds over from an old 401(k) plan to a new one is to use a direct transfer. With the direct transfer, you never receive a check, you avoid all of the taxes and penalties mentioned above, and

your savings will continue to grow tax-deferred until you retire.

A word of caution: Many employers require that you work a minimum period of time before you can participate in a 401(k). If that is the case, one solution is to keep your money in your former employer's 401(k) plan until the new one is available. Then you can roll it over into the new plan. Most plans let former employees leave their assets for several months in the old plan.

If you have your former employer make the distribution check out to you, the Internal Revenue Service considers this a cash distribution. Your check will have 20% taken out automatically from your vested amount for federal income tax.

But don't panic. You have 60 days to roll over the lump sum (including the 20%) to your new employer's plan or into a rollover individual retirement account (IRA). Then you won't owe the additional taxes or the 10% early withdrawal penalty.

If you're not happy with the fund choices your new employer offers, you might opt for a rollover IRA instead. You can then choose from hundreds of funds and have more control over your money. But again, to avoid the withholding hassle, use direct rollovers.

If your vested account balance in your 401(k) is more than \$5,000, you can usually leave it with your former employer's retirement plan. Your lump sum will keep growing tax-deferred until you retire.

However, if you can't leave the money in your former employer's 401(k) and your new job doesn't have a 401(k), your best bet is a direct rollover into an IRA. The same applies if you've decided to go into business for yourself.

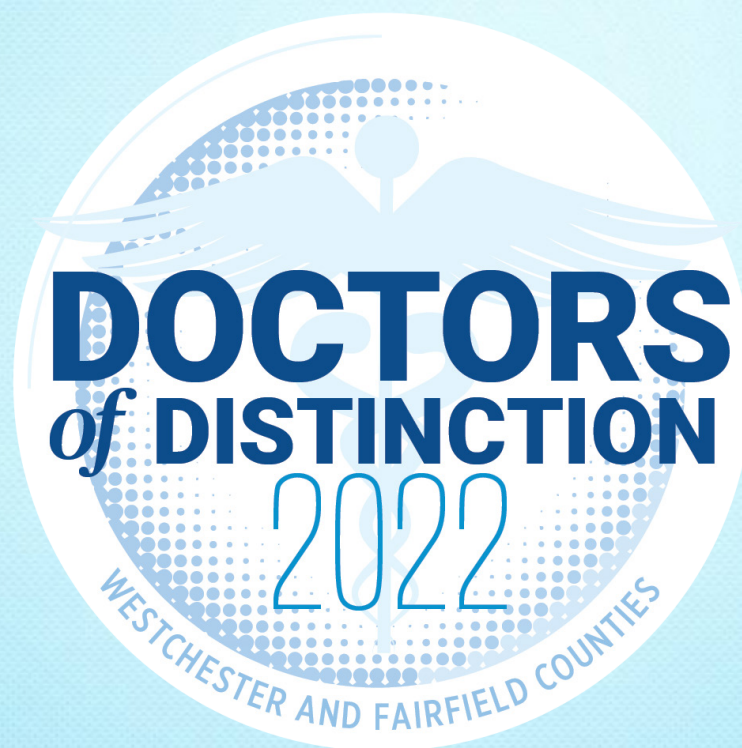
Once you turn 59½, you can begin withdrawals from your IRA without penalty, and your withdrawals are taxed as ordinary income. The IRS "Rule of 55" allows you to withdraw funds from your 401(k) or 403(b) without a penalty at age 55 or older.

With both a 401(k) and an IRA, you must begin taking required minimum distributions when you reach age 72, whether you're working or not.

*This column is for information only and should not be taken as advice. Consider the assistance of an experienced professional in addressing your financial issues.*

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





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Dr. Miriam Lagunas Fitta, Dr. Piotr Wyrwinski, Dr. Francisco Salgueiro, Dr. Erica Bang and Dr. Joseph Taddeo

#### NewYork-Presbyterian Hudson Valley Hospital's Interventional Cardiology Team

Dr. Giora Weisz, Dr. William J. Prabhu, Dr. Alan H. Slater and Dr. Howard Tarkin

#### New York Medical College Health Services Team

Dr. Marisa A. Montecalvo, Katherine Kowalski, Rochelle G. Saks, Ruby Lantigua,  
Donna McKenna, Christine Moronta and Rosemarie Raffa



Room at the inns,  
thanks to this Greenwich investor



Ocean House at sunset.  
Courtesy Ocean House, Rhode Island.

BY JEREMY WAYNE

jwayne@westfairinc.com

**W**hen it comes to historic preservation in the Northeast, Greenwich resident Charles (Chuck) Royce's name is a highly respected one. President and chief investment officer of Royce & Associates, a small-cap investment company, he will be honored Sept. 14 with the Greenwich Historical Society's prestigious David Ogilvy Preservation Award for his dedication to preservation and revitalization. The event takes place at the historical society's annual meeting, to be held at the

Riverside Yacht Club.

One of Royce's most celebrated projects to date was his 2003 purchase of Ocean House, a storied yet dilapidated Victorian hotel overlooking Narragansett Bay in Rhode Island. The building dated from 1868 and, clearly, it was going to need an angel with very large wings – read “deep pockets” – to rescue it. Royce and his wife, the former actress Deborah Goodrich Royce, duly dug deep – Royce saying he could not bear to see the old historic hotel torn down and replaced with McMansions – and paid \$11.5 million for the crumbling grande dame, with another \$146 million raised to transform it.

Following a meticulous reconstruction that honored the original property, Ocean House opened in 2010 as a five-star luxury hotel and is now listed on the National Register of Historic Properties.

“I'm not a developer per se in any way, but once I got involved in this, it became a full-form development project,” Royce told Forbes magazine in 2012.

Located on the Atlantic shore in Watch Hill (population 154), an affluent dot on the map at Rhode Island's southern tip, Ocean House is one of the last remaining grand ocean-front hotels in New England. With the original design faithfully replicated, the hotel

boasts magnificently well-appointed guest rooms and suites and outstanding service in a glorious beachfront locale, evoking New England's golden age of hospitality. Factor in the (Forbes 5-Star) OH! Spa, multiple restaurants, art events and programming, a Center for Wine & Culinary Arts and sports such as golf, tennis and croquet, and you can see why Ocean House is no ordinary resort.

But it doesn't stop there. A mere two and a half miles along the coast, the Weekapaug Inn is another 19th historic hotel, one that had endured several punishing hurricanes and partial collapse, and was on the verge of extinction



before the Royces stepped in, helping to underwrite and oversee a \$20 million restoration.

Under the Ocean House Management flag, but more intimate than its monumental Ocean House cousin, the Forbes 5-Star Weekapaug is a natural gem, nestled amid the scenic Atlantic coast, a salt pond and a barrier beach. It contains 33 guest rooms (including four two-bedroom signature suites) that offer sweeping waterfront views, an outdoor pool and access to a private community beach. The property's dedicated on-staff naturalist team, meanwhile, helps guests discover and engage with their surroundings, facilitating everything from guided beach walks and boating excursions to biking, bird-watching and stargazing. And as part of the Ocean House Collection, guests enjoy the amenities and activities of both Weekapaug and Ocean House, making the inn ideal for business retreats, family vacations and weekend escapes.

Like Ocean House, Weekapaug Inn is a member of Relais & Châteaux and both



Weekapaug Inn suite. Courtesy Weekapaug Inn, Rhode Island.

properties are open all year, a boon in a part of the country where beach hotels often close up shop over the colder winter months.

The complementary pair should go a long way to making this winter a warm one.

For more, visit [oceanhouseri.com](http://oceanhouseri.com) and [weekapauginn.com](http://weekapauginn.com).

## TRAVEL TALK



Hotel consultant, travel writer and longtime restaurant editor for Condé Nast, Jeremy Wayne loves casual, unpretentious restaurants serving food which is genuinely seasonal, local and sustainable, while simultaneously lamenting the disappearance of linen tablecloths and the demise of the three-martini lunch. "These are the two sides of my split restaurant personality," he confides, while also fessing up to his personal travel mantra. "The day to book your next vacation," says Jeremy, is the day you come home from one."

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## Proposal for mixed-use building in Beacon reactivated

BY PETER KATZ

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**A** proposal to construct a mixed-use building in Beacon that originally was presented before the Covid-19 pandemic hit and then put on hold has been reactivated. Developer Hudson Todd LLC is asking for approvals to construct a three-story mixed-use building with 5,980 square feet of ground-floor commercial space. There would be 18 apartments on the upper floors, nine market rate and nine in the affordable category.

The proposal is scheduled for a public hearing by the Beacon Planning Board on Sept. 13.

While the address for the proposed building would be 2 Cross St., an existing historic building at 172 Main St. would be at least partially incorporated into the design. The Main Street frontage is in Beacon's Historic District and Landmark Overlay zone. The existing brick building at 4 Cross St. is proposed to be demolished to make way for the new construction. The building at 172 Main St. is occupied by RonzWorld Guitars, which also has an art gallery featuring hand-painted guitars as well as portraits of rock stars.

Hudson River Housing, a nonprofit based in Poughkeepsie that provides affordable and emergency housing as well as supportive services in Dutchess County told



An early rendering of the 2 Cross St. building proposed for Beacon.

the Planning Board that it would be managing nine affordable senior apartments in the new building through the New York State Supportive Housing Initiative.

Mary F. Linge, director of real estate development for Hudson River Housing said that the organization planned to enter into a long-term Memorandum of Understanding with applicant Hudson Todd LLC to ensure that "services are in place for these residents well into the future."

Parking for the project has been an issue. There are four on-site spaces proposed with an additional 44 parking spaces

to be located on a parcel at 152 Main St. The applicant originally said that only three parking spaces would be required for the senior apartments. John Clarke Planning and Design of Poughkeepsie reviewed the application for the Beacon Planning Board and said the applicant needed to explain why only three spaces would be needed. In response, the developer increased the number of spaces for the senior apartments to six, thus meeting requirements.

The applicant indicated that the new building would be energy efficient and include a green roof.

Dan Koehler of Hudson Land Design said, "There will be a public plaza that will be at the intersection of Cross and Main."

Another member of the development team, Austin Harris, said the bricks used in the public plaza would be of the same type as are used on public sidewalks in Beacon to make it obvious that the public is welcome.

"We envision the plaza to have flexible seating," Harris said. "The plaza is around 284-square-feet and we're thinking the number of occupants would be around 15 to 20 but it definitely would be open to the public."

## Dutchess plows ahead with farming

BY PETER KATZ

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**D**utchess County government on Aug. 25 held a 2022 Agricultural Advisory Committee Forum at the Dutchess County Fairgrounds in Rhinebeck.

County Executive Marc Molinaro the County Legislature's Chairman Gregg Pulver hosted the event and members of the Agricultural Advisory Committee attended. The committee membership includes local farmers, agri-business representatives, agricultural and land conservancy organizations, and others.

There are about 100,000 acres of land in Dutchess County being used for agriculture, which is almost one-fifth of the county's total acreage. The farming industry produces nearly \$44 million in market value products annually.



Marc Molinaro (center left) and Gregg Pulver (center right) with the advisory committee.

"Since Dutchess County's formative days, agriculture played a pivotal role in our community's development and hundreds of years later, farming remains critical to our county's success," Molinaro said. "Particularly in recent years, farmers have found their passion to be a challenging labor of love, and the county's Agricultural Advisory Committee continues to work tirelessly to advocate on farmers' behalf to keep our agricultural legacy alive."

Pulver, who is a farmer in the town of Pine Plains, said, "Farming has always been both a challenging yet rewarding endeavor, though recent nationwide factors have made it more difficult than ever for many. Our Agricultural Advisory Committee, however, remains resolute in its advocacy for Dutchess County farmers, and we are fortunate to have such a dedicated panel working on farmers' behalf, making agriculture the priority it rightly deserves to be."





# The challenges to businesses in managing their online reputations

BY EDWARD ARRIAZA

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**P**ace University's Small Business Development Center recently hosted a webinar examining ways business owners can monitor and improve their online reputations by proactively interacting with customers. Titled "Managing Your Online Reputation," the webinar was led by Brian Rauer, executive director of the Mid-Hudson Better Business Bureau (BBB) and general counsel of the Metropolitan New York BBB (Better Business Bureau).

Rauer stressed that business owners cannot afford to be complacent or apathetic regarding their online reputations and must actively work to maintain and elevate it. A good deal of his presentation concerned fundamental methods to keep customers satisfied – he stated customers should never be made to feel like they are not being heard, and they must be able to contact a business effortlessly, which should be possible with easy-to-find contact information on a business' website.

Complaints – regardless of content or tone, and whether submitted via social media, email or by voicemail – must be met with a quick response that is both professional and understanding, he added. This can be done by training employees to deal with formal customer complaints in a consistent manner.

"Give them their five minutes, give them their 10 minutes – it's very cathartic. Let them get it out, and then talk to them about it," Rauer said. "If you give them that time and effort and take their complaint as seriously as they do, it makes a huge difference."

Business owners can also reduce the frequency of complaints by being transparent in their operations, refraining from obfuscating information, like terms and conditions and refund policies, by rendering it in small text.

Rauer emphasized that dissatisfied customers, now more than ever, can easily portray a business as untrustworthy or subpar thanks to the internet. These days, user generated content (UGC) like amateur reviews hold far more sway over customers' buying habits than professional reviews.

"They want to see what general con-



Brian Rauer during his recent webinar presentation. Photo by Edward Arriaza.

sumers are saying. That's the way they're getting the information," Rauer said. "They're more likely to form opinions about your business through (UGC) than any other media platform, and I don't even think it's close."

Rauer cited a Nielson Consumer Trust Index study that showed that 92% of consumers trust user generated reviews over traditional ads. As such, even one negative review can taint a company's reputation.

Rauer recommended business owners taking active measures in the online space, which includes being in tune with

modern web design sensibilities. A user's experience upon loading a website must be sleek, intuitive and mobile friendly or they may disengage.

"The vast majority of searches of people looking for you are starting on their cell phones," Rauer said. "If they're looking at you by cell phone and your website doesn't convert well to be mobile friendly, it's going to look awkward, it's going to be difficult."

Rauer pointed out that must have a website visitors positive experience, as they are not likely to leave a positive review if too much effort is required on

their part to submit it. Outdated references to expired sales or links to social media accounts that no longer exist must also be excised from a website to make it look more professional.

Social media is especially important in communicating to customers that a business is active, and Rauer emphasized the importance of regularly updating social media accounts and how poorly an account with minimal updates reflects on a business.

"There's no point in being on social media if you're not going to be responsive, and actually it's a negative. It doesn't help you," Rauer said, noting how taking a few minutes each day to update accounts can go a long way.

Given a choice between running many social media accounts that, on the whole, are sporadically updated or a handful that are regularly updated, Rauer recommended business owners elect the latter strategy. The task can also be delegated to one or two other people dedicated to maintaining the business' social media presence.

Maintaining the right level of communications with customers is also crucial in elevating a business' online reputation. This means engagement with customer reviews and comments, both good and bad, in social media, as well as following up with a customer by email even after a successful purchase.

"It doesn't just have to end. It's not just linear, where you make one sale, and it's done. These are your customers – you're cultivating those customers, you're cultivating that relationship," Rauer advised, though he warned that too much email communication may backfire. "You could end up in the spam folder, they're going to block you and it's an annoyance, and it turns a positive into a real negative."

Rauer also proposed business owners go out of their way to ask customers to leave reviews on their website and on other online platforms. He noted that "a lot of small-business owners are very loath to do that, they're uncomfortable asking for reviews."

However, he opined that if "you're proud of the work you do for your customers and how you treat them and all of what you do, why wouldn't you ask them to review you?"





## The four crucial policies every risk manager needs

BY HARDING BUSH

**T**he last three years have been a show-stopping, reorienting series of events that fundamentally changed how many of us view the world. First the pandemic, then civil unrest, natural disasters, cybersecurity threats, and the war between Ukraine and Russia.

In response, companies have zeroed in on risk management to protect employees and preserve business in a time of sustained uncertainty. If you are a risk manager, you've felt the pressure more than anyone else. If you were behind the scenes before, you – and the policies you create – are now in the spotlight.

And that spotlight can be hot unless you have the four crucial policies every risk manager needs in place. None of these policies can replace each other, and they can't operate sufficiently on their own. They build on one another, making your company more prepared and more able to respond to crises.

**Standard Operating Procedures (SOPs):** These are the bones of business operations. They shape company culture by outlining how everyday practices should be performed so service and products are delivered consistently, and employees and customers are safe. SOPs are a step-by-step guide for all personnel to ensure tasks are performed the same way across an organization.

The better your initial standardized everyday policies and procedures are, the safer and more effective your organization will be. It's about creating a culture that effectively balances productivity with safety, like frequent password updates or two-step verification in the past. Today, the pandemic opened the floodgates on remote work, forcing companies to amp up their SOPs to cover a remote workforce, digital nomads and bleisure travel. These updates weren't just about employee perks, they also beefed-up cybersecurity measures to protect their assets while employees worked out of the office and put measures in place to ensure staff work product was safe while traveling.

**Emergency Action Plans (EAPs):** These seem more important than ever. For many, Covid-19 was an unexpected emergency that couldn't be avoided – the very reason EAPs are created is so that procedures can go into effect when an emergency happens and SOPs fail or are no longer sufficient. While SOPs are proactive procedures that can help avoid an emergency, EAPs are reactive, dealing directly with a situation.

**EAPs** provide a depth to the duty of care employees are beginning to expect. Especially if employees are traveling for your company, they want to know there is a plan in place should an emergency arise like an illness, injury or local catastrophe. When

creating an EAP, widespread involvement with colleagues from human resources, operations, finance, legal and logistics is imperative. These leaders can identify potential emergencies across geographic locations, types of worksites, structural features and local emergency resources and response time. The earlier this involvement happens, the more successful planning, creation and implementation will be.

**Business Continuity Plans (BCPs):** These are for unexpected emergencies that threaten business operations, like a natural disaster. Does a city need to be evacuated due to a Category 4 hurricane on the horizon? Are your headquarters, satellite offices or suppliers' facilities in the storm path? Do you have a plan to scale up IT to quickly secure the influx of remote workers? If your work must be done in person, can it happen at an interim location? Is there any company support for the hardship your employees are experiencing, such as gas mileage reimbursement, funds for housing, etc.?

Having a BCP doesn't mean there won't be gaps in productivity. It means those gaps don't have to be permanent because there is a clear path to full business function, even if you are not yet back in the office.

**Disaster Recovery Plans (DRPs):** These are designed to plan for the return to the office and get things back to normal. They

help companies get back to work after a major disruption. It provides guidance and sets rules around the re-opening of your facility and the return of employees to the office.

What if a portion of your building was flattened during the hurricane and needs to be rebuilt? A disaster recovery plan will set a timeline for the build, allowing employees back into the office when it is repaired and safe again. This could happen all at once or in phases, depending on the building and the type of work. The disaster recovery plan will guide your company through that process.

The plan and its procedures must be current. Its effectiveness must be validated regularly and it needs to be understood and acknowledged throughout the organization, especially those with key roles and responsibilities during an emergency.

The challenges companies face today are great. But the strength of risk manager is in the ability to turn those challenges into opportunities for your organization.

*Harding Bush is a former Navy SEAL and the manager of security operations for Global Rescue, a Lebanon, New Hampshire-headquartered provider of medical, security, evacuation and travel risk management services. Bush is an expert in procedures for high-risk travel, cultural awareness, crisis preparedness and operational planning.*





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# Should reproductive technology be inevitable?

BY GEORGETTE GOUVEIA

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**R**ecently, Alan Kadish, M.D., and John D. Loike, Ph.D., co-authored an article in *The Scientist* magazine about the medical and ethical limits of such reproductive technologies as cloning and parthenogenesis (the creation of an organism, almost always female, from an unfertilized egg, from the Greek meaning “virgin creation”). Beyond ethics and medicine, these technologies – aided by the gene-editing technology CRISPR – could have wider implications for the anti-abortion and pro-choice movements, the transgender community and nonbinary identity as well as for the future of men, since cloning and parthenogenesis obviate the need for sperm, and for the technology itself.

Alan Kadish, M.D., is president of the Touro College and University System, the largest Jewish-sponsored educational institution in the United States, which includes New York Medical College in Valhalla and the Touro College of Dental Medicine at New York Medical College. Prior to becoming Touro’s second president in 2010, he carved a path as a cardiologist, teacher, researcher and administrator.

John Loike, Ph.D., is interim director of the Master of Science degree and the graduate certificate program in medical ethics and humanities at Lander College of Arts & Sciences, New York Medical College. His many published articles deal with bioethics from a Jewish perspective.

We asked them to respond to a few questions about the article. Loike, the lead writer on it, answered:

**Your thought-provoking piece on the cutting-edge reproductive technologies cloning and parthenogenesis notes that “just because we can, does not mean we should.” What are the medical as well as ethical pitfalls of these technologies for the plant and animal kingdoms as well as humans?**

“In the plant and animal kingdoms, several species naturally replicate via parthenogenesis or via cloning. Thus, the moral ramifications from both an evolutionary and biological perspective are not as serious as with human reproduction that employs sexual reproduction. It is scientifically significant that humans, as a viable species, continue to replicate via sexual reproduction. In the case of infertile couples, we have developed innovative therapies to help them produce healthy children. If parthenogenesis technology can provide a new avenue to help these infertile couples,



Alan Kadish, M.D., president of the Touro College and University System. Photograph by William Taufic.

then we should reconsider its application. Regarding its applications to animal and plant science, scientists must take into consideration the risk-benefits of modifying plants or animals. Note, for example, that Europe does not allow genetically modified organisms in its foods.”

**How then should cloning and pathogenesis be used?**

“Simply stated, as a research tool in the laboratory.”

**In the recent case of a parthenogenetic mouse pup, to which your article refers, CRISPR – the gene-editing technology – was also used. Some ethicists and other critics fear that CRISPR would lead scientists to “play God” by in effect redesigning species, including humans; and causing one disease while curing another. Explain CRISPR and its benefits.**

“CRISPR – or Clustered Regularly Interspaced Short Palindromic Repeats – technology is more than merely a gene-editing technology as originally proposed. CRISPR-Cas9 genome editing takes advantage of a bacterial CRISPR-Cas system to modify a genome in a targeted manner. Guided by an RNA sequence, the Cas9 enzyme breaks DNA at a specific site. Normally, cellular repair of these breaks is imprecise in fixing them.

“However, with CRISPR, humankind now has the power to rewrite the sequences of at least small regions of the genome.



John D. Loike, Ph.D., interim director of the Master of Science degree and the graduate certificate program in medical ethics and humanities at Lander College of Arts & Sciences, New York Medical College. Photograph by Dmitriy Kalinin.

Cellular repair pathways can be engineered to introduce correct mutations or insert new or corrected genes. There are now many potential applications using this technology in diagnosing diseases, in medical treatments, in organ transplantation, in animal breeding and in agriculture (to decrease pollution in animal and plant breeding and to generate foods that last longer and are more nutritious).”

**Bottom line, reproductive technology would ultimately obviate the need for sperm. Some doctors and scientific articles have already argued that you could eliminate every man from the planet and still continue the human race. Given this, the continuing shrinkage of the Y chromosome and the phenomenon of women outnumbering men in U.S. colleges and professional schools, including medical schools – although women are still highly vulnerable in the labor force, as the pandemic demonstrated – what does reproductive technology say about the Darwinian future of men?**

“Scientific research is based on generating a hypothesis and providing real evidence that either supports or negates the hypothesis. Scientists should be careful in speculating without experimentation. Thus, it is difficult for me to speculate what the shrinkage of the Y chromosome means from a biological or evolutionary perspective.

“On the other hand, the enhanced and important roles that women play in our colleges and professional schools as well as in all careers highlight a welcomed outcome of our human moral compass.”

**What are the implications of such technology for the anti-abortion and pro-choice movements as well as for the transgender community and a world that may increasingly define itself as nonbinary (neither male nor female)?**

“This topic is too complex to discuss in a short paragraph but deserves to be addressed by our society, government officials, scientists and ethicists.”

**Finally, given that the technology already exists and the declining birth rates in countries like Japan, is it inevitable that cloning and parthenogenesis will be used to repopulate the world?**

“Again, it is hard to speculate. The lower birth rates in many countries are based on sociological not necessarily biological factors. History has shown that societies can choose to repopulate or to limit birth rates. Thankfully, we have established exciting biotechnologies to assist infertile couples. For example, more than seven million babies have been born using IVF (in vitro fertilization) technologies. I heard a great quote worth repeating: ‘Science is what we presume. Truth can turn out to be something different or unexpected.’”



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## Recruitment



## The causes of quiet quitting and how employers can respond

BY MARK P. CAREY

**Q**uiet quitting is a viral phrase being used among younger employees and rapidly spreading to all age groups. Quiet quitting is simply doing your job, as it is defined in your job description, and nothing more. Quiet quitters don't actually quit, they just work the minimum number of hours each week and nothing more.

Although the phrase is a bit negative and does not actually reflect the employee's outlook, it has taken an immediate hold and spread throughout the press like wildfire. A few weeks ago, investor and "Shark Tank" star Kevin O'Leary generated headlines when he proclaimed that he would only hire people who are willing to put in "25 hours a day, eight days a week." If someone shuts off their laptop and leaves work at 5 p.m., O'Leary, added, that person is "not working for me."

### Employers Are to Blame, Not Employees

Employers are the ones to blame for quiet quitting because they have always controlled the narrative of "work" at the

founding of this country and continue to do so today. That narrative is filled with anti-employee/pro-employer rules, laws, and employment agreements (think forced arbitration, NDAs for sex offenders, noncompete agreements for 50% of all workers, wage theft due to improper wage classifications for employees who are really nonexempt, arbitration agreements that keep company secrets from public view).

The most notorious of all old narratives is the at-will rule, which shields so much employment discrimination.

Everyone seems to be looking for the tipping point for a brand-new work culture in this country, hence all the press on remote work, surveillance and now quiet quitting. Are we there yet? Of course, but the power brokers want to quell any momentum – cue the consultants, naysayers, pundits, SHRM, Chamber of Commerce and so on.

If employers can kill the inertia, just like they are trying to do with remote work, then they win. Are employees too weak and decentralized to stop them? Maybe not.

Think of the Hong Kong protestors

using umbrellas, masks and flash mobs organized anonymously over social media platforms, only to be put down through violence and Chinese communist dictatorship control.

But we are not China. We are a democracy where workers have rights. But employers, state and federal general assemblies and the courts want to minimize them in favor of employers. Money talks because companies have money and need more of it. But employees have information and communication power in the age of the internet.

### Quiet Quitting is the New Silent Protest

Quiet quitting is different. Quiet quitters are not going to reveal themselves and will stay below the surface of working the required hours and getting the "Meets Expectation" performance review rating.

Meanwhile, employers continue in metronome fashion to require the "numbers" (a.k.a. employees) to do their tasks, remain silent, provide undivided loyalty to their masters (boss/executive leadership), rinse and repeat.

### A Radical Solution

The solution is transparency in all things employment: ban the at-will rule, ban noncompete agreements (the Federal Trade Commission is currently reviewing this issue), institute termination "for cause" in every job and not just executive positions, create kinder and gentler HR departments, ban forced arbitration for all employment claims not just sex discrimination, offer free mental health services, provide cash rewards for anonymous employee tips reporting discrimination of any kind, provide longer vacations, offer equal pay for women, and on and on.

The implementation of all or some of the above solutions will create immediate employee trust and promote fully engaged employees, in comparison to the extremely high level of disengagement across all age bands of workers nationwide.

*Mark P. Carey is managing partner and an employment law attorney at Carey & Associates P.C. in Southport. An earlier version of this article originally appeared on the law firm's blog.*



COMPILED BY PHIL HALL



## Rye's LICT Corp. seeks new CEO

LICT Corp., a Rye-based holding company with subsidiaries in broadband and telecommunications services, has announced the launch for a search for a new chief executive officer.

Mario J. Gabelli, the current CEO, will transition to the role of executive chairman. Gabelli is also chairman, CEO and chief investment officer of GAMCO Investors Inc.

"The search will focus on an individual with broadband experience, who will augment and accelerate LICT's plan to deploy high-speed broadband service to the communities we serve in six states," said the company in a press statement.



## Kevin Feely named Sema4's CFO

Kevin Feeley has been named chief financial officer (CFO) at Stamford-headquartered Sema4.

Feeley was senior vice president of operations and head of GeneDx at Sema4 since May and was GeneDx's CFO prior to Sema4's acquisition of the compa-

ny in January. He was previously CFO of BioReference Laboratories.

Feeley is the first new executive appointment for Sema4 since it announced the departure of company founder and president Eric Schadt and the layoffs of 250 employees earlier this month following a dismal second quarter earnings report. CEO Katherine Stueland stated that Feeley was "the right leader to drive us toward a future of profitable and meaningful growth balanced with increased efficiency, ultimately returning value to our shareholders."



## Jeff Firestone tapped as chief legal officer at Greenwich's RXO

Greenwich-based XPO Logistics Inc. has named Jeff Firestone as chief legal officer of RXO, the planned spin-off of XPO's brokered transportation platform.

Firestone will also join XPO as chief legal officer of the North American transportation division, and will lead RXO's legal organization when the separation is complete. He will report to Drew Wilkerson, the new CEO of RXO who is currently XPO's president of transportation for North America.

Firestone's 26-year career includes more than two decades with United Parcel Service, where he was most recently UPS deputy general counsel, regulatory compliance and risk, and earlier served as senior vice president, business unit finance.

"We're continuing to build out our C-suite for the planned spin-off with another strong addition to the team," said Wilkerson. Jeff's an accomplished leader across multiple legal disciplines, with a deep understanding of the transportation industry. His expertise in cross-functional support for commercial strategies will be a key resource for RXO management."



## Brian White becomes managing partner at Norwalk's LogicSource

LogicSource, a Norwalk-based provider of purpose-built procurement services and technology solutions, has hired Brian White as a managing partner.

In his new role, White will be responsible for leading LogicSource's health care division. Prior to joining LogicSource, White served as president of Bon Secours Mercy Health East Coast and was executive vice president of LifeBridge Health.

"Leveraging our cross-industry purchasing power to help health systems provide care to their communities is a priority for us, and the reason we sought out a proven partner like Brian to expand and lead the division moving forward," said LogicSource CEO David Pennino. "Brian's extensive health care background and leadership abilities, combined with LogicSource's best-in-class sourcing and procurement solutions, will help us continue to create significant value for our customers."



## Roy Chandran promoted to CFO at Stamford's Aircastle Ltd.

Aircastle Ltd., a Stamford-headquartered aircraft leasing company, has named Roy Chandran as CFO, effective Sept. 1.

Chandran has served as interim CFO since July 28 when Aaron Dahlke resigned from the CFO position. Chandran was appointed Aircastle's chief strategy officer in March 2020 and had previously served as a director at Citi in the Global Structured Solutions Group.

"We are pleased to have Roy succeed Aaron as our chief financial officer, particularly given his extensive capital markets experience and relationships," said Aircastle CEO Mike Inglese. "Roy's willingness to immediately step into the interim assignment and quickly accept the permanent role underscores the depth of our management bench and succession planning processes."

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## THE ARC WELCOMES BOARD MEMBER

Austin Harris of White Plains has joined The Arc Westchester Board of Directors and was elected to a three-year term. Harris has spent nearly 30 years working in the architectural field and is the founder of AHA Architecture LLC. Previously, he worked at several internationally known architectural firms. His focus in architecture has been mostly on civic and public projects, including a new subway station at 72nd Street in New York City, new public libraries, the Smithsonian National Museum for African American History and Culture, New York City's first Net Zero Public School, and Princeton University Lake Campus expansion.

The Arc Westchester, founded in 1949, is the largest agency in Westchester County supporting children, teens and adults with intellectual and developmental disabilities, including individuals on the autism spectrum and their families. The organization's 850 employees provide more than 2,000 individuals throughout the county with a broad range of innovative and effective programs and services designed to foster independence, productivity and participation in community life.



Austin Harris

## 2022 GREAT PLACE TO WORK

CATIC in Rocky Hill, Connecticut, has achieved a Great Place to Work® Certified™ designation for the first time. The award is based entirely on what current employees say about their experience working at CATIC. This year, 95% of the company's employees said it's a great place to work – 38 points higher than the average U.S. company.

Great Place to Work® is the global authority on workplace culture, employee experience and leadership behaviors proven to deliver market-leading revenue, employee retention and increased innovation.

"Great Place to Work Certification™ isn't something that comes easily – it takes ongoing dedication to the employee experience," said Sarah Lewis-Kulin, vice president of Global Recognition at the company. "It's the only official recognition determined by employees' real-time reports of their company culture. Earning this designation means that CATIC is one of the best companies to work for in the country."

At CATIC, the employees work every day to thoughtfully create a workplace culture that consistently

promotes a sense of community and belonging by demonstrating its core values in every interaction, with both internal and external constituents. Additionally, the senior leadership team has consistently endorsed implementing employee programs designed to reinforce corporate values. According to Damon Carter, senior vice president and chief human resources officer, "We truly value the voice of our employees and always encourage them to share their own ideas for continuously improving the workplace culture at CATIC...."

CATIC, along with its sister company CATIC Title Insurance Company, is currently licensed in every state east of the Mississippi and in Texas and is currently doing business through an independent agent network in 15 states. The company is an underwriting member of the American Land Title Association and the North American Bar-Related® Title Insurers.

Great Place to Work® is the global authority on workplace culture. Since 1992, it has surveyed more than 100 million employees worldwide and used those deep insights to define what makes a great workplace: trust.

## FUNDING TO MUSEUM SUPPORTS PROGRAMS

Three grant proposals representing a combined total of \$41,065 dollars were recently awarded by Connecticut Humanities (CTH) to the Bruce Museum in Greenwich. Grant totals included a \$20,000 Connecticut Summer at the Museum grant, \$16,066 Planning Grant, and a \$4,999 Quick Grant.

Suzanne Lio, managing director and chief operating officer of the Bruce Museum, said, "We are so grateful to Connecticut Humanities and Governor Lamont for the continued support of education and enrichment programs that kids all over the state can enjoy...."

The Planning Grant will support the development of the Connecticut Modern Driving Tour, a self-guided exploration of sites throughout the state related to modern art, architecture, artists and designers. The content of the tour, which explores Connecticut's role in the rise of modern art

in America, will be accessible in both English and Spanish. The tour will be hosted on a mobile-friendly website and include directions on how to access each location, audio/written descriptions and images. This project represents a multiorganizational collaboration with locations of interest across the state.

The \$4,999 Quick Grant award will fund a project to translate all the labels in the newly renovated permanent science gallery into Spanish. This project is a priority to create a more-inclusive museum for a growing Spanish-speaking community across Fairfield and Westchester counties. This initiative is just one component of the Bruce Museum's ongoing effort to improve accessibility and lays the groundwork for bilingual interpretation extending to all facets of the Museum.

"The Bruce Museum is committed



From the Bruce Museum collection.

to providing engaging and accessible programs for everyone," said Robert Wolterstorff, executive director of the museum. "While this project is a fundamental next step in our transformation into the New Bruce, it is only the beginning of our journey to build a welcoming museum that everyone in our community can enjoy."

## LESSONS LEARNED FROM A NAVY SEAL



Mike Hayes

With a Bronze Star for valor in combat in Iraq, a Bronze Star for his service in Afghanistan, and the Defense Superior Service Medal from the White House, plus a business resume that includes chief of staff to the CEO and COO at Bridgewater Associates, few people are more qualified to talk about leadership than Mike Hayes. He is currently the chief digital transformation officer at VMware and leads the company's worldwide business operations and the acceleration of the company's SaaS (Software as a Service) transition. Prior to joining VMware, he served as senior vice president and head of strategic operations for Cognizant Technologies.

Hayes spent 20 years in the U.S. Navy SEALs as one of 19 graduates from a class of

120. He served throughout South America, Europe, the Middle East and Central Asia, including the conflicts in Bosnia, Kosovo, Iraq and Afghanistan. His last job in the Navy was as the commanding officer of SEAL Team TWO, which included 10 months as the commander of a 2,000-person Special Operations Task Force in southeastern Afghanistan. Before that, he was selected as a White House Fellow (2008 to 2009) and served two years as director, defense policy and strategy at the National Security Council. In the Bush Administration, Hayes was responsible for the START Treaty. In the Obama administration, he led the White House response to President Obama's first major foreign policy showdown – the hijacking of

the Maersk Alabama off the coast of Somalia. Prior to the White House Fellowship, Hayes served as the deputy commander for all special operations in Anbar Province, Iraq. He holds a Master of Arts degree in Public Policy from Harvard's Kennedy School and received his Bachelor of Arts degree from Holy Cross College.

Hayes published his book in 2021, "Never Enough: A Navy SEAL Commander on Living a Life of Excellence, Agility and Meaning."

On Sunday, Sept. 11 at 11:15 a.m. Hayes will discuss his book and career at Christ Church Greenwich Parish Hall, 254 E. Putnam Ave., Greenwich. His presentation will be live streamed on [christchurchgreenwich.org](http://christchurchgreenwich.org).



## HUDSON VALLEY REGION STEM SCHOLARS



CAI scholarship recipients and committee members at an awards luncheon in early August. Seated from left: Wyatt Yates, Nicola Altomare, Andrew Fortunato, Guiliana Piazza, Massimo Fante, Cooper Mistishin and Valeriy Borkun. Standing, Ross Pepe of the BCA, grant recipient Joseph Piazza, BCA General Counsel Thomas Welby, BCA Chairman Fred Sciliano of LeChase Construction Services, CAI Chairman Mark Fante of Darante Construction Ltd., Dominick Calgi of Calgi Construction Company, Jay Martino of Martino Contractors Inc., Jonathon Wohl of Wohl Diversified Services, grant recipient Mark Griffin and Matt Pepe of the BCA. (Not pictured, grant recipients Taylor Bruck, Daniella Mulvey, Nicholas Mulvey and Anthony Sanseverino.)

As part of its mission to enhance the professionalism of the building and construction industries in the lower Hudson Valley, the Construction Advancement Institute (CAI) recently awarded \$65,000 in grants to 11 regional undergraduate students and two graduate students who are enrolled in engineering, architecture, construction technology, construction management or other related hard-science (STEM) programs this fall. CAI is the educational and advocacy organization aligned with the Building Contractors Association of Westchester & The Mid-Hudson Region Inc.

The CAI Scholarship Committee reviewed more than two dozen scholarship

applications, school transcripts and essays in August, explained CAI Chairman Mark Fante of Darante Construction Ltd., Elmsford, New York. The awards to the 13 recipients are \$5,000 grants for use during the current 2022-23 academic year. "The money our industry raises and disburses for college scholarships is one of several annual charity efforts performed by members of the construction contracting community and aligned labor unions to benefit families and schools both in the Hudson Valley region and nationwide," Fante said.

In presenting a profile of the program since its inception in 2009, Fante said 54% of CAI grant recipients have or are

now attending state institutions vs. 46% going to private colleges and universities. Some 57% attend in-state programs vs. 43% out of state. The top major fields of study are: civil engineering, electrical engineering, construction management, mechanical engineering, architecture and mathematics.

Since its inception, the CAI Scholarship Program has awarded 106 grants to 62 students at more than 40 colleges and universities throughout the U.S. This year's grant award of \$65,000 also lifts the total scholarship awarded by CAI to \$464,000 since its inception 14 academic years ago, when six grants were bestowed.

## WOMEN OF DISTINCTION AWARD

On the recent Women's Equality Day, New York state Senator Shelley B. Mayer presented Community Resource Center (CRC) Executive Director Jirandy Martinez, a lifelong advocate for social justice and immigrant rights, with the 2022 New York State Senate Women of Distinction Award.

Mayer said, "...Jirandy has been an indispensable force for structural social, political and economic change in the lives of immigrants in Westchester and across New York. Most recently, in the wake of Hurricane Ida last September, which devastated Mamaroneck and destroyed the Community Resource Center's building, Jirandy and her team assisted over 300 community members whose lives were upended by the storm...."

A Mamaroneck native and daughter



New York state Senator Shelley B. Mayer, left, and Jirandy Martinez.

of Colombian immigrants, Martinez started her work with CRC in 2008 as an ESL (English as a second language) teacher. Since becoming executive director in 2016, she and her team have dedicated themselves to empowering immigrant and low-income families by providing the

resources and advocacy to help them become self-reliant and thriving members of the community. Currently, CRC serves more than 3,800 individuals in Westchester County through grassroots direct-service and partnerships with dozens of community organizations.

## MANAGING DIRECTOR JOINS CM&G

Alison (Ali) King has joined Carter Morse & Goodrich (CMG) in Southport, Connecticut, as a managing director where she will focus on client origination and transaction execution.

"We are delighted to welcome Ali to the CMG family. With an accomplished background, including research, sales, underwriting and buy-side transaction origination, Ali brings a diverse and complementary skill set to CMG and will be a meaningful part of our continued growth," said CMG Managing Partner Ramsey Goodrich.

Previously, King worked in the Acquisitions Group at Thrasio, the largest aggregator of Amazon third-party brands.

Prior to Thrasio, she worked in the TCW Direct Lending group.

King started her career at BancBoston



Alison (Ali) King

Robertson Stephens before transitioning to UBS Investment Bank, where she held numerous positions and was elevated to executive director. She also held positions at Harbinger Capital and MAST Capital during her career. King is a graduate of Colgate University and has held a variety of FINRA / NASD securities licenses.

## TOURISM WEBSITE REDESIGN WINS AWARD

BB&G Integrated Marketing of Campbell Hall, New York, has been awarded a Platinum dotCOMM award for its work on the Warren County Tourism website (visitlake-george.com), which was seeking a responsive website that provided a compelling interactive experience and improved usability while creating a visually attractive site. BB&G&G accomplished all that and more. The firm also created a safe and secure site that was ADA compliant and brand compliant.

"BBG&G has always been at the forefront of new advances. We excel at marrying the best of exciting new technology with proven best practices – all for the benefit of our clients," said Deborah Garry, BBG&G CEO and founder.

DotCOMM Awards is an international competition honoring excellence in web creativity and digital communication. The

competition is unique in that it reflects the role of creatives in the dynamic web that is transforming how we market and communicate products and services.

Judges are industry professionals who look for companies and individuals whose talent exceeds a high standard of excellence and whose work serves as a benchmark for the industry. There were more than 2,500 entries from throughout the United States and many other countries in the dotCOMM Awards 2022 competition. Only 15 percent of entries won Platinum, the top award.

Launched in 1997, BBG&G is a full-service integrated marketing and digital firm serving a broad range of industries. It is a certified WBE (women-owned business entity), DBE (disadvantaged business entity) and WOSB (women-owned small business).

## HOSPICE CELEBRATES ITS 30TH ANNIVERSARY

The Hospice of Westchester's (HOW) In Celebration Gala Cocktail Reception on Thursday, Sept. 22, at the Westchester Country Club in Rye from 5:30 to 7:30 p.m. will celebrate the organization's 30th anniversary and honor its staff, volunteers and patients and their families. The evening will also feature a Celebration of Life for longtime supporter, Anna L. Shereff and her son, Jesse M. Shereff.

"We are thrilled to be able to once again gather in person for our 'In Celebration' reception, which always provides a great opportunity to recognize those who have dedicated their time and resources to our organization," said Mary K. Spengler, MS,

LHNA, CEO of HOW.

Event co-chairs include William F. Flocks Jr.; Michele and Terry Geller, DDS; and James P. O'Toole. The Grand Sponsor is Rochelle Shereff. Premier sponsors include Beecher Flocks Funeral Home Inc.; Michele and Terry Geller, DDS; Grassy Sprain Pharmacy; The Hildegard D. Becher Foundation Inc.; Barbara and Paul T. Khoury, M.D.; and White Plains Hospital. Signature sponsors include Co-Communications Inc. and PKF O'Connor Davies LLP.

Proceeds from the event will support The Anna & Louis H. Shereff Caregiver, Complementary Care and Bereavement Programs.



PEER-RECOGNIZED ATTORNEYS



Josh Auxier



Eric Berheim



Stephen Fogerty



Leslie Grodd



Thomas Lambert



Alan Rubenstein



Vincent Triola



Laura Penny

Eight attorneys from FLB Law, a full-service law firm based in Westport, Connecticut, have been named to the 2023 Best Lawyers in America® and Ones to Watch.

The Best Lawyers named are: Joshua Auxier, partner, personal injury litigation – defendants; Eric Bernheim, managing partner, real estate law; Stephen Fogerty,

managing partner, commercial litigation, litigation – banking and finance, litigation – insurance, litigation – labor and employment; Leslie E. Grodd, counsel, tax law, trusts and estates; Thomas P. Lambert, managing partner, litigation – insurance; Alan Rubenstein, counsel, family law arbitration, family law mediation;

and Vincent Tirola, counsel, trusts and estate.

Laura Penney, partner, commercial litigation, insurance law, personal injury litigation – defendants, was named to “Ones to Watch.”

In addition, Rubenstein, the firm’s matrimonial lawyer, was selected as

a Lawyer of the Year in Family Law Mediation.

“We are honored to have so many of our attorneys named to the Best Lawyers in America,” Fogerty said. “Being recognized by our peers speaks to the foothold we have established throughout Fairfield County....”

FIRM’S ATTORNEYS SELECTED AS BEST LAWYERS

White plains-based litigation firm Fullerton Beck LLP recently announced that Eileen Reynolds Becker, managing partner of the firm’s Connecticut office, and Brandon Berkowski, senior counsel in the White Plains office, have been selected for the 2023 Best Lawyers in America.

Becker, who joined the firm earlier this year, was selected in insurance law, medical malpractice law – defendants and personal injury litigation – defendants. Berkowski was included in the “Ones to Watch” list of up-and-coming attorneys in the medical malpractice law category.

“This is an outstanding accomplishment for Eileen, Brandon and the firm,”

said Eileen Fullerton, co-founder and managing partner of the firm. “...We appreciate their support and are truly proud of what we’ve accomplished since we launched the firm four years ago.”

The Best Lawyers in America is one of the oldest peer-review publications in the legal profession. The research methodology is designed to capture as accurately as possible the consensus opinion of leading attorneys about the professional abilities of their colleagues within the same geographical area and legal practice area.

Fullerton Beck is a full-service litigation firm with offices in White Plains, New York; Red Bank, New Jersey; and



Eileen Reynolds Becker

North Haven, Connecticut. The firm, which is 100% women-owned, represents companies of all sizes, insurance



Brandon Berkowski

companies and individuals on a full range of services focused on litigation and risk management.



Joanne Dunn

YOUTH PROGRAM RECEIVES DONATION

Partnering with the Vera Institute, the Youth Shelter Program of Westchester Inc. (YSOW) in Mount Vernon will be receiving a \$250,000 unrestricted operating grant from the MacKenzie Scott Foundation and making a commitment to share 25% percent with a series of unrestricted community grants.

Vera President Nicholas R. Turner said, “At Vera, we are committed to building not just our own power, but that of our partners and the field in which we work, and this is one tangible way in which we can do so.”

Joanne Dunn, executive director of the Youth Shelter said, “We are so honored to be selected for this very generous grant. It will support the shelter with the critical funding needed to expand existing programs and serve the community in meaningful ways.”

For more than 40 years, the Youth Shelter Program of Westchester has been providing a home-like alternative to incarceration programming for young men between the ages of 18-24 awaiting disposition or sentencing for various criminal charges.

Annually, through both residential and community aftercare the Youth Shelter serves over 150 youth with a 90% pass/improvement rate on all academic standardized tests to ensure all of its youth are on track to obtain their high school equivalency diploma.

YSOW is a one-of-a-kind organization in New York state and is the only alternative to incarceration programming within Westchester County to serve emerging adults within the criminal justice system.



## BETTING ON MGM RESORTS COMMUNITY GRANTS



Grant Recipients at Empire City Casino with Ed Domingo, center, vice president and general manager. Photo by Jelena Gerga, Empire City Casino.

Empire City Casino by MGM Resorts donated \$102,000 to eight local nonprofit organizations through multiple grant funding opportunities. Grants were distributed to organizations providing services in the core MGM Resorts philanthropy areas. These areas include food-insecurity programs that provide access to nutritious meals, educational programs that support academic success, workforce development initiatives providing educational and training programs to prepare individuals for sustainable career opportunities and a new initiative this year — the homelessness initiative, to support organizations making an impact in combating homelessness in our surrounding communities.

“Our company, employees and guests alike strongly believe in giving back to our communities,” said Ed Domingo, vice president and general manager, Empire City. “All eight grant recipients provide crucial resources and programming to Bronx and Westchester residents and we’re incredibly proud to support their efforts,” he said.

This year’s grant recipients include Catholic Charities of the Archdiocese of New York, Catholic Charities, which received \$10,000 to fund a mobile food pantry targeting area food deserts; Yonkers Family YMCA, which will utilize its \$10,000 grant to expand hot meals programs; and Feeding Westchester, which also received \$10,000 will expand its food recovery initiatives. All organizations fight food insecurity in the city of Yonkers and throughout Westchester County. United Way of Westchester & Putnam (UWWP) received two grants to support education initiatives, and Mount Vernon UWWP received a second grant of \$12,000 to launch a new program that focuses on youth violence prevention and mental health awareness.

In the area of workforce development, a grant directed to Greyston Foundation of \$10,000 will support its Workforce Education and Training Program, which provides occupational courses designed to place individuals in permanent jobs within high-demand sectors. A second \$10,000 grant was

awarded to Catholic Charities to support its workforce development programs in Yonkers. An additional \$10,000 workforce development grant was awarded to VISIONS/Services for the Blind and Visually Impaired, a nonprofit provider of free services for visually impaired individuals and their families.

Through a new initiative, guests had the opportunity to direct change from winning vouchers to the MGM Resorts Foundation to fund grants for local nonprofits focused on homelessness efforts. BronxWorks received a \$10,000 grant to support workforce development programs focused on currently unhoused individuals. The Guidance Center of Westchester, which helps individuals find permanent housing, received a \$10,000 grant to help support furnishing apartments for individuals receiving services in their programs.

Empire City supports nonprofit organizations that provide direct services toward residents in the local communities in which it operates, as well as where its employees reside.

## JUDGE RETURNS TO FIRM

Judge William J. Wenzel (retired) has returned to Pullman & Comley LLC as a member of the Alternative Dispute Resolution (ADR), Family Law and Litigation practices. His focus will be on the mediation and arbitration of family law and business disputes. He will be based in the firm’s Westport and Bridgeport offices.

Wenzel was appointed to the Connecticut Superior Court in early 2009 and retired from the bench in June 2022. During his more than 13 years of service, including time spent as a trial judge in the Family Division of the Superior Court, he gained extensive experience in the litigation and mediation of all aspects of family disputes and the impact these disputes can have on closely held businesses.

Judge Robert L. Holzberg, who chairs Pullman & Comley’s ADR practice, said, “He (Wenzel) brings a truly comprehensive perspective in the areas of family and business law to our team.”

As a litigator, Wenzel practiced for over 30 years in courts and arbitration tribunals throughout the nation in matters as diverse as intellectual property, medical malpractice, ERISA and securities litigation.

Before his appointment to the Connecticut Superior Court, Wenzel practiced at Pullman & Comley from 1988 – 2009 and served as chair of its litigation department and as a member

of the firm’s executive committee. Prior to joining Pullman & Comley in 1988, he was a partner in two commercial law firms.

Wenzel also served as police commissioner of the Fairfield Police Department from 1989 to 1999 and was the director of the Connecticut Counseling Center from 1997 to 2009. He received his Bachelor of Arts degree from Colgate University and his Juris Doctorate from the University of Tulsa College of Law, where he was editor-in-chief of the “Law Review.”

The Alternative Dispute Resolution practice group at Pullman & Comley offers mediation and arbitration services in complex civil matters. In 2020, Pullman & Comley was named the top ADR overall provider in ALM’s Best of New England Survey. The firm’s ADR practice was also ranked by Best Lawyers’ 2022 Best Law Firms in the highest tier of arbitration practices in the Hartford metropolitan area.

For more than 100 years, Pullman & Comley, one of Connecticut’s largest firms today, has provided a wide range of legal services to clients in the New England region, as well as throughout the United States and internationally. It has offices in Bridgeport, Hartford, Waterbury and Westport, Connecticut; White Plains, New York; Springfield, Massachusetts; and Wakefield, Rhode Island.

## FALL BRASS CONCERT AT TRINITY

With an international reputation that spans all corners of the globe, Canadian Brass, widely known as “the world’s most famous brass group,” will perform a fall concert at Trinity Episcopal Church, 651 Pequot Ave. in Southport on Friday, Sept. 23, from 7:30 to 9:30 p.m.

All are invited to attend this one-of-a-kind performance. No affiliation with the church is required.

Canadian Brass has a discography of more than 130 albums and an extensive worldwide touring schedule that makes it an important pioneer in bringing brass

music to mass audiences everywhere.

Masters of concert presentations, Canadian Brass has developed a uniquely engaging stage presence and rapport with audiences. Each of its concerts includes the full range from trademark Baroque and Dixieland tunes to new compositions and arrangements created especially for the group.

This special performance is the latest in Trinity’s “Music Under the Spire” series. Ticket prices range from \$45 to \$175 per person and can be purchased at [eventbrite.com/e/canadian-brass-tickets-347398748007?aff=ebdssb-desdsearch](https://eventbrite.com/e/canadian-brass-tickets-347398748007?aff=ebdssb-desdsearch).

## CONNECT WITH WESTFAIR COMMUNICATIONS





## JUNIOR LEAGUE'S ANNUAL AWARDS

The Junior League of Orange County New York Inc. (JLOC) in Goshen recently held its annual awards event and presented the 2022 President's Scholarship winner, Valley Central High School Senior Alyssa Thompson, with a \$500 scholarship. It also recognized active members Barbara DeStafeno with a Distinguished Service award and Rachel Losee with the 2022 Volunteer of the Year Award. Danielle Henry was recognized as Sustainer of the Year and Kellyann Kostyal-Larrier, executive director, accepted the President's Award on behalf of Fearless! for its ongoing commitment to the community and partnership with JLOC for impactful projects.

Fearless! was honored for the emergency shelter it recently opened and the continued commitment it shows to Orange County's most vulnerable members. "The number of people seeking emergency shelter has increased by 46% since the onset of Covid," said Kellyann Kostyal-Larrier, executive director of Fearless!.

Established in 1922, the Junior League of Orange County is part of an international organization of women with more than 125,000 members in 295 communities in the U.S., the UK, Canada and Mexico, committed to promoting volunteerism, developing the potential of women and improving the community through the effective action and leadership of trained volunteers.

To learn more about the JLOC, includ-



From left: Rachel Losee, president JLOC 2020-2022; Angela Terralavoro, 2022 President's Scholarship Committee chair; Alyssa Thompson, scholarship recipient; and Trish Chelsen President JLOC 2022-2023



From left: Danielle Henry, Sustainer of the Year recipient; Kellyann Kostyal-Larrier, executive director of Fearless!; Rachel Losee, JLOC President 2020-2022, Volunteer of the Year recipient; Alyssa Thompson, President's Scholarship recipient; and Barbara DeStefano, Distinguished Service Award recipient.



From left: Rachel Losee, 2020-2022 President JLOC; Kellyann Kostyal-Larrier, executive director of Fearless!; Trish Chelsen 2022-2023 president JLOC; and Fabiola Riobe Goncalves, president-elect 2022-2023.

ing partnership and sponsorship opportunities, as well as membership information,

call 845-344-8554, email [jlocny@gmail.com](mailto:jlocny@gmail.com) or visit [jlocny.org](http://jlocny.org).

## REMEMBERING 9/11

In honor of those whose lives were lost or forever changed by the tragic events of Sept. 11, 2001, Volunteer New York! and Westchester County Executive George Latimer have joined to present, along with support from Major Sponsor Robison Oil, the 12<sup>th</sup> annual "9/11: Serve + Remember" regionwide day of service Saturday, Sept. 10 and Sunday, Sept. 11.

Latimer said: "Each year, Volunteer New York! takes to heart the notion that we must use this day of sorrow as motivation to better our collective tomorrows. We are once again honored to partner with this great organization as we serve and remember – and encourage all Westchester residents to do the same."

Local students and families are encouraged to participate this 9/11 Day and volunteer together as a way to instill a deeper connection to service and the significance of

9/11 for those born after 2001.

"The more years that pass, the more imperative it is we work even harder to rekindle the spirit of unity and service that arose in the aftermath of the tragic attacks of Sept. 11. It's a day of tribute to those we lost and the countless sacrifices made," said Volunteer New York! Executive Director Jeanette Gisbert.

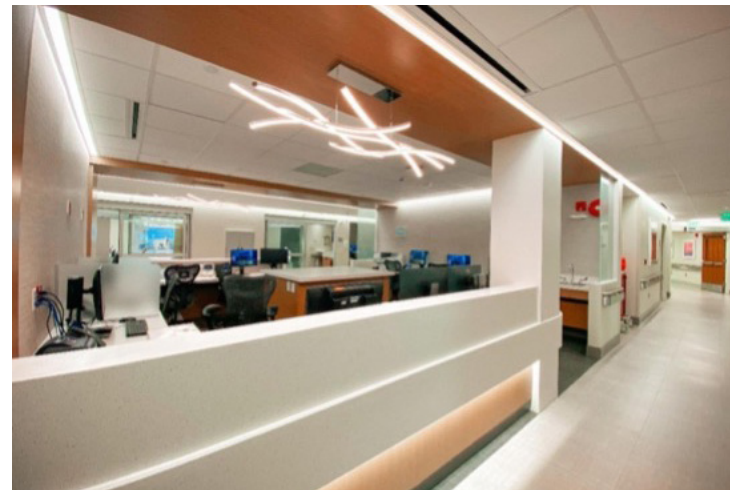
Online registration is now open for individuals, groups, schools and families at [serveandremember.org](http://serveandremember.org) to sign up for one of over 25 family-friendly #911Day volunteer opportunities. Advanced registration is required to participate.

Since becoming a National Day of Service, 9/11 Day has grown into the United States' largest day of charitable service. The positive legacy that we create together on 9/11 Day can be passed down for generations upon generations to come.



Volunteers serving as part of the 2021 9/11: Serve + Remember day of service to help revitalize Tibbett's Brook Park in Yonkers.

The core mission of Volunteer New York! is to inspire, mobilize and equip individuals and groups to take positive action to address pressing challenges, support nonprofits and improve the quality of life in Westchester, Rockland, and Putnam. For more than 70 years, the organization has encouraged adults to serve, youth to build character, families to bond, young professionals to lead, mature adults to share their wisdom and businesses to engage through volunteerism.



## NEW INTENSIVE CARE UNIT LEVERAGES TECHNOLOGY AND INNOVATIVE DESIGN

White Plains Hospital recently opened a state-of-the-art intensive care unit (ICU), which expands capacity and will allow the most medically vulnerable patients to receive the life-saving care they need in a more advanced setting.

The 12-bed redesigned unit facilitates high-quality patient care across all touchpoints. Advanced beds feature pressure equilibration, pulmonary and general physiotherapy capabilities to improve recovery and reduce the potential for wounds. The unit also features four larger universal care rooms, which allow patients recovering from cardiac surgery to progress through phases of care while remaining in the same room.

Dr. John Cardasis, director of critical care at White Plains Hospital, said, "Expanding our ICU capacity at this time will also support our newest complex care offerings, including cardiac care and neurosurgery." White Plains Hospital's critical care team cares for more than 2,000 pa-

tients each year.

The new ICU is a continuation of the hospital's rapid growth over the past several years. Last year, White Plains Hospital opened a 252,000-square-foot, nine-story outpatient facility, the Center for Advanced Medicine & Surgery, connecting to both the main hospital and the Center for Cancer Care. In addition, the hospital launched a new cardiac surgery program in partnership with Montefiore and constructed a dedicated Cardiac Operating Room to support these advanced procedures.

White Plains Hospital's commitment to exceptional patient care was recently recognized with a five-star quality rating from the Centers for Medicare and Medicaid Services (CMS) — the highest distinction offered by the federal agency awarded to just eight hospitals in New York state. White Plains Hospital was the only Hospital in Westchester recognized with this designation.



A group of diverse high school students in white shirts and striped ties walking in front of a school building. The students are smiling and looking towards the camera. The background shows a modern school building with large windows.

# PREPARING THE NEXT GENERATION

PRIVATE & BOARDING SCHOOLS



**ARCHBISHOP STEPINAC HIGH SCHOOL**  
950 Mamaroneck Ave.  
White Plains, New York 10605  
914-946-4800 // [stepinac.org](http://stepinac.org)  
**Top administrator:** Thomas Collins, president  
**Open house date:** Virtual  
**Open house registration:** [stepinac.org/virtualopenhouse/](http://stepinac.org/virtualopenhouse/)

**BRUNSWICK SCHOOL**  
100 Maher Ave.  
Greenwich, Connecticut 06830  
203-625-5800 // [brunswickschool.org](http://brunswickschool.org)  
**Top administrator:** Thomas Philip  
**Open house date:** Nov. 7  
**Open house registration:** [admissions.brunswickschool.org/about/admission-reception/](http://admissions.brunswickschool.org/about/admission-reception/)

**THE CHAPEL SCHOOL**  
172 White Plains Road  
Bronxville, New York 10708  
914-337-3202 // [thechapelschool.org](http://thechapelschool.org)  
**Top administrator:** Michael Schultz  
**Open house date:** Preschool; Oct. 11, 7 p.m. K-8 Oct.16, 1 p.m.  
**Open house registration:** Call 914-337-3202 x1005

**CHRISTIAN HERITAGE SCHOOL**  
575 White Plains Road  
Trumbull, Connecticut 06611  
203-261-6230 // [kingsmen.org](http://kingsmen.org)  
**Top administrator:** Dr. Michael Dube  
**Open house date:** Oct. 22  
**Open house registration:** [kingsmen.org/admissions/visit.cfm](http://kingsmen.org/admissions/visit.cfm)

**CUSHING ACADEMY**  
39 School St.  
Ashburnham, Massachusetts 01430  
978-827-7000 // [cushing.org](http://cushing.org)  
**Top administrator:** Randy R. Bertin  
**Open house date:** Oct. 10  
**Open house registration:** Information not available as of press date

**DARROW SCHOOL**  
110 Darrow Road  
New Lebanon, New York 12125  
518-704-2760 // [darrowschool.org](http://darrowschool.org)  
**Top administrator:** Simon Holzapfel  
**Open house date:** Information not available as of press date  
**Open house registration:** Information not available as of press date

**EAGLE HILL SCHOOL**  
45 Glenville Road  
Greenwich, Connecticut 06831  
203-622-9240 // [eaglehillschool.org](http://eaglehillschool.org)  
**Top administrator:** Marjorie E. Castro  
**Open house date:** Multiple dates Sept-May  
**Open house registration:** Information not available as of press date

**FAIRFIELD COLLEGE PREPARATORY SCHOOL**  
1073 N. Benson Road  
Fairfield, Connecticut 06824  
203-254-4200 // [fairfieldprep.com](http://fairfieldprep.com)  
**Top administrator:** Rev. Thomas M. Simisky  
**Open house date:** Oct. 2, Nov. 19  
**Open house registration:** [fairfieldprep.schooladminonline.com](http://fairfieldprep.schooladminonline.com)

**FORDHAM PREPARATORY SCHOOL**  
441 E. Fordham Road  
Bronx, New York 10458  
718-367-7500 // [fordhamprep.org](http://fordhamprep.org)  
**Top administrator:** Mr. Brian Carney  
**Open house date:** Oct. 13, Oct. 29  
**Open house registration:** Opens in September

**FORMAN SCHOOL**  
12 Norfolk Road  
Litchfield, Connecticut 06759  
860-567-8712 // [formanschool.org](http://formanschool.org)  
**Top administrator:** Adam K. Man  
**Open house date:** Information not available as of press date  
**Open house registration:** Information not available as of press date

**FRENCH-AMERICAN SCHOOL OF NEW YORK**  
**Preschool and Elementary School**  
111 Larchmont Ave.  
Larchmont, New York 10538  
914-250-0469  
**Middle and High School**  
145 New St.  
Mamaroneck, New York 10543  
914-250-0451  
[fasny.org](http://fasny.org)  
**Top administrator:** Francis Gianni  
**Open house date:** Information not available as of press date  
**Open house registration:** [fasny.org/admissions/inquiries-and-upcoming-events](http://fasny.org/admissions/inquiries-and-upcoming-events)

**FUSION ACADEMY**  
Fusion Westchester Campus  
1 N. Broadway, Suite 120  
White Plains, New York 10601  
914-285-9036 // [fusionAcademy.com](http://fusionAcademy.com)  
Fusion Fairfield Campus  
777 Commerce Drive  
Fairfield, Connecticut 06824  
475-888-9256  
Fusion Greenwich Campus  
66 Gatehouse Road  
Stamford, Connecticut 06902  
203-323-2191  
**Top administrator:** Margaret Gregory, Area Head of School  
**Open house date:** Virtual, Sept. 13  
**Open house registration:** [fusionacademy.com/admissions/national-events/](http://fusionacademy.com/admissions/national-events/)

**GERMAN INTERNATIONAL SCHOOL NEW YORK**  
50 Partridge Road  
White Plains, New York 10605  
914-948-6513 // [gisny.org](http://gisny.org)  
**Top administrator:** Katja Simmons  
**Open house date:** Sept. 29  
**Open house registration:** [gisny.org/admissions/admissions-events-registration](http://gisny.org/admissions/admissions-events-registration)

**GERMAN SCHOOL OF CONNECTICUT**  
Campus located at Rippowam Middle School  
381 High Ridge Road  
Stamford, Connecticut 06905  
203-548-0438 // [germanschoolct.org](http://germanschoolct.org)  
**Top administrator:** Michela Bunn  
**Open house date:** Sept. 3  
**Open house registration:** None

**GREEN MEADOW WALDORF SCHOOL**  
307 Hungry Hollow Road  
Chestnut Ridge, New York 10977  
845-356-2514 // [gmws.org](http://gmws.org)  
**Top administrator:** Susanne Madden  
**Open house date:** Nov. 2, Nov. 30, Jan. 19, 2023  
**Open house registration:** [gmws.org/admissionseventschedule](http://gmws.org/admissionseventschedule)

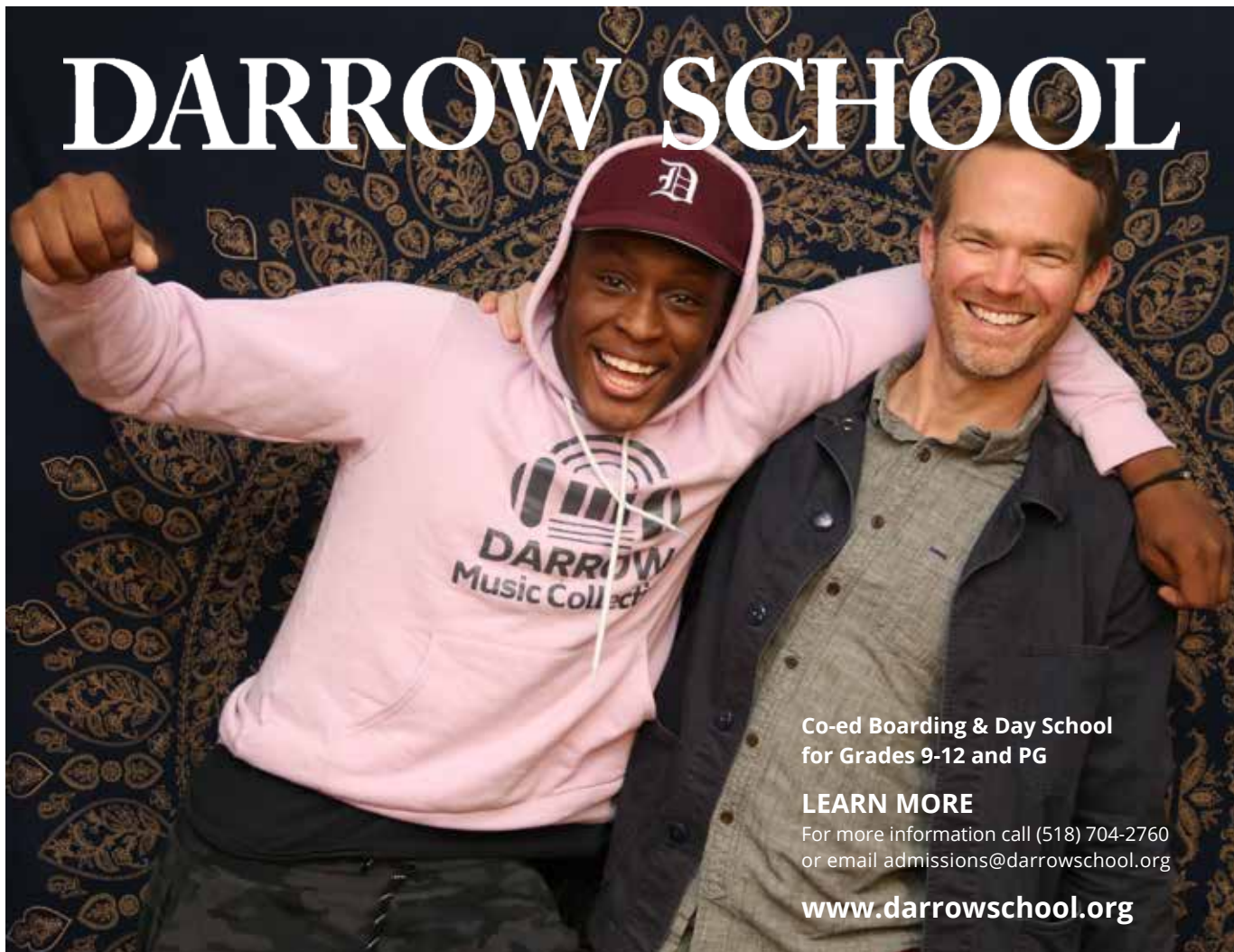
**GREENS FARMS ACADEMY**  
35 Beachside Ave.  
Greens Farms, Connecticut 06838  
203-256-0717 // [gfacademy.org](http://gfacademy.org)  
**Top administrator:** Bob Whelan  
**Open house date:** Virtual tour available  
**Open house registration:** [gfacademy.org/admission/visit-gfa](http://gfacademy.org/admission/visit-gfa)

**GREENWICH ACADEMY**  
200 N. Maple Ave.  
Greenwich, Connecticut 06830  
203-625-8900 // [greenwichacademy.org](http://greenwichacademy.org)  
**Top administrator:** Molly H. King  
**Open house date:** Dec. 4  
**Open house registration:** [greenwichacademy.org/openhouse](http://greenwichacademy.org/openhouse)

**GREENWICH CATHOLIC SCHOOL**  
41 North St.  
Greenwich, Connecticut 06830  
203-869-4000 // [gcsct.org](http://gcsct.org)  
**Top administrator:** Rebecca Steck  
**Open house date:** Oct. 2  
**Open house registration:** Information not available as of press date



# DARROW SCHOOL



Co-ed Boarding & Day School  
for Grades 9-12 and PG

#### LEARN MORE

For more information call (518) 704-2760  
or email [admissions@darrowschool.org](mailto:admissions@darrowschool.org)

[www.darrowschool.org](http://www.darrowschool.org)

There is something remarkable about Darrow School. Perhaps our historic Shaker Heritage or our location nestled between the Berkshire Mountains and the Hudson Valley. Or maybe, it's our community of individuals where all students belong.

Darrow serves diverse backgrounds and abilities, building on individuals' talents and interests to deepen thinking with specialized programs, including opportunities to explore the creative spaces where ideas intersect, and solutions emerge. Our Active Curriculum is individually focused and combines innovative classroom instruction with project-based learning to educate future generations of global citizens who understand the wider world and their place in it.

Our Centers for Excellence in Musicianship and Performance and Arts, Design, & Innovation allows student artists to acquire foundational skills and hone their creative practice over time.

Our Learning Skills Program (LSP) is a support service that fosters essential skills and practices. Students participating in LSP represent various learning profiles with mild to moderate learning needs.

# DARROW SCHOOL

## NOW ENROLLING

#### LEARN MORE

For more information call (518) 704-2760  
or email [admissions@darrowschool.org](mailto:admissions@darrowschool.org)

[www.darrowschool.org](http://www.darrowschool.org)

Explore your ideas and find your passion!

Co-ed Boarding & Day School for  
Grades 9-12 and PG





THE GREENWICH COUNTRY DAY SCHOOL

401 Old Church Road  
Greenwich, Connecticut, 06830  
203-865-5600 // gcds.net  
**Top administrator:** Adam Rohdie  
**Open house date:** Oct. 23  
**Open house registration:** Information not available as of press date

THE GREENWICH SPANISH SCHOOL

The O'Connor Center  
St Agnes Parish, 247 Stanwich Road, Greenwich, 06830  
203-698-1500 // greenwichspanish.org  
**Top administrator:** Rosario Brooks, director  
**Open house date:** Oct. 28  
**Open house registration:** Information not available as of press date

THE GUNNERY- NOW FREDERICK GUNN SCHOOL

99 Green Hill Road, Washington, Connecticut, 06793  
860-868-7334 // frederickgunn.org/  
**Top administrator:** Peter W. E. Becker  
**Open house date:** Information not available as of press date  
**Open house registration:** Information not available as of press date

HACKLEY SCHOOL

293 Benedict Ave.  
Tarrytown, New York 10591  
914-366-2600 // hackleyschool.org  
**Top administrator:** Michael C. Wirtz  
**Open house date:** Upper School: Oct. 29, Lower and Middle Schools: Nov. 5  
**Open house registration:** hackleyschool.org/admissions/getting-to-know-hackley

THE HARVEY SCHOOL

260 Jay Street, Katonah, New York 10536  
914-232-3161 // harveyschool.org  
**Top administrator:** Bill Knauer  
**Open house date:** Oct. 22  
**Open house registration:** harveyschool.org/admissions/upcoming-events/2022openhouse

IONA PREPARATORY SCHOOL

**Lower School, grades PK-4 to 8**  
173 Stratton Road  
New Rochelle, New York 10804  
914-633-7744  
**Upper School, grades 9-12**  
255 Wilmot Road  
New Rochelle, New York 10804  
914-632-0714 // ionaprep.org  
**Top administrator:** Brother Thomas R. Leto, Ed.D.  
**Open house date:** Oct. 16, 12-3pm or Oct. 20, 6-8pm (Grades 9-12); Oct. 19, 5-7pm (PK-4 to 8)  
**Open house registration:** ionaprep.org/openhouse

JOHN F. KENNEDY CATHOLIC HIGH SCHOOL

54 Route 138  
Somers, New York 10589  
914-232-5061 // kennedycatholic.org  
**Top administrator:** Father Mark G. Vaillancourt  
**Open house date:** Oct. 16  
**Open house registration:** Information not available as of press date

KING SCHOOL

1450 Newfield Ave.  
Stamford, Connecticut 06905  
203-322-2496 // kingschoolct.org  
**Top administrator:** Carol Maoz  
**Open house date:** Oct. 23  
**Open house registration:** kingschoolct.org/admission/inquiry

MAPLEBROOK SCHOOL

5142 Route 22  
Amenia, New York 12501  
845-373-8191 // maplebrookschool.org  
**Top administrator:** Donna Konkolics  
**Open house date:** Information not available as of press date  
**Open house registration:** Information not available as of press date

MARIA REGINA HIGH SCHOOL

500 W. Hartsdale Ave.  
Hartsdale, New York 10530  
914-761-3300 // mariaregina.org  
**Top administrator:** Anna Parra  
**Open house date:** Oct. 22  
**Open house registration:** Information not available as of press date

THE MASTERS SCHOOL

49 Clinton Ave.  
Dobbs Ferry, New York 10522  
914-479-6400 // mastersny.org  
**Top administrator:** Laura Danforth  
**Open house date:** Oct. 25  
**Open house registration:** Check in September

MILLBROOK SCHOOL

131 Millbrook School Road  
Millbrook, New York 12545  
845-677-8261 // millbrook.org  
**Top administrator:** Drew Casertano  
**Open house date:** Oct. 15  
**Open house registration:** Information not available as of press date

NEW CANAAN COUNTRY SCHOOL

635 Frogtown Road  
New Canaan, Connecticut 06840  
203-972-0771 // countryschool.net  
**Top administrator:** Robert P. Macrae  
**Open house date:** Information not available as of press date  
**Open house registration:** Information not available as of press date

NOTRE DAME CATHOLIC HIGH SCHOOL

220 Jefferson Street  
Fairfield, Connecticut 06825  
203-372-6521 // notredame.org  
**Top administrator:** Christopher Cipriano  
**Open house date:** Information not available as of press date  
**Open house registration:** Sept. 1st releases

OAKWOOD FRIENDS SCHOOL

22 Spackenhill Road  
Poughkeepsie, New York 12603  
845-242-2340 // oakwoodfriends.org  
**Top administrator:** Chad Cianfrani  
**Open house date:** Information not available as of press date  
**Open house registration:** Information not available as of press date

POUGHKEEPSIE DAY SCHOOL

260 Boardman Road  
Poughkeepsie, New York 12603  
845-462-7600// poughkeepsieday.org/  
**Top administrator:** Barbara Wood  
**Open house date:**Information not available as of press date  
**Open house registration:** Information not available as of press date

RIDGEFIELD ACADEMY

223 W. Mountain Road  
Ridgefield, Connecticut 6877  
203-894-1800 // ridgefieldacademy.org  
**Top administrator:** James P. Heus  
**Open house date:** Information not available as of press date  
**Open house registration:** ridgefieldacademy.org/open-house

RIPPOWAM CISQUA

**Lower School**  
325 W. Patent Road  
Mount Kisco, New York 10549  
914-244-1200  
**Upper School**  
439 Cantitoe St.  
Bedford, New York 10506  
914-244-12500 // rcsny.org  
**Top administrator:** Colm MacMahon  
**Open house date:** Oct. 17, Oct. 26  
**Open house registration:** rcsny.org/open-house-tours



ENGAGING LEARNERS ... ENCOURAGING EXPLORERS ... EMPOWERING LEADERS

Preschool 2s-8th Grade  
172 White Plains Road  
Bronxville NY 10708

# THE CHAPEL SCHOOL



The Chapel School (TCS) has been serving a wonderfully diverse community of families in Westchester and the Bronx since 1947, including students from Bronxville, Eastchester, Mount Vernon, New Rochelle, Scarsdale, Tuckahoe, White Plains and Yonkers. Our goal is to provide academic challenge and excellence, as well as character education and opportunities for social, emotional and spiritual growth in the safest and most nurturing environment. TCS students experience a state-of-the-art curriculum complete with the integration of the latest technology, but TCS teachers maintain a balance between what is most current and tested, proven teaching methods.



REFUGE &  
STRENGTH  
Psalm 46:1



TCS's smaller class sizes allow for differentiation and individualized attention; and, our close-knit, familiar feel enables students to easily and comfortably get involved in our many extracurricular programs.

TCS's students, teachers and parents/guardians use words like "love", "family" and "community" when asked to describe TCS, and we firmly believe that it is our shared love of the children and our shared value of caring for and serving others that truly prepares today's learners to become tomorrow's leaders.

Visit [www.thechapelschool.org](http://www.thechapelschool.org) or CALL for In-Person Tour (914) 337-3202 x1005

ACCEPTING APPLICATIONS for 2022-2023 and 2023-2024!

## EMPOWERING LEADERS

ENGAGING LEARNERS  
ENCOURAGING EXPLORERS



REFUGE &  
STRENGTH  
Psalm 46:1

# THE CHAPEL SCHOOL

Preschool 2s-8th Grade ❖ 172 White Plains Road ❖ Bronxville NY 10708

Visit [www.thechapelschool.org](http://www.thechapelschool.org) or CALL for In-Person Tour (914) 337-3202 x1005



# HACKLEY GRADUATES MAKE A DIFFERENCE

A Hackley education is about going all-in. We challenge and support our students to grow in character and scholarship, transcending individual achievement and redefining accomplishment. At Hackley, students experience joy in the classroom and make life-long connections with each other and with our dedicated faculty. Robust extracurricular programming on our 285-acre campus and our 5-day boarding program create unique opportunities for each student to learn and grow beyond the boundaries of the school day. Hackley graduates have the knowledge and confidence to pursue their passions and the drive to make a difference.

Learn more at [www.hackleyschool.org/admissions](http://www.hackleyschool.org/admissions).



## HACKLEY SCHOOL

*Reimagine Accomplishment*

### A HACKLEY EDUCATION IS ABOUT GOING ALL-IN.

Our students are empowered to challenge and support one another, learn from varying perspectives, offer unreserved effort, grow in character and intellect, and explore beyond boundaries.

**LEARN MORE AT [WWW.HACKLEYSCHOOL.ORG](http://WWW.HACKLEYSCHOOL.ORG)**



Scan Code

Join us for on-campus tours and virtual events throughout Fall 2022! Scan the QR code, email [admissions@hackleyschool.org](mailto:admissions@hackleyschool.org), or visit us at [www.hackleyschool.org/admissions](http://www.hackleyschool.org/admissions) to sign up.

**Upper School Open House: October 29 | Lower and Middle School Open House: November 5**



# THE MOST PERSONALIZED SCHOOLS IN THE WORLD

**F**usion Academy offers students in middle and high school the most personalized learning experience possible. Classes are one-to-one: one student and one teacher per classroom, with different teachers for each class. This allows teachers to personalize their instruction for student strengths, interests and learning preferences.

Schedules are also customized so students take classes at a time of day that works best for them. Athletes, actors and students with extracurricular passions can schedule school around their life instead of the other way around. Other students who attend Fusion include gifted or accelerated students, students with mild learning differences or anyone looking for a more per-

sonalized learning environment.

Fusion is fully accredited, and students can attend full time for middle and high school (grades 6-12), or part time for tutoring, classes for credit or college counseling. Fusion students have been accepted at over 200 unique colleges and universities, many being their first-choice school.

One Fusion Parent says: "Fusion Academy is a terrific place for students who have big lives outside of school. Having a daughter who is a competitive ice dancer, going to a typical school with a mandatory full day of classes and long hours of homework just didn't fit with the training and skating schedule. Fusion offers flexibility, one-to-one customization of classes and managed homework assignments.

The one-to-one relationships are priceless and the flexible schedule is a game changer for everyone in the household. I highly recommend this approach to learning."

There are more than 80 Fusion campuses across the country, with three in this area: Fairfield, Greenwich and Westchester. You can find the campus closest to you by visiting [FusionAcademy.com/campuses](https://FusionAcademy.com/campuses). Each Fusion campus features two Homework Café spaces where students complete homework before leaving for the day. The social Homework Café is also where student socialization happens. It's where student meetings occur, clubs meet and more. Campuses also feature a state-of-the-art recording studio, a mixed-media art studio and a science lab with college-level tools.

Stephen, a parent from the Fairfield campus says "My son struggled for years to find the right fit for school. The passion and commitment of the teachers and administrators at Fusion are things I haven't seen anywhere. They are so committed to these kids and they treat them all individually and encourage their specific strengths and support them in their challenges. I can't say enough positive things about our experience at Fusion Fairfield, they truly care about these kids."

Right now, Fusion is offering a free trial session so your student can experience personalized learning firsthand. Learn more by contacting your nearest campus or visiting [FusionAcademy.com](https://FusionAcademy.com) to connect with their admissions team.



**fusion**  
A REVOLUTIONARY WAY TO SCHOOL  
[FusionAcademy.com](https://FusionAcademy.com)

**Fusion Fairfield**  
475.888.9256

**Fusion Greenwich**  
203.323.2191

**Fusion Westchester**  
914.285.9036

Fusion Academy is an accredited private middle and high school where all classes are one-to-one: one student and one teacher per classroom. This allows teachers to personalize curriculum for each student's strengths, interests, and learning style.

Students can attend Fusion Academy full-time for middle or high school, take a class for credit, or utilize our tutoring services any time of the year.

**Full-Time Accredited Academy | Classes for Credit | Tutoring | College Counseling**



RYE COUNTRY DAY SCHOOL

3 Cedar St.  
Rye, New York 10580  
914-967-1417 // ryecountryday.org  
**Top administrator:** Scott A. Nelson  
**Open house date:** Oct. 30  
**Open house registration:** ryecountryday.org/admissions/upcoming-events

SACRED HEART GREENWICH

1177 King St.  
Greenwich, Connecticut 06831  
203-531-6500 // shgreenwich.org  
**Top administrator:** Margaret Frazier  
**Open house date:** Oct. 29  
**Open house registration:** Information not available as of press date

SAINT BARNABAS HIGH SCHOOL

425 E. 240 St.  
Bronx, New York 10470  
718-325-8800 // stbarnabashigh.com  
**Top administrator:** Theresa Napoli  
**Open house date:** Oct. 19, Oct. 28  
**Open house registration:** stbarnabashigh.com

SAINT JOSEPH HIGH SCHOOL

2320 Huntington Turnpike  
Trumbull, Connecticut 06611  
203-378-9378 // sjcadets.org  
**Top administrator:** William Fitzgerald  
**Open house date:** Oct. 23  
**Open house registration:** Released Aug. 3

SAINT LUKE'S SCHOOL

377 N. Wilton Road  
New Canaan, Connecticut 06840  
203-966-5612 // stlukesct.org  
**Top administrator:** Mark Davis  
**Open house date:** Online  
**Open house registration:** info.stlukesct.org/usopen-house2021 info.stlukesct.org/msopenhouse2021

SALESIAN HIGH SCHOOL

148 E. Main St.  
New Rochelle, New York 10801  
914-632-0248 // salesianhigh.org  
**Top administrator:** John Serio  
**Open house date:** Oct. 22  
**Open house registration:** Information not available as of press date

SCHOOL OF THE HOLY CHILD

2225 Westchester Ave.  
Rye, New York 10580  
914-967-5622 // holychildrye.org  
**Top administrator:** Colleen Pettus  
**Open house date:** Saturday, Oct. 16  
**Open house registration:** accounts.veracross.com/holychild-rye/admissions?form=PreApplication

SOLOMON SCHECHTER SCHOOL  
OF WESTCHESTER- THE LEFFELL SCHOOL  
Upper School, 6-12

555 W. Hartsdale Ave.  
Hartsdale, New York 10530  
914-948-8333  
schechterwestchester.org  
**Top administrator:** Michael Kay  
**Open house date:** Information not available as of press date  
**Open house registration:** Information not available as of press date

THE STANWICH SCHOOL

275 Stanwich Road  
Greenwich, Connecticut 06830  
203-542-0000 // stanwichschool.org  
**Top administrator:** Charles Sachs  
**Open house date:** Information not available as of press date  
**Open house registration:** Information not available as of press date

THE STORM KING SCHOOL

314 Mountain Road  
Cornwall-On-Hudson, New York 12520  
845-534-7893 // sks.org  
**Top administrator:** Jonathan W. R. Lamb  
**Open house date:** Information not available as of press date  
**Open house registration:** Information not available as of press date

THORNTON-DONOVAN SCHOOL

100 Overlook Circle  
New Rochelle, New York 10804  
914-632-8836 // td.edu  
**Top administrator:** Douglas E. Fleming Jr.  
**Open house date:** Information not available as of press date  
**Open house registration:** Information not available as of press date

TRINITY CATHOLIC HIGH SCHOOL

926 Newfield Ave.  
Stamford, Connecticut 06905  
203-322-3401 // trinitycatholic.org  
**Top administrator:** Dave Williams  
**Open house date:** Information not available as of press date  
**Open house registration:** Information not available as of press date

TRINITY-PAWLING

700 Route 22  
Pawling, New York 12564  
845-855-3100 // trinitypawling.org  
**Top administrator:** William W. Taylor  
**Director of admission:** JP Burlington  
**Open house date:** Oct. 29  
**Open house registration:** trinitypawling.org/admissions/events

THE URSULINE SCHOOL

1354 North Ave.  
New Rochelle, New York 10804  
914-636-3950 // ursulinenewrochelle.org  
**Top administrator:** Colleen Melnyk  
**Open house date:** High School: Oct.25; All School Open House: Oct.29; Middle School Info Night: Nov. 9  
**Open house registration:** Information not available as of press date

THE WINDWARD SCHOOL

**Middle School**  
40 W. Red Oak Lane  
White Plains, New York 10604  
**Top administrator:** John J. Russell  
**Open house date:** Information not available as of press date  
**Open house registration:** Information not available as of press date

WINSTON PREPARATORY SCHOOL

57 W. Rocks Road  
Norwalk, Connecticut 06851  
203-229-0465 // winstonprep.edu  
**Top administrator:** Beth Sugerman  
**Open house date:** No specific date  
**Open house registration:** winstonprep.schooladminonline.com/portal/new\_inquiry

WOOSTER SCHOOL

91 Miry Brook Road  
Danbury, Connecticut 06810  
203-830-3916 // woosterschool.org  
**Top administrator:** Matt Byrnes  
**Open house date:**  
**Open house registration:** woosterschool.org



# EDUCATION FOR HIGHER EXPECTATIONS

For more than 100 years, Iona Preparatory has been among the premier primary and secondary schools in the metropolitan area. Rigorous academics with three levels of study, a personalized and comprehensive school counseling and college advisement program, unique Christian service and leadership opportunities locally, nationally and internationally, championship athletics, and an array of activities provide students with the foundation for success in college and in life.

Graduates have earned over \$200 million in academic, merit-based scholarships over the last eight years, including more than \$36 million this past year, with 77 percent of the graduating class earning an average award of more than \$55,000. The Class of 2022 is presently attending such schools as Carnegie Mellon, Cornell, Michigan, Notre Dame, Princeton, Vanderbilt and Wake Forest.

Athletically, Iona Prep is the three-time defending LoHud Sports Tom Whelan Private School of the Year and is coming off the most successful year in the school's century

of existence. The Gaels tallied seven varsity team titles, including Catholic State titles in Football and Lacrosse. Track and Field won the Westchester County Championships with the largest margin of victory in the event's history, Wrestling won the Westchester Team Championships and had four individual Catholic State champions, and Baseball, Varsity B Basketball and Volleyball each won City Championships.

That on-field prowess was complemented by the fact that Iona Prep's scholar-athletes—some 873 students across three seasons of competition—maintained a cumulative GPA of 90.34, with 22 of a possible 34 teams (65 percent) averaging over 90. Additionally, while about seven percent of high school athletes nationally go on to play in college, Iona Prep is sending 13 percent this year. And while only 2 percent nationally will compete at the Division 1 level, the Gaels have 7 percent.

Iona Prep is particularly excited to open a 21,000-square-foot expansion of its Paul Verni Fine Arts Center in the spring of



The Iona Preparatory Class of 2022 earned more than \$36 million in college scholarships to attend schools such as Carnegie Mellon, Cornell, Michigan, Notre Dame, Rensselaer and Vanderbilt, among more than 200 others. Photo by Christopher Pope Photography.

2023 that will provide more educational opportunities in art, drama and music. The expansion will be highlighted by a 409-seat auditorium that will be home to music and theatrical productions, augmented by a scene shop, art gallery and additional classroom space. The existing broadcast, production and recording studios will be combined and enlarged to accommodate full classes, and a digital

arts room with up to 16 terminals will be added.

THAT is education for higher expectations, and you can discover the difference for yourself. Open House PK-4 to Grade 8 will be Wednesday, Oct. 19, from 5 - 7 p.m., while Open Houses for Grades 9-12 will be Sunday, Oct. 16, from 12 - 3 p.m., and Thursday, Oct. 20, from 6 - 8 p.m. RSVP at [IonaPrep.org/openhouse](https://IonaPrep.org/openhouse).



## Is Your Son #IonaPrepared?

### OPEN HOUSES

Schedule your visit today!

#### GRADES 9-12

Sun, Oct. 16, 12–3 pm  
Thu, Oct. 20, 6–8 pm

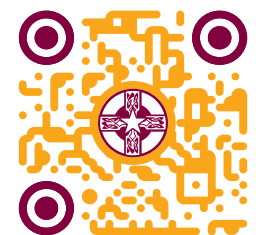
#### GRADES 6-7

Wed, Oct. 19, 5 pm – 7 pm

#### PK-4 – Grade 5

Wed, Oct. 19, 5 pm – 7 pm

*Gael-for-a-Day visits  
start in October.*



## [IonaPrep.org/OpenHouse](https://IonaPrep.org/OpenHouse)

For more information, please email  
[Admissions@IonaPrep.org](mailto:Admissions@IonaPrep.org)

**Iona Preparatory Upper School**  
255 Wilmot Road  
New Rochelle, NY 10804  
(914) 600-6154

**Iona Preparatory Lower School**  
173 Stratton Road  
New Rochelle, NY 10804  
(914) 633-7744

f t i @IonaPrep in in/IonaPrep v IonaPreparatory



# HOLY CHILD EDUCATING YOUNG WOMEN OF CONSCIENCE AND ACTION

Every day at Holy Child, girls are engaged in an education that will shape who they are for the rest of their lives. Every project, opportunity, and experience is thoughtfully curated to help develop young women of conscience and action who will "meet the wants of the age." Holy Child challenges girls to shape their emerging interests into a course of study that encourages excellence and ignites life-long passions. The learning environment engenders "joy in teaching and joy in learning," an approach to education important to the school's founder, Cornelia Connelly. The school values an individualized approach to scholarship that creates space for individual interests and meaningful collaboration. No matter when a girl arrives at Holy Child, the faculty share the same vision of her on graduation day. Each student will leave Holy Child as the best version of herself. She will be intellectual, courageous, confident, compassionate, and spiritual.



**BE A LEADER. BE A PERFORMER. BE AN ARTIST.**



**BE A SCHOLAR. BE AN ATHLETE. BE A VOLUNTEER.**

*be a gryphon!*

**LEARN MORE ABOUT WHAT IT MEANS TO  
BE A GRYPHON AND CALL THE ADMISSION OFFICE TODAY!**

AN ALL-GIRLS, CATHOLIC, INDEPENDENT, COLLEGE-PREPARATORY SCHOOL FOR GRADES 5-12  
2225 WESTCHESTER AVENUE, RYE, NY 10580 | (914) 967-5622 | HOLYCHILDRYE.ORG/ADMISSION



**SCAN ME FOR MORE INFO!**



# POUGHKEEPSIE DAY SCHOOL: WHERE THE HUDSON VALLEY IS THE CLASSROOM

Since its founding in 1934 by families seeking a different kind of education for their children, Poughkeepsie Day School (PDS) has been at the forefront of progressive teaching in the Hudson Valley. In the fall of 2021, the school, which accepts students from PreK through Grade 12, introduced a new mission statement along with a renewed drive to grow the PDS Community, but with the same goal at its heart: to prepare a new generation of leaders to create a more just world.

By offering small class sizes and highly experienced instructors, PDS nurtures the independent thinker in every student. Faculty and staff are committed to social and emotional learning, which creates an environment that supports students, fosters inclusivity and celebrates identity.

Importantly, students can make meaningful choices within their own education.

PDS's inquiry-based approach encourages students to become trailblazers with their teachers as their guides. The academically challenging curriculum provides a balance of abstract and concrete learning, while incorporating experiences that extend beyond the campus – offering powerful opportunities for the exploration of ideas, problems and future careers.

“Experiential learning is a key part of our curriculum and we consider the entire Hudson Valley to be our campus,” says PDS Head of School Barbara Wood. “Our youngest students visit area farms to harvest and learn about local foods and sustainable farming practices to go along with their extensive learning on gardening and pollinators.” The lower school students also take a close look at the Hudson River during the school's annual visit for “A Day in the Life of the Hudson River,”

where students test the water and make observations to be used by the Department of Environmental Conservation to monitor the river's health. These same students team up with the nonprofit organization Riverkeeper to raise funds through a student-created coloring book sale. Meanwhile, in the upper school, “Students bring their geology studies to life by visiting local rock and significant outcropping formations at places like Johnson-Iorio Memorial Park.”

PDS's older students also enjoy hands-on humanities studies at Storm King Art Center, the Home of Franklin D. Roosevelt National Historic Site and Locust Grove.

For recreation, upper school students visit Catamount Mountain weekly during the winter semester, and its youngest students visit off-campus pools for a weekly swim program.

In addition to these experiences, PDS

also places great emphasis on developing cultural competence and global citizenship with an anti-oppression pedagogy. Preparing a new generation of leaders to envision and create a more just world requires deep respect and empathy for one another, after all. To that end, PDS strives to create a community of students and staff with broad racial and economic diversity within a school that places equity, inclusion and empowerment at its core.

As it builds on its 88-year legacy with renewed spirit, Poughkeepsie Day School remains committed to creating transformative learning experiences that inspire intellectual curiosity, critical thinking, creativity and compassion. Through discovery, analysis and reflection, the PDS intentional learning community brings each child to a greater understanding of self, society and the universe.

**The Hudson Valley  
is our campus.**

**PreK-Grade 12  
Now Accepting  
Applications!**

**POUGHKEEPSIE  
DAY SCHOOL**  
EST. 1934



# Thornton-Donovan School Now Enrolling

For the 2022-23 academic year Thornton-Donovan School, located in the Beechmont and overlooking the lake of the same name. is focusing on Blue Gold. Blue Gold is the school's academic theme. While the world continues to fret over barrels of oil, the Blue Gold Campaign will embrace the new oil - Blue Gold - "water" and fret over buckets not barrels.

Incorporated within its classical college prep curriculum are over 20 courses just about water. T-D is also teaching six world languages (Spanish, French, Latin, Greek, Russian, Japanese) as well as teaching to the highest levels in English, math, science, social studies, art, architecture, music, the humanities, and AL, all at the

same time. T-D's half century travel-study program continues in 2023. Last year T-D students and families made Malta, Sicily, Arezzo, and Milano their travel-study destinations. The Blue Gold effort beginning in February '23 will be to Rome. Later in May T-D will be in Israel and early in June in Jordan. In all three destinations T-D will focus on water. Some of T-D's Blue Gold courses are listed below for the reader:

- Droughts and Floods
- Humans and Climate
- The Law of the Sea
- Mars - Searching for water and life
- Etymology - water words
- Water in the Christian, Jewish,

- and Muslim World
- Water Desalination
- Marine Biology
- Aqua Parks
- Water as a Weapon
- Water Diplomacy
- Water, Water Everywhere but ...
- Lifeguarding Water

- Water in Mythology
- Water and Anatomy
- Just add water - Cooking
- Just add water - watercolor painting

*T-D opens year 122 on September 8th. Good Tidings await everyone from grades K - 12.*



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# THE URSULINE SCHOOL CELEBRATES 125 YEARS!

**A quasiquicentennial jubilee year for this venerable New Rochelle institution.**

This year, The Ursuline School in New Rochelle celebrates the 125th anniversary of the school's founding. It all began in 1897 with Mother Irene Gill, who was determined to establish a school for young women at Leland Castle in New Rochelle. Leland Castle was a Gothic Revivalist mansion that had originally been built in the 1850s as a private residence for the Leland family. By the 1890s, after Mr. Leland's death, the estate had changed hands. It had been briefly reimagined as a country inn, had temporarily housed New Rochelle public school classes, and had even served as an all-boys boarding school for a short time. After a series of events, Mother Gill opened The Ursuline Seminary or, as the students affectionately referred to it, simply "The Castle."

The first class consisted of 60 day and 10 boarding students. In 1929, The Ursuline School moved to its present location on

North Avenue as a K-12 day school. Today, this independent, Catholic, college preparatory school for girls thrives with a student body in grades 6 - 12.

Certain historical facts pique one's imagination. The first student enrolled in The Ursuline School was named Mary Brady and her nickname was Mazy. She and a number of her classmates survived the Spanish flu pandemic of 1918. Five years later, she and her classmates were granted the right to vote when the 19th amendment was passed. Mazy went on to become an educator and taught locally.

At the 125th Ursuline School commencement this past May, Dr. Colleen Melnyk, president of The Ursuline School, noted some surprising parallels between the 2022 graduates and the first Ursuline graduating class. Both groups experienced great social change, deep political divi-

sions, global conflict and survived a worldwide pandemic. The graduates of 1897 and the graduates of 2022 shared a deep faith and optimism in their ability to go forth and find their place in society at a time when society was evolving. In addition, they relied upon each other as a community to move forward in the world.

However, whereas the 1897 graduates had limited options after graduation, The Ursuline School graduates of 2022 were accepted into 220 different colleges and earned nearly \$23 million in college scholarships and awards.

Theresa Napoli, new principal of The Ursuline School, describes the vital goal of instilling in students the importance of service to others as they develop academic excellence, global awareness and respect for all. The school motto is Serviam, "I will serve," which unites Ursuline with 15 sister schools around the country and others in a global network.



Ursuline is excited to celebrate 125 years of accomplishment, purpose and mission. The school acknowledges the gifts of wisdom and service provided by the Ursuline Sisters, the dedication to education by lay faculty and staff and the gifts of learning shared with generations of students who became part of this learning community and then ventured out to lead lives of accomplishment and contribution to society - otherwise known as Serviam.

Interested families are welcome to visit the campus at our upcoming All School Open House, Saturday, October 29, 11 a.m. - 2 p.m.



## OPEN HOUSES

High School  
Tue. Oct 25, 6:30PM

All School  
Sat. Oct. 29, 11AM-2PM

Middle School  
Info Night  
Wed. Nov. 9, 6:30PM

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A man in a green uniform and hat is feeding a young elephant with a large white bottle. The elephant is standing in a savanna setting with trees in the background. The man is holding the bottle with both hands, and the elephant is using its trunk to drink from it. The scene is set in a natural, outdoor environment with reddish-brown soil and green foliage.

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COURT CASES

U.S. Bankruptcy Court

White Plains & Poughkeepsie  
Local business cases, Aug. 24 - 30

**Michael F. Durso, Sparkill, re. NU Ironworks Inc., Yonkers, et al,** 22-22658: Chapter 7, assets \$29,751, liabilities \$1,833,058. Attorney: Joel M. Shafferman.

U.S. District Court,

White Plains  
Local business cases, Aug. 24 - 30

**RC Recreation Development LLC, Yorktown Heights, et al, vs. town of Yorktown, et al,** 22-cv-7216-VB: Violation of due process and equal protection. Attorney: Janine A. Mastellone.

**Jane Doe vs. Bard College, Annandale-on-Hudson,** 22-cv-7258-CS: Race discrimination. Attorney: Avery P. Gilbert.

**C10 Media LLC, Rye vs. Learfield Communications LLC, Manhattan,** 22-cv-7377: Antitrust. Attorney: Jonathan B. Nelson.

**QHC Upstate Medical P.C., Monsey vs. Refuah Health Center Inc., Spring Valley, et al,** 22-cv-7418: Antitrust. Attorney: Paul M. Kaplan.

DEEDS

Above \$1 million

**7 Jeffrey Lane LLC,** New York City. Seller: Michael Dresdner and Jill Dresner. Chappaqua. Property: 7 Jeffrey Lane, New Castle. Amount: \$1.8 million. Filed Aug. 23.

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

Questions and comments regarding this section should be directed to:

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

**20 Heathcote Road LLC,** Scarsdale. Seller: Peter Grossman. New York City. Property: 20 Heathcote Road, Scarsdale. Amount: \$8.1 million. Filed Aug. 26.

**29 Church Lane Realty LLC,** Bronxville. Seller: Randi B. Margolin. Palm Beach Gardens, Florida. Property: 29 Church Lane, Scarsdale. Amount: \$1.7 million. Filed Aug. 26.

**40 Third Street LLC,** Brooklyn. Seller: MBA Home Improvement Corp., White Plains. Property: 40 Third St., New Rochelle. Amount: \$1.1 million. Filed Aug. 29.

**662 Lex LLC,** Mount Kisco. Seller: J. Nazzaro Partnerships LP, Bay Shore. Property: 662-664 Main St., Mount Kisco. Amount: \$1.8 million. Filed Aug. 26.

**Basha Capital LLC, Main Willett Hill LLC and King Street Views LLC,** White Plains. Seller: Jeffrey White, Port Chester. Property: 110 Willet Ave., Rye. Amount: \$1.1 million. Filed Aug. 24.

**Basha Capital LLC, Main Willett Hill LLC and King Street Views LLC,** White Plains. Seller: 219 Westchester Avenue LLC, Port Chester. Property: 116 N. Main St., Rye. Amount: \$1.5 million. Filed Aug. 24.

**Basha Capital LLC, Main Willett Hill LLC and King Street Views LLC,** White Plains. Seller: 219 Westchester Avenue LLC, Port Chester. Property: 118 N. Main St., Rye. Amount: \$1.3 million. Filed Aug. 24.

**Bedford Retail LLC,** New York City. Seller: The Banks Building LLC, Mount Kisco. Property: 625-629 Old Post Road, Bedford. Amount: \$1.8 million. Filed Aug. 23.

**Brown, Adam,** New York City. Seller: Kempster Road Properties LLC, Scarsdale. Property: 11 Kempster Road, Greenburgh. Amount: \$2.3 million. Filed Aug. 24.

**MK Commerce LLC,** Springfield, Virginia. Seller: 1825 Commerce Street Corp., Yorktown Heights. Property: 1821 Commerce St., Yorktown. Amount: \$2.1 million. Filed ug. 22.

**Olivieri, Michael and Cherry Olivieri,** Bedford. Seller: Somers Crossings LLC, Goldens Bridge. Property: 13 Amber Lane, Somers. Amount: \$1.2 million. Filed Aug. 22.

Below \$1 million

**1 Aqueduct Properties LLC,** White Plains. Seller: 25 Aqueduct Road LLC, White Plains. Property: 25 Aqueduct Road, White Plains. Amount: \$425,000. Filed Aug. 22.

**1 Hawthorne Way LLC,** Woodmere. Seller: Pamela S.L. Goldstein, Hartsdale. Seller: 1 Hawthorne Way, Greenburgh. Amount: \$800,000. Filed Aug. 22.

**11 Acker Avenue Ossining LLC,** Ossining. Seller: Barbara Sherr, Ossining. Property: 11 Acker Ave., Ossining. Amount: \$425,000. Filed Aug. 24.

**19 Mark Mead Road LLC,** Cross River. Seller: Marc E. Weilber, Cross River. Property: 19 Mark Mead Road, Lewisboro. Amount: \$790,000. Filed Aug. 22.

**40-42 Third Street LLC,** Brooklyn. Seller: MBA Home Improvement Corp., White Plains. Property: 42 Third St., New Rochelle. Amount: \$100,000. Filed Aug. 22.

**74 Fisher LLC,** Yonkers. Seller: Donald F. Hubert and Nancy J. Hubert, Tuckahoe. Property: 74 Fisher Ave., Eastchester. Amount: \$850,000. Filed Aug. 24.

**77 LSY LLC,** Brooklyn. Seller: Miguel A. Paulino, Yonkers. Property: 77 Linden St., Yonkers. Amount: \$390,000. Filed Aug. 22.

**94 Bay 1 LLC,** Brooklyn. Seller: U.S. Bank Trust National Association, Eureka, California. Property: 90 Bruce Ave., Yonkers. Amount: \$590,000. Filed Aug. 29.

**142 Beech Associates LLC,** Brooklyn. Seller: Francis Aderemi, Yonkers. Property: 140 Beech St., Yonkers. Amount: \$400,000. Filed Aug. 23.

**179 Chatterton LLC,** Yorktown Heights. Seller: Westchester Modular Homes Construction Corp., Brewster. Property: 13-15 Primrose St., White Plains. Amount: \$250,000. Filed Aug. 24.

**277 Stone Hill Holding LLC,** Cross River. Seller: HSBC Bank U.S.A., Mount Laurel, New Jersey. Property: 277 Stone Hill Road, Pound Ridge. Amount: \$361,500. Filed Aug. 26.

**314 New Main Realty LLC,** Ossining. Seller: Brass Ring Realty Corp., Bronx. Property: 314 New Main St., Yonkers. Amount: \$800,000. Filed Aug. 24.

**329 Center Avenue LLC,** Newtown, Pennsylvania. Seller: Kathleen M. Wright, Rye. Property: 329 Center Ave., Mamaroneck. Amount: \$980,000. Filed Aug. 23.

**634 Catherine Street LLC,** Bronx. Seller: Bruce Poritzky, Greenville, South Carolina. Property: 634 Catherine St., Peekskill. Amount: \$190,000. Filed Aug. 26.

**Afermin LLC,** Bronx. Seller: Bala S. Mallela, White Plains. Property: 15 Beaufort St., Greenburgh. Amount: \$840,000. Filed Aug. 22.

**Allen, Sonia A.,** Yonkers. Seller: City of Yonkers. Property: 149 Vista Ave., Yonkers. Amount: \$150,558. Filed Aug. 23.

**Andrelebell LLC,** Rye. Seller: Jo-Ann Purdy, Rye. Property: 49 High St., Rye. Amount: \$410,000. Filed Aug. 24.

**Apollon, Jude-Antoine C.,** Bronx. Seller: 840 East 226th Street LLC, Bronx. Property: 51 Seventh Ave., Mount Vernon. Amount: \$620,000. Filed Aug. 22.

**Arroyo, Richard and Ricardo Ruiz,** Bronx. Seller: 3 Daniel Street LLC, Sherman, Connecticut. Property: 3 Daniel St., Harrison. Amount: \$810,000. Filed Aug. 25.

**Bajohn Properties LLC,** Scarsdale. Seller: Midland Development Partners LLC, Yonkers. Property: 510 Midland Ave, Yonkers. Amount: \$252,000. Filed Aug. 22.

**Dean and Classon Realty LLC,** Garden City Park. Seller: Lawrence A. Amato, Scottsdale, Arizona. Property: 156-158 Fifth Ave., Pelham. Amount: \$1.5 million. Filed Aug. 24.

**Diligent Realty Ventures and Management LLC,** Bethpage. Seller: Mario Malescio, White Plains. Property: 20 Rockledge Road, North Castle. Amount: \$415,000. Filed Aug. 23.

**Guffrey, Elizabeth and Mathew D. Ferranto,** Pleasantville. Seller: LL Parcel E LLC, Fort Washington, Pennsylvania. Property: 102 Legend Drive, Mount Pleasant. Amount: \$1.2 million. Filed Aug. 22.

**Gupta, Aditi and Kripal Pais,** Larchmont. Seller: EHP I LLC, Rye. Property: 82 Iselin Terrace, Mamaroneck. Amount: \$1.6 million. Filed Aug. 22.

**Oprysko, Linda M. and Ashley Padovani,** Somers. Seller: North County Homes Inc., Yorktown Heights. Property: 2 Greenbriar, Somers. Amount: \$729,000. Filed Aug. 23.

**Powell, Hassan and Jackson V. Powell,** Ossining. Seller: MMP 2022 LLC, Ossining. Property: 90 Dale Ave., Ossining. Amount: \$705,000. Filed Aug. 22.

**Reyes, Ramonita,** Bronx. Seller: MJD Contracting Corp., Yorktown Heights. Property: 3 Red Mill Road, Cortlandt. Amount: \$550,000. Filed Aug. 24.

**Rodriguez, Jose F. and Diomerissa Urena,** Mount Vernon. Seller: 12 North 10th Inc., Mount Vernon. Property: 12 N. 10th Ave., Mount Vernon. Amount: \$559,000. Filed Aug. 23.

**Shelley Property LLC,** West Harrison. Seller: Anthony Nappo and Jennifer Capone Nappo, Harrison. Property: 7 Shelley Lane, Harrison. Amount: \$2.5 million. Filed Aug. 24.

**Suarez, Yasmirca and Adrian Suarez,** Yonkers. Seller: 21 Brook Street NR Development LLC, New Rochelle. Property: 21 Brook St., New Rochelle. Amount: \$599,000. Filed Aug. 22.

**Tendler Development Group LLC,** Tarrytown. Seller: Grace Longo, Bedford. Property: 127 Oliver Road, Bedford. Amount: \$640,000. Filed Aug. 23.

**Turygin, Nicole and Mohammed Loutfy,** Tarrytown. Seller: 35 Washington Mews LLC, Port Chester. Property: 35 Washington Mews, Rye. Amount: \$459,500. Filed Aug. 25.

**Vazquez, Steven,** Yonkers. Seller: 207 Prospect Realty LLC, Great Neck. Property: 207 E. Prospect Ave., Mount Vernon. Amount: \$675,000. Filed Aug. 23.

**Westchester Beavers LLC,** Scarsdale. Seller: Glenn Rosen, Scarsdale. Property: 1070 Knollwood Road, Greenburgh. Amount: \$725,000. Filed Aug. 26.

FEDERAL TAX LIENS

\$10,000 or greater,

*Westchester County, Aug. 24 - 30*

**Andreski, James F. and Linda Andreski,** North Salem. 2018 - 2021 personal income, \$61,239.

**Berardi, Morgan E.,** Peekskill. 2019 - 2020 failure to collect employment taxes, \$38,497.

**Bowman, Edwin Jr.,** Croton-on-Hudson. 2014, 2016 - 2018, 2020 personal income, \$18,636.

**Boylan, Stephen,** Yorktown Heights. 2020 personal income, \$98,946.

**Cavanaugh, Michael J.,** White Plains. 2018 personal income, \$422,468.

**Connolly, Michael G. and Cara F. Connolly,** Larchmont. 2017 - 2021 personal income, \$91,708.

**DaSilva, Roy,** Port Chester. 2018 - 2019, 2021 personal income, \$91,650.

**Duartes Home Maintenance Corp.,** Katonah. 2019 employer quarterly taxes, \$13,611.

**Imbrogno, Robert C.,** White Plains. 2014 - 2016 personal income, \$10,480.

**James Ford Plumbing & Heating Co.,** Yorktown Heights. 2021 employer quarterly taxes, \$39,021.

**Kelly, Michelle,** Rye Brook. 2019 personal income, \$11,548.

**Larsen, Marco,** Bedford. 2019 - 2020 personal income, \$41,709.

**Lipowiecki, Edward,** Rye Brook. 2014 - 2019 personal income, \$62,615.

**Luna, Zoe G.,** Yonkers. 2014 - 2018 personal income, \$31,922.

**Pires, Antonio,** Mount Vernon. 2014 - 2017 personal income, \$1,750,918.

**Respectable Security Inc.,** Mount Vernon. 2021 corporate income, \$42,807.

**Zamora, Ivan D.,** Mount Vernon. 2019 personal income, \$25,251.

JUDGMENTS

**Almanzar, Wellington,** Monroe. \$29,580 in favor of Our Sumeru LLC, New Rochelle. Filed Aug. 26.

**Alryan Lubricants Recycle & Wholesale Inc.,** Yonkers. \$24,375 in favor of Heritage One Inc., Manhasset. Filed Aug. 26.

**Amella, Virginia,** Yonkers. \$11,990 in favor of Capital One Bank U.S.A. National Association, Glen Allen, Virginia. Filed Aug. 25.

**Blackwood, Jennifer,** White Plains. \$5,909 in favor of Midland Credit Management Inc., San Diego, California. Filed Aug. 26.

**Calderon, Joshua,** Shelton, Connecticut. \$6,096 in favor of Capital One Bank U.S.A. National Association, Glen Allen, Virginia. Filed Aug. 24.

**Dones, Pedro,** Yonkers. \$16,117 in favor of American Express National Bank, Sandy, Utah. Filed Aug. 26.

**Doyle, Daphne,** Mount Vernon. \$8,696 in favor of Bank of America National Association, Charlotte, North Carolina. Filed Aug. 26.

**Emanuel, Desa O.,** Mount Vernon. \$8,096 in favor of Bank of America National Association, Charlotte, North Carolina. Filed Aug. 26.

**Ferriello, John,** Harrison. \$38,352 in favor of American Express National Bank, Sandy, Utah. Filed Aug. 26.



# Facts & Figures

**Fireline Design Inc.**, Peekskill. \$24,192 in favor of American Express National Bank, Sandy, Utah. Filed Aug. 26.

**Gordon, Rosalie**, Mamaroneck. \$21,854 in favor of New Jewish Home - Sarah Neuman Center, Mamaroneck. Filed Aug. 26.

**Grant, Larry**, White Plains. \$6,468 in favor of American Express National Bank, Sandy, Utah. Filed Aug. 26.

**Hasou, Oeh P.**, Tuckahoe. \$7,017 in favor of Bank of America National Association, Charlotte, North Carolina. Filed Aug. 26.

**Haviland, Francis W.**, Peekskill. \$5,299 in favor of Bank of America National Association, Charlotte, North Carolina. Filed Aug. 26.

**J&J Home and Business Solutions LLC**, Phoenix. \$20,251 in favor of State Insurance Fund, White Plains. Filed Aug. 22.

**Martinez, Edwin**, Port Chester. \$5,614 in favor of Bank of America National Association, Charlotte, North Carolina. Filed Aug. 25.

**Meneguini, Andre**, Mount Vernon. \$13,440 in favor of American Express National Bank, Sandy, Utah. Filed Aug. 26.

**Millwater, Michael**, Hartsdale. \$6,198 in favor of Citibank National Association, Sioux Falls, South Dakota. Filed Aug. 26.

**Neris, Melvin**, White Plains. \$5,426 in favor of American Express National Bank, Sandy, Utah. Filed Aug. 26.

**Osabutey, Comfort Y.**, Tuckahoe. \$6,776 in favor of Midland Credit Management Inc., San Diego, California. Filed Aug. 26.

**Phillips, Kevin**, Yonkers. \$9,422 in favor of Bank of America National Association, Charlotte, North Carolina. Filed Aug. 26.

**Posimato, John**, Scarsdale. \$37,416 in favor of Bank of America National Association, Charlotte, North Carolina. Filed Aug. 24.

**Robinson, Joan**, Mount Vernon. \$5,812 in favor of Capital One Bank U.S.A. National Association, Glen Allen, Virginia. Filed Aug. 25.

**Taft, Blaine**, Tarrytown. \$9,304 in favor of Midland Credit Management Inc., San Diego, California. Filed Aug. 26.

**Vanriel, Dermaine**, Mount Vernon. \$6,556 in favor of American Express National Bank, Sandy, Utah. Filed Aug. 26.

## LIS PENDENS

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

**Arriaga, Juan Francisco** and **Roberto Guerra**, as owners. Filed by HSBC Bank U.S.A. National Association. Action: Foreclosure of a mortgage in the principal amount of \$400,000 affecting property located at 29 Grove St., Mount Kisco. Filed Aug. 19.

**Bianchi, Peter A.** and **Roseanne Bianchi**, as owners. Filed by Wilmington Savings Fund Society. Action: Foreclosure of a mortgage in the principal amount of \$168,477 affecting property located at 2 Kimball Terrace, Yonkers. Filed Aug. 22.

**Blasi, Gregory J.** and **Anne Kossowan Blasi**, as owners. Filed by Citibank National Association. Action: Foreclosure of a mortgage in the principal amount of \$420,000 affecting property located at 521 Highbrook Ave., Pelham. Filed Aug. 23.

**Bobrinskoy, Tania N.**, as owner. Filed by Wilmington Savings Fund Society. Action: Foreclosure of a mortgage in the principal amount of \$517,500 affecting property located at 39 Parkway East, Mount Vernon. Filed Aug. 24.

**Brown, Robert G.** and **Jean O. Brown**, as owners. Filed by Third Federal Savings and Loan Association of Cleveland. Action: Foreclosure of a mortgage in the principal amount of \$750,000 affecting property located at 81 Landing Drive, Dobbs Ferry. Filed Aug. 24.

**Coleman, Carole G.** and **Marcel Florestal**, as owners. Filed by U.S. Bank National Association. Action: Foreclosure of a mortgage in the principal amount of \$786,177 affecting property located at 525 Scarborough Road, Briarcliff Manor. Filed Aug. 26.

**Cummings, Winsome**, as owner. Filed by Loancare LLC. Action: Foreclosure of a mortgage in the principal amount of \$399,867 affecting property located at 25 Prince St., New Rochelle. Filed Aug. 24.

**DGN Pharmacy Inc.**, as owner. Filed by Live Oak Banking Company. Action: Foreclosure of a mortgage in the principal amount of \$1,000,000 affecting property located at 8 Orchard Drive, Purchase. Filed Aug. 23.

**Forti, Sheila G.** and **Jesus E. Forti**, as owners. Filed by Midfirst Bank. Action: Foreclosure of a mortgage in the principal amount of \$589,641 affecting property located at 257 concord Road, Yonkers. Filed Aug. 26.

**Gelacak, Meredith** and **Robert Mulligan**, as owners. Filed by Midfirst Bank. Action: Foreclosure of a mortgage in the principal amount of \$628,306 affecting property located at 791 Gramatan Ave., Mount Vernon. Filed Aug. 22.

**Jones, Naomi M.** and **Christopher Jones**, as owners. Filed by Gitsit Solutions LLC. Action: Foreclosure of a mortgage in the principal amount of \$495,000 affecting property located at 333 S. First Ave., Mount Vernon. Filed Aug. 25.

**Maher, Maureen**, as owner. Filed by The Bank of New York Mellon. Action: Foreclosure of a mortgage in the principal amount of \$511,547 affecting property located at 37 Storey Lane, Yonkers. Filed Aug. 22.

**Morrison, Leonard**, as owner. Filed by JPMorgan Chase Bank. Action: Foreclosure of a mortgage in the principal amount of \$90,000 affecting property located at 196 Elm St., New Rochelle. Filed Aug. 25.

**Omar, Mohamed**, as owner. Filed by Specialized Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of \$200,000 affecting property located at 507 Millwood Road, Chappaqua. Filed Aug. 25.

## MECHANIC'S LIENS

**Calimlim, Jamie**, as owner. \$12,098 in favor of Clean Slate Services Inc., Brookhaven. Property: 612 Baldwin Place, Mamaroneck. Filed Aug. 24.

**Claxton, Linda J.**, as owner. \$142,052 in favor of TKS Reconstruction 2 LLC, Elmsford. Property: 19 Chester Drive, Yonkers. Filed Aug. 24.

**Curran, Deirore**, as owner. \$52,223 in favor of A&M Management and Construction, Rye. Property: 2 Village Green, Port Chester. Filed Aug. 23.

**Gedney Farms Nursery**, as owner. \$10,000 in favor of C.H. Padilla Trucking Inc., Tuxedo. Property: 870 Mamaroneck Ave, White Plains. Filed Aug. 27.

**Getsos Property Inc.**, as owner. \$71,456 in favor of Atmosphere Building Solutions, Kew Garden Hills. Filed Aug. 26.

## NEW BUSINESSES

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

## PARTNERSHIPS

**Black In Beauty**, 6 Gramatan Ave., Suite 5, Mount Vernon 10550, c/o Kayshla J. Walters and Bianca Mattis. Filed Aug. 23.

## SOLE PROPRIETORSHIPS

**3 & Co.**, 32 Stephenson Terrace, Briarcliff Manor 10510, c/o Amy Elizabeth Harte. Filed Aug. 22.

**Bartek D. Construction**, 794 Mile Square Road, Yonkers 10704, c/o Bartosz Delikat. Filed Aug. 25.

**CHB Business Services**, 1767 Central Park Ave., Yonkers 10701, c/o Cecilia Bustoss. Filed Aug. 25.

**Chosen Movers & Storage**, 3595 Sagamore Ave., Mohegan Lake 10547, c/o Robert William Anderson. Filed Aug. 26.

**Flame On**, 6 Highland Place, Yonkers 10705, c/o Archie I. Shannon. Filed Aug. 22.

**Golden Child Enterprises**, P.O. Box 294, Yonkers 10704, c/o Brenda Hairstox. Filedn Aug. 26.

**Isaias Remodeling**, 30 Rome Ave., Apt. 2, Bedford Hills 10507, c/o Isaias Guerra Garcia. Filed Aug. 24.

**Kava 4 Shop**, 23 Woodland Place, White Plains 10606, c/o Karla Munoz. Filed Aug. 26.

**Kira Mcspice**, 50 Laurel Road, South Salem 10590, c/o Kira Lober. Filed Aug. 25.

**Laura's Pearls & Accessories**, 121 Elm St., Yonkers 10701, c/o Laura Torres. Filed Aug. 23.

**Lee Mechanical**, 632 Warburton Ave., Apt. 4L, Yonkers 10701, c/o Dennis Lee Aluarado. Filed Aug. 22.

**Marina Neese/Spiritual Seeker**, 1 Martine Ave., White Plains 10606, c/o Marina Erica Schiefer. Filed Aug. 24.

**Moo Productions**, 82 Round A Bend Road, Tarrytown 10591, c/o Pierrette Pillone. Filed Aug. 23.

**Night Fall Events With Iris**, 39 Ferris Ave., White Plains 10603, c/o Iris Daminguez. Filed Aug. 24.

**Odette Shazon**, 79 Elliott Ave., Yonkers 10705, c/o Odette Hall. Filed Aug. 24.

**Proreikiservices**, 138 S. Broadway, Apt. 4, Yonkers 10701, c/o Janice Glanville-Guilford. Filed Aug. 22. ]

**Quarterly Tax Service**, 2005 Palmer Ave., Larchmont 10538, c/o Virginia R. Oliver. Filed Aug. 24.

**Rome Sebastian**, P.O. Box 294, Yonkers 10704, c/o Brenda Hairston. Filed Aug. 26.

**Styles By Mary**, 80 Mardozzi Place, New Rochelle 10805, c/o Maria Anzonias Puentes. Filed Aug. 26.

**Valley Tile & Contracting**, 4 Rolling Way, Unit B, Peekskill 10566, c/o Richard M. Langa. Filed Aug. 26.

# HUDSON VALLEY

## BUILDING LOANS

Above \$1 million

**Deerfield Commons LP**, as owner. Lender: New York State Housing Finance Agency. Property: in Wallkill. Amount: \$27.7 million. Filed Aug. 22.

**Gordon, Gabriel and Sharon Umansky**, as owners. Lender: TD Bank National Association. Property: 14 Beaver Pond Court, Stony Point. Amount: \$1.3 million. Filed Aug. 23.

**JG Farrell II Real Estate LLC**, as owner. Lender: Orange Bank and Trust Co., Middletown. Property: 5440 and 5442 Route 9W, Newburgh. Amount: \$2.2 million. Filed Aug. 22.

**Raymond Holdings LLC**, as owner. Lender: Northeast Community Bank. Property: 79 Raywood Drive and 29 Ruzhin Road, Monroe. Amount: \$12.5 million. Filed Aug. 23.

**Ridge Road Land Holdings LLC**, as owner. Lender: Wallkill Valley Savings and Loan Association. Property: in Montgomery. Amount: \$2 million. Filed Aug. 26.

Below \$1 million

**57 S Hamilton LLC**, as owner. Lender: Loan Funder LLC Series 38062. Property: in Poughkeepsie. Amount: \$430,000. Filed Aug. 25.

**Conroy, Mathew R. and Taylor Sauderson**, as owners. Lender: TD Bank. Property: in Wallkill. Amount: \$535,200. Filed Aug. 26.

**Herman, Emilie**, as owner. Lender: TEG FCU. Property: in Red Hook. Amount: \$680,000. Filed Aug. 23.

**Leiser, Yaakov**, as owner. Lender: Valley National Bank. Property: in Ramapo. Amount: \$344,870. Filed Aug. 25.

**Schiliro and Sons Realty LLC**, as owner. Lender: Loan Trust LLC. Property: 3 Moonlight Trail, Goshen. Amount: \$251,000. Filed Aug. 26.

## DEEDS

Above \$1 million

**57 S Hamilton LLC**, Monroe. Seller: Kings Court Apartments LLC, Poughkeepsie. Property: in Poughkeepsie. Amount: \$2.2 million. Filed Aug. 25.

**Prospect Park Yeshiva Inc.**, New City. Seller: JED67 Realty LLC, New City. Property: 67 N. Main St., New City. Amount: \$4.1 million. Filed Aug. 22.

**Route 59 Property LLC**, Brooklyn. Seller: KEF Enterprises LLC, Tallman. Property: 112 and 124 Route 59, Ramapo. Amount: \$4.6 million. Filed Aug. 24.

**Route 59 Property LLC**, Fallsburg. Seller: Saddle River Developments LLC, Brooklyn. Property: 106 Saddle River Road, Ramapo. Amount: \$10.6 million. Filed Aug. 24.

**Shimon Properties LLC**, New York City. Seller: Nanci Levine and Jeffrey Levine, Palisades. Property: 7 Century Road, Palisades. Amount: \$1.3 million. Filed Aug. 24.

**Stalwart Chestnut Ridge LLC**, Brooklyn. Seller: Pascack WL Holdings LLC, Brooklyn. Property: 269 Red Schoolhouse Road, Chestnut Ridge. Amount: \$21 million. Filed Aug. 22.

Below \$1 million

**27 Phippen LLC**, Spring Valley. Seller: 27 Phippen Place LLC, New City. Property: 27 Phippen Place, Clarkstown. Amount: \$800,000. Filed Aug. 24.

**53 Taylor LLC**, Poughkeepsie. Seller: Anthony A. Winslow, Poughkeepsie. Property: in Poughkeepsie. Amount: \$200,000. Filed Aug. 23.

**62 Brookside Avenue LLC**, Spring Valley. Seller: Derick Waugh, Nyack, and Dorith Nestor, London, England. Property: 62 Brookside Ave., South Nyack. Amount: \$325,00. Filed Aug. 26.

**129 South Beacon LLC**, Beacon. Seller: David DeCampo, Poughkeepsie. Property: in Beacon. Amount: \$625,000. Filed Aug. 25.



# Facts & Figures

**166 Route 44 LLC**, Millerton. Seller: David M. Underhill and Mary J. Underhill, Millerton. Property: in North East. Amount: \$350,000. Filed Aug. 26.

**199 Corporation**, Stanfordville. Seller: Cloud Formation LLC, Pine Plains. Property: in Pine Plains. Amount: \$435,000. Filed Aug. 22.

**324 Main Street LLC**, Poughkeepsie. Seller: Seema Properties Inc., Wappingers Falls. Property: in Poughkeepsie. Amount: \$600,000. Filed Aug. 22.

**398 Church Street Holdings LLC**, Wappingers Falls. Seller: Joseph M. Mangione and Deborah Mangione, Millbrook. Property: in Washington. Amount: \$240,000. Filed Aug. 25.

**551 Brooklyn Unit 1 LLC**, Brooklyn. Seller: Eli Omesi and Victoria Omesi, New City. Property: 43 Lowell Drive, Clarkstown. Amount: \$985,000. Filed Aug. 23. Filed Aug. 23.

**Aromona LLC**, New York City. Seller: Marcella Burns, Wappingers Falls. Property: in Wappingers Falls. Amount: \$199,000. Filed Aug. 24.

**Braish, Pinchas**, Monsey. Seller: Viola Ventures LLC, Chestnut Ridge. Property: 2110 Corner St., Spring Valley. Amount: \$379,000. Filed Aug. 24.

**Brown, Sara and Baruch Lichtenstein**, Spring Valley. Seller: 7 East Castle SV LLC, Brooklyn. Property: 11 John St., Unit 202, Ramapo. Amount: \$900,000. Filed Aug. 23.

**Breningstall, Joseph L. and Yocheved Breningstall**, Spring Valley. Seller: Weichert Workforce Mobility Inc., Morris Plains, New Jersey. Property: 73 Joan Drive, Clarkstown. Filed Aug. 26.

**Castillo, Alfredo and Ramona M. Tejada**, Bronx. Seller: Castaldo Brothers Inc., Poughkeepsie. Property: in Poughkeepsie. Amount: \$397,500. Filed Aug. 24.

**Fischer, Eli and Miriam Bauer**, Brooklyn. Seller: Stephens Villas LLC, Spring Valley. Property: 30 Stephens Place, Unit 114 Ramapo. Amount: \$465,000. Filed Aug. 23.

**Fox, Carly and Jonathan Lantz**, Beacon. Seller: Back Properties LLC, Savannah, Georgia. Property: in Beacon. Amount: \$495,000. Filed Aug. 22.

**Follman, Moshe**, Brooklyn. Seller: Stonehedge Height Corp., Spring Valley. Property: 8 Fant Farm Lane, Ramapo. Amount: \$990,000. Filed Aug. 26.

**Gelb, Joel**, Brooklyn. Seller: 7 East Castle SV LLC, Brooklyn. Property: 11 John St., Unit 201, Spring Valley. Amount: \$999,000. Filed Aug. 22.

**Goldberger, Miriam and Meilech Goldberger**, Spring Valley. Seller: Ave Builders New York LLC, Spring Valley. Property: 6 King Terrace, Unit 302, Spring Valley. Amount: \$862,500. Filed Aug. 23.

**Liberty Contractors LLC**, Congers. Seller: JILK Properties LLC, New City. Property: 25 High St., Clarkstown. Amount: \$140,000. Filed Aug. 23.

**Maplewood Equities LLC**, Spring Valley. Seller: 606 Kennedy LLC, Spring Valley. Property: 606 Kennedy Drive, Spring Valley. Amount: \$196,000. Filed Aug. 26.

**Marshall, Kyle**, Poughkeepsie. Seller: 35 Shaker Holding LLC, Hyde Park. Property: in Hyde Park. Amount: \$330,500. Filed Aug. 22.

**Salard Property Group LLC**, Hopewell Junction. Seller: 135 Clove Branch Road Realty Enterprises LTD, Hopewell Junction. Property: in East Fishkill. Amount: \$575,000. Filed Aug. 23.

**Sima Gardens LLC**, Monsey. Seller: T&K Estates LLC, Monroe. Property: 4-8 Banker St., Chestnut Ridge. Amount: \$100,000. Filed Aug. 24.

**Sky Realty Group LLC**, Waterbury, Connecticut. Seller: Michelle Nanton, Garnerville. Property: 9 Vanderberg Circle, Haverstraw. Amount: \$57,200. Filed Aug. 25.

**Smith, Claudette L.**, Bronx. Seller: Estates 2000 Ltd., Spring Valley. Property: 440 Storms Road, Clarkstown. Amount: \$699,000. Filed Aug. 25.

**Zeitlin, Shmuel**, Monsey. Seller: G&S MCG Properties LLC, New City. Property: 525 Route 306, Ramapo. Amount: \$710,000. Filed Aug. 24.

**ZH Holdings I LLC**, Chestnut Ridge. Seller: Cathy Tyrrell, Suffern. Property: 743 Haverstraw Road, Ramapo. Amount: \$310,000. Filed Aug. 23.

**Zotamba, Jesus**, Ridgefield, New Jersey. Seller: HBI Alternative Holdings LLC, Houston, Texas. Property: 44 Kingsman Lane, West Haverstraw. Amount: \$280,000. Filed Aug. 23.

## JUDGMENTS

**Arent, Bonnie S.**, Middletown. \$8,450 TD Bank U.S.A., Brooklyn Park. Filed Aug. 23.

**Coddington, Betty**, Walden. \$3,820 in favor of Goshen Garden Apartments Inc., Goshen. Filed Aug. 22.

**Correa, Jose Boria**, Newburgh. \$10,000 in favor of Hudson Service Management Inc., Central Valley. Filed Aug. 22.

**Daniels, Jeffrey**, Campbell Hall. \$12,917 in favor of Oliphant Financial LLC, Sarasota, Florida. Filed Aug. 22.

**Fuller, David F.**, Jamaica. \$17,628 in favor of Geico, Woodbury. Filed Aug. 22.

**Goldberger, Shaindle**, Monroe. \$4,910 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 22.

**Hemmings, Oshode Marjorie**, Middletown. \$5,058 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Aug. 22.

**Keegan, John C.**, Newburgh. \$3,118 in favor of American Express National Bank, Sandy, Utah. Filed Aug. 22.

**Lin, Jun**, Tuxedo Park. \$11,796 in favor of Power Equipment Direct Inc., Bolingbrook, Illinois. Filed Aug. 22.

**Mcnaair, Desiree**, Newburgh. \$1,690 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Aug. 22.

**Nelson, Jonathan**, Newburgh. \$1,870 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Aug. 22.

**Opava, Joanne**, Mineola. \$6,367 in favor of Bank of America, Charlotte, North Carolina. Filed Aug. 22.

**Piemonte, Jennifer**, Goshen. \$1,157 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Aug. 22.

**Sanchez, Samantha M. and Madeline N. Sanchez**, Newburgh. \$1,892 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 22.

**Szymanek, Jaroslaw**, New Windsor. \$4,579 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 22.

**Trado, Norma L.**, Monroe. \$2,034 in favor of Midland Credit Management Inc., San Diego, California. Filed Aug. 22.

**Tubbs, Ariel**, Montgomery. \$3,487 in favor of Oradell Animal Hospital, Paramus, New Jersey. Filed Aug. 22.

## MECHANIC’S LIENS

**4 New Street LLC**, as owner. \$17,030 in favor of Interebar Fabricators LLC, Miami, Florida. Property: 4 New St., Monsey. Filed Aug. 24.

**8 Park Condos LLC**, as owner. \$48,388 in favor of Upstate Plumbing and Heating Inc., Monsey. Property: 8 Park St., Spring Valley. Filed Aug. 23.

**Flohr, Avroham**, as owner. \$26,540 in favor of Universal Light and Power Inc., Monroe. Property: 120 Stage Road, Monroe. Filed Aug. 24.

**Tetz Asphalt LLC**, as owner. \$11,316.99 in favor of HSC Westtown LLC. Property: in Montgomery. Filed Aug. 23.

**Tsontos, Orlando Diana and Paul J. Orlando**, as owners. \$8,557 in favor of Empire Gypsum Products and Supply Corp., Elmsford. Property: 189 Old Sylvan Lake Road, Hopewell Junction. Filed Aug. 26.

## NEW BUSINESSES

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

## PARTNERSHIPS

**Mixtli’s**, 56 Hasbrouck St., Newburgh 12550, c/o Natalia Leon Flores and Isidro Fuentes. Filed Aug. 22.

**Pure Allure Essentials**, 26 Tall Oaks Drive, Middletown 10940, c/o Shaneice S. Douglas and Rashid Abdul Weston. Filed Aug. 22.

## SOLE PROPRIETORSHIPS

**1a Gifts**, 1 Liberty Court, Warwick 10990, c/o Lopata M. Bezares. Filed Aug. 26.

**A Game Construction**, 26 Tall Oaks Drive, Middletown 10940, c/o Alfred A. Douglas. Filed Aug. 25.

**Adrianas Styles**, 42 Western Ave., Middletown 10940, c/o Adriana A. Fuentes. Filed Aug. 26.

**Beatrice Riley Sewing**, 8 Cliffside Court, Highland Mills 10930, c/o Nkechi Beatrice Ugbolue. Filed Aug. 23.

**Bradley Construction**, 41 Bethune Blvd., Apt. B, Spring Valley 10977, c/o Jose Santiago Caguana Simbaina. Filed Aug. 22.

**Carlou**, 222 Holt Drive, Apt. F3, Pearl River 10965, c/o Carline Desir. Filed Aug. 24.

**Circa Tile & Stone**, 93 Riley Road, New Windsor 12553, c/o Brent Gylland. Filed Aug. 26.

**Davey’s Barista**, 41718 Homewood Ave., Newburgh 12550, c/o David J. Bacucci. Filed Aug. 22.

**Dee and D’s Commercial Cleaning**, 11 Gesner Drive, Spring Valley 10977, c/o Deanna Monick Johnson. Filed Aug. 25.

**Dew-itt Right Excavating, P.O.** Box 562174 Route 52, Pine Bush 12566, c/o Adrian M. Dewitt. Filed Aug. 23.

**Eaden Avenue**, 8 Hempstead Lane, Spring Valley 10977, c/o Christian Steven Kistoo. Filed Aug. 22.

**Gilbert E. Avant**, 311 N. Main St., Spring Valley 10977, c/o Anne Simone Desvarieux. Filed Aug. 23.

**Green Mountain Cleaning Services**, 37 Montebello Road, Suffern 10901, c/o Jaquelin Mariel Recinos Vasquez. Filed Aug. 25.

**Gruen Consolidated**, 10 Carpenter Court, Airmont 10952, c/o Joseph Gruenbaum. Filed Aug. 24.

**Hudson Moonlight String & Stones**, 2168 Albany Post Road, Walden 12586, c/o Danielle Lena Duffie. Filed Aug. 24.

**Invitation Service**, 48 Calvert Drive, Monsey 10952, c/o Abraham Muller. Filed Aug. 26.

**La Kasa De Beauty**, 219 Route 32, Central Valley 10917, c/o Alma Sabillon. Filed Aug. 22.

**Liam Handyman**, 4 Hempstead Lane, Spring Valley 10977, c/o Julio Antonio Santos Meda. Filed Aug. 22.

**Maison Desire**, 18C Fletcher Road, Monsey 10952, c/o Marthe Desir. Filed Aug. 26.

**Nancycare Benefits**, 3 Cherry St., Port Jervis 12771, c/o Nancy S. Wolff. Filed Aug. 22.

**Posture Pipe**, 585 Route 211 West, Middletown 10940, c/o C.M. Roberto. Filed Aug. 25.

**Quantum Outlet**, 238 Sneden Place, Spring Valley 10977, c/o Tristan J. Levy. Filed Aug. 22.

**Rayo Repairs**, 41 Lake Osiris Road, Walden 12586, c/o Roberto Rayo Aguirre. Filed Aug. 22.

**Rooster and Black**, 62 N. Greenbush Road, West Nyack 10994, c/o Nicholas John Patten. Filed Aug. 26.

**Sazon Latino Ds Restaurant**, 50-52 Front St., Port Jervis 12771, c/o Delny S. Vargas. Filed Aug. 23.

**Summer Lily Creative Studio**, 19 Autumn Leaf Court, Montgomery 12549, c/o Cassandra Janet Garitta. Filed Aug. 22.

**Super Seamoss**, 8 Hempstead Lane, Spring Valley 10977, c/o Christian Steven Kistoo. Filed Aug. 22.

**Two Bros Landscaping**, 49 S. Mountain Road, New City 10956, c/o Seth Y. Sackey. Filed Aug. 23.

**Villanueva Corado Taxi**, 3 Farview Court, New City 10956, c/o Carolina Gabriela Corado Orozco. Filed Aug. 22.

**Williams Taxi Services**, 25 Fairview Ave., Spring Valley 10977, c/o Williams Rodolfo Pinto Najera. Filed Aug. 23.

**Yumbla Taxi Service**, 523 Route 304, Nanuet 10954, c/o Benjamin R. Yumbla Jimenez. Filed Aug. 26.



BUILDING PERMITS

Commercial

**Pavarini North East Construction Company LLC**, Stamford, contractor for ESRT Metro Center LLC. Perform replacement alterations at 429 Washington Blvd., Stamford. Estimated cost: \$1,067,099. Filed July 29.

**Pavarini North East Construction Company LLC**, Stamford, contractor for LMV II 885 Washington Holdings LP. Renovate first floor, including loading dock door, new lobby, offices, meeting rooms, restrooms and a break room at 100 Tresser Blvd., Stamford. Estimated cost: \$1,500,000. Filed July 29.

**Pavarini North East Construction Company LLC**, Stamford, contractor for ESRT Metro Center LLC. Perform replacement alterations at 429 Washington Blvd., Stamford. Estimated cost: \$330,000. Filed July 5.

**Payuk Associates LLC**, Brookfield, contractor for 80 Wep-1351 LLC and DP 26 LLC. Perform replacement alterations at 1351 Washington Blvd., Stamford. Estimated cost: \$207,000. Filed July 5.

**Petretti & Associates LLC**, New York, New York, contractor for 600 Washington Acquisitions LLC. Perform replacement alterations at 600 Washington Blvd., Stamford. Estimated cost: \$1,100,000. Filed July 5.

**Phil's Main Roofing LLC**, Norwalk, contractor for 1100 High Ridge LLC. Remove and re-roof 1100 High Ridge Road, Stamford. Estimated cost: \$150,000. Filed July 6.

**Pyramid Network Services LLC**, East Syracuse, New York, contractor for Metropolitan 1515 Summer. Remove sprint main unit cellular equipment at 1515 Summer St., Stamford. Estimated cost: \$9,500. Filed July 6.

**Pyramid Network Services LLC**, East Syracuse, New York, contractor for Regency Towers Association. Remove sprint cellular equipment at 1 Strawberry Hill Court, Stamford. Estimated cost: \$9,500. Filed July 6.

**Southport Contracting Inc.**, Bridgeport, contractor for the city of Stamford Roxbury Elementary School. Install grease interceptors at 751 W. Hill Road, Stamford. Estimated cost: \$115,000. Filed July 7.

**Southport Contracting Inc.**, Bridgeport, contractor for the city of Stamford Hart Elementary School. Install grease interceptors at Hart Elementary School, 61 Adams Ave., Stamford. Estimated cost: \$56,000. Filed July 7.

**The Grasso Companies LLC**, Stamford, contractor for the city of Stamford Hart Elementary School. Install a pedestrian bridge in conjunction with the Mill River Greenway Phase II project at 61 Adams Ave., Stamford. Estimated cost: \$16,500. Filed July 8.

**Tristrux LLC**, Clifton, New Jersey, contractor for Long Ridge Fire Company Inc. Dismantle sprint cellular site from lattice tower; also remove antenna, radio and coax cable from lattice tower with no structural adjustments or improvements to the structure at 366 Old Long Ridge Road, Stamford. Estimated cost: \$17,000. Filed July 8.

**Wellbuilt Company Inc.**, Greenwich, contractor for 819 E. Main Street LLC. Construct 130 apartments at 821 E. Main St., Stamford. Estimated cost: \$1,500,000. Filed July 8.

Residential

**Power Home Remodeling Group LLC**, Chester, Pennsylvania, contractor for Gjuraj Isen. Remove and replace 15 windows without structural change and remove and replace roof and siding shingles at 89 Alton Road, Stamford. Estimated cost: \$39,487. Filed July 12.

**Power Home Remodeling Group LLC**, Chester, Pennsylvania, contractor for Capasso Slade and Taylor Furey. Remove and replace siding and form-fitted insulated vinyl without structural change and remove and replace one door at 43 Barholm Ave., Stamford. Estimated cost: \$53,620. Filed July 14.

**Precision Contracting & Design LLC**, Stamford, contractor for Shari L. Romero. Construct an above-ground self-contained swim spa and deck/patio area, cover to function as barrier at 66 Mathews St., Stamford. Estimated cost: \$33,000. Filed July 8.

**Property Group of Connecticut Inc.**, Stamford, contractor for Eric R. and Faezeh Evans. Renovate existing bathroom at 127 Greyrock Place, Unit 1612, Stamford. Estimated cost: \$15,000. Filed July 13.

**Property Group of Connecticut Inc.**, Stamford, contractor for Teri E. Amaker. Repair interior of dwelling damaged by fire. Replace windows, interior doors, trim insulation and gypsum board in two bedrooms, one bathroom, living room, kitchen and utility room at 130 Myrtle Ave., Unit E, Stamford. Estimated cost: \$104,000. Filed July 18.

**Reeb, Christopher J.**, Wilton, contractor for Sheila F. Linder Revocable Trust 2017. Install fueled Generac 24kw air-cooled generator at 175 W. Haviland Lane, Stamford. Estimated cost: \$12,000. Filed July 27.

**Rex Restoration Services LLC**, Stamford, contractor for Sara Wald and Matthew Segreto. Finish basement at 58 Summit Ridge Road, Stamford. Estimated cost: \$71,000. Filed July 11.

**Rex Roofing Company of Stamford Inc.**, Stamford, contractor for Jeffrey R. Houle and Judith Andrea Martinez. Replace wood siding with Everlast polymer clapboard siding at 88 Mountain Wood Road, Stamford. Estimated cost: \$35,000. Filed July 25.

**River Sky Builders LLC**, Stamford, contractor for Howard Goldstein. Add to and alter single-family dwelling at 46 Clifford Ave., Stamford. Estimated cost: \$290,000. Filed July 25.

**Roofing Solutions of Connecticut LLC**, Norwalk, contractor for Kenny Cohen. Replace entire roof at 225 Blackberry Drive, Stamford. Estimated cost: \$25,875. Filed July 26.

**Skyline Solar LLC**, Hamilton, New Jersey, contractor for Simon Navarrete. Install safe and code-compliant, grid-tied PV solar system on an existing residential roof at 41 Fenway St., Stamford. Estimated cost: \$51,000. Filed July 5.

**Sunrun Installation Services Inc.**, San Francisco, California, contractor for Alex Tipantasi and Yesenia Tipantasi. Install a roof-mounted solar system with 13 panels at 32 Schuyler Ave., Stamford. Estimated cost: \$20,471. Filed July 25.

**Sunrun Installation Services Inc.**, San Francisco, California, contractor for Suela Pergjoni and Stayln Nunez. Install a roof-mounted solar system with 34 panels and install one LG battery at 1 Thornwood Road, Stamford. Estimated cost: \$61,300. Filed July 19.

**Super K Electric LLC**, Stamford, contractor for Linda J. Catino. Install a Generac 14kw generator connected to natural gas at 20 Maitland Road, Stamford. Estimated cost: \$9,200. Filed July 15.

**Tesla Energy Operations Inc.**, Fremont, California, contractor for Barbara Sukcik and Tom Wozniak. Install roof-mounted solar panels at 165 Haviland Road, Stamford. Estimated cost: \$26,975. Filed July 11.

**THG LLC**, Stamford, contractor for Matthew S. and Maren F. Tripolitsiotis. Create a foundation and build a two-car garage with storage at 80 Van Rensselaer Ave., Stamford. Estimated cost: \$20,000. Filed July 13.

**USHS LLC**, Stamford, contractor for Jiang Lianguo. Add a new mudroom, storage room (with sink), one-car garage with attic above and relocate existing condenser at 2251 High Ridge Road, Stamford. Estimated cost: \$150,000. Filed July 20.

**Velasquez, Neil Jr.**, Stratford, contractor for Gail F. Calder. Strip existing wood siding from home, remove from site and install new house wrap and PVC trim on entire home at 26 Charles Mary Lane, Stamford. Estimated cost: \$28,500. Filed July 12.

**Vinylume Inc.**, Stamford, contractor for Daniel and Susan Dwyer. Install vinyl siding on entire house with applicable accessories and under-alignment at 269 Club Road, Stamford. Estimated cost: \$34,934. Filed July 12.

**Vinylume Inc.**, Stamford, contractor for William and Caitlin Touratzidis. Install vinyl siding on entire house with applicable accessories and under-alignment at 40 Regent Court, Stamford. Estimated cost: \$25,425. Filed July 12.

**Vinylume Inc.**, Stamford, contractor for William and Caitlin Touratzidis. Replace roofing shingles, including all necessary accessories and under-alignment at 40 Regent Court, Stamford. Estimated cost: \$8,900. Filed July 12.

**Walesky, Donald C.**, Cheshire, contractor for Cheng Chih Mao and May Ling Ma Mao. Install a 24kw Generac natural gas generator with an automatic transfer switch at 5 Corn Cake Lane, Stamford. Estimated cost: \$14,000. Filed July 27.

**Ward, Christopher R.**, Coventry, contractor for Cheryl L. Carter. Install new roof-mounted solar panels at 10 Alexandra Drive, Stamford. Estimated cost: \$15,000. Filed July 22.

**White Label Solar LLC**, Coventry, contractor for Jose and Patricia C. Robalino. Install roof-top solar panels at 54 Swampscott Road, Stamford. Estimated cost: \$58,231. Filed July 18.

COURT CASES

Bridgeport Superior Court

**Alexis, Asencio, et al**, Willimantic. Filed by Felipe Mejia-Reyes, Bridgeport. Plaintiff's attorney: Bradley Denkovich & Karayiannis PC, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-6116076-S. Filed June 21.

**Grochola, Mariusz D., et al**, Stratford. Filed by Donald Billingham, Seymour. Plaintiff's attorney: Miller Rosnick D'Amico August & Butler PC, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-6116619-S. Filed July 12.

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

Questions and comments regarding this section should be directed to:

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



# Facts & Figures

**Guiod, Kelly Anne, et al**, Brooklyn, New York. Filed by Florian Hartmann, Greenwich. Plaintiff's attorney: Michael E. Skiber Law Office, 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. FBT-CV-22-6116588-S. Filed July 11

**Marcelius, Marc**, Norwalk. Filed by Jayleen Rodriguez, Bridgeport. Plaintiff's attorney: Tortora Law Firm LLC, Fairfield. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-6116573-S. Filed July 11.

**McCoy, Kimberly, et al**, Southbury. Filed by Bernie Cespedes, Norwalk. Plaintiff's attorney: Paul Joseph Ganim, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-6116600-S. Filed July 12.

## Danbury Superior Court

**Dealmeida, Cosme L.**, Danbury. Filed by Vagner Lopes, Danbury. Plaintiff's attorney: Goff Law Group LLC, West Hartford. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-22-6043459-S. Filed July 6.

**Olson, Peter S.**, Bethel. Filed by Bank of America NA, Atlanta, Georgia. Plaintiff's attorney: Crystal Lyn Cooke, Canton. Action: The plaintiff is a banking association, which issued defendant a credit account who agreed to make payments for goods and services. The defendant failed to make payments. 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-22-6043531-S. Filed July 18.

**Pittman, Joseph**, Danbury. Filed by Circulent Inc., Danbury. Plaintiff's attorney: Zeisler & Zeisler PC, Bridgeport. Action: The plaintiff and defendant entered into an employment agreement. Plaintiff filed a demand for arbitration with the American Arbitration Association. Defendant joined the arbitration and the parties were fully heard on the matter before the arbitrator. The arbitrator issued a written interim award in favor of the plaintiff. As a result of defendant's failure to make timely application to vacate the plaintiff seeks monetary damages less than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-22-6043470-S. Filed July 7.

**Spine Center of Connecticut PLLC, et al**, Hartford. Filed by Ross Dickstein, Fruitland Park, Florida. Plaintiff's attorney: Madsen & Prestley & Parenteau LLC, Hartford. Action: The plaintiff seeking damages suffered because of material misrepresentations made by defendants to induce him to take a job with defendants. The termination of his employment by defendants allegedly was retaliation for his speaking out on matters of public policy. Plaintiff is a physician and was asked to increase the volume of patients and urged to convert office visits to procedures to increase revenues. Plaintiff was asked to substitute profit for the professional standard of care consistent with his professional obligations in making treatment decisions. Plaintiff resisted this practice as unethical and representing a safety risk to his patients. 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-22-6043112-S. Filed June 1.

## Stamford Superior Court

**Dealmeida, Cosme L.**, Danbury. Filed by Vagner Lopes, Danbury. Plaintiff's attorney: Goff Law Group LLC, West Hartford. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-22-6043459-S. Filed July 6.

**Olson, Peter S.**, Bethel. Filed by Bank of America, NA, Atlanta, Georgia. Plaintiff's attorney: Crystal Lyn Cooke, Canton. Action: The plaintiff is a banking association, which issued a credit account for the defendant who agreed to make payments for goods and services. The defendant failed to make payments. 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-22-6043531-S. Filed July 18.

**Pittman, Joseph**, Danbury. Filed by Circulent Inc., Danbury. Plaintiff's attorney: Zeisler & Zeisler PC, Bridgeport. Action: The plaintiff and defendant entered into an employment agreement. Plaintiff filed a demand for arbitration with the American Arbitration Association. Defendant joined the arbitration and the parties were fully heard on the matter before the arbitrator. The arbitrator issued a written interim award in favor of plaintiff as a result of defendant's failure to make timely application to vacate the final award. The plaintiff seeks monetary damages less than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-22-6043470-S. Filed July 7.

**Spine Center of Connecticut PLLC, et al**, Hartford. Filed by Ross Dickstein, Fruitland Park, Florida. Plaintiff's attorney: Madsen & Prestley & Parenteau LLC, Hartford. Action: The plaintiff seeks damages suffered because of material misrepresentations made by the defendants to induce him to take a job with them and terminate his employment by defendants as retaliation for speaking out on matters of public policy. Plaintiff is a physician and was asked to increase the volume of patients and urged to convert office visits to procedures to increase revenues. Plaintiff was asked to substitute profit for the professional standard of care consistent with his professional obligations in making treatment decisions. Plaintiff resisted this practice as unethical and representing a safety risk to his patients. 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-22-6043112-S. Filed June 1.

## DEEDS

### Commercial

**269 Round Hill LLC**, Westport. Seller: Thomas J. Heagney, Greenwich. Property: 269 Round Hill Road, Greenwich. Amount: \$5,372,500. Filed July 29.

**73 Strickland LLC**, Greenwich. Seller: Patricia G. Kirkpatrick, Cos Cob. Property: 73 Strickland Road, Greenwich. Amount: \$1,218,750. Filed July 29.

**Chang, Deuk and Christine Chang**, Fairfield. Seller: Alpha Fang LLC, Stamford. Property: Unit 4S, Hyde Park Condominium, Stamford. Amount: \$328,000. Filed July 25.

**Colonial Realty Holdings LLC**, Fairfield. Seller: Yvonne C. Ross, Southport. Property: 1630 Post Road, Fairfield. Amount: \$840,000. Filed July 29

**Desai, Bijal and Nirag Kadakia**, Shelton. Seller: Design Build Connecticut LLC, Westport. Property: 429 Lockwood Road, Fairfield. Amount: \$950,000. Filed July 28.

**Glenbrook Learning Center LLC**, Stamford. Seller: Andy Robles LLC, Stamford. Property: 297 Oaklawn Ave., Stamford. Amount: \$340,000. Filed July 25.

**Halley 350 LLC**, Milford. Seller: Berwick Fairchild & Associates LLC, Southport. Property: 112 Berwick Ave., Fairfield. Amount: \$491,000. Filed July 25.

**Lawlor, Bryan Thomas and Apple Guoguo Long**, Bridgeport. Seller: Sound Vision Homes LLC, Fairfield. Property: 216 Harvester Road, Fairfield. Amount: \$1,150,000. Filed July 25.

**Lindholm, Magnus M.**, Riverside. Seller: Glow Home Solutions LLC, Old Greenwich. Property: 7 Griffith Road, Riverside. Amount: \$1,875,000. Filed July 26.

**Magnan, Christian**, Greenwich. Seller: 109 Spruce Street LLC, Greenwich. Property: 109 Spruce St., Greenwich. Amount: \$10. Filed July 27.

**Salim, Mohammed and Farida Yesmin Salim**, Stamford. Seller: 41 Martin Street LLC, Stamford. Property: 41 Martin St., Stamford. Amount: \$720,000. Filed July 29.

**Samal, Asha and Matthew Scher**, Stamford. Seller: Willard Terrace LLC, Stamford. Property: 805 Rock Rimmon Road, Stamford. Amount: \$1,595,000. Filed July 25.

**SC Kitchens LLC**, Fairfield. Seller: Fairfield Family LLC, Norwalk. Property: 1735 Post Road, Unit 9, Fairfield. Amount: \$600,000. Filed July 29.

**Sound Cove Property II LLC**, Old Greenwich. Seller: Anthony D. Truglia III, Stamford. Property: 445 Hope St., Unit 12, Stamford. Amount: \$135,000. Filed July 27.

**SSMMRF Real Estate 1 LLC**, Westport. Seller: Gordon Zippi, Fairfield. Property: 99-101 Reynolds Drive, Fairfield. Amount: \$710,000. Filed July 27.

**Stamford Huskies SNF Propco LLC**, Stamford. Seller: 710 Long Ridge Road LLC, Stamford. Property: 710 Long Ridge Road, Stamford. Amount: \$10. Filed July 28.

**Uppuluri, Sudha and Venkateswara Rao Uppuluri**, Stamford. Seller: G&T Pond LLC, Stamford. Property: 114 Pond Road, Stamford. Amount: \$1,450,000. Filed July 25.

**Wells, Richard P. and Charlotte Dorris**, Port Chester, New York. Seller: 41 Chatfield Street LLC, Stamford. Property: 41 Chatfield St., Stamford. Amount: \$534,900. Filed July 28.

**Yan, Peng and Ying Li**, Riverside. Seller: 45 Winthrop Drive LLC, Greenwich. Property: 45 Winthrop Drive, Riverside. Amount: \$5,610,000. Filed July 25.

### Residential

**Amaechi, Alfred and Mary Jane Amaechi**, Bridgeport. Seller: Richard C.K. Curtin, Fairfield. Property: 58 Brooklawn Terrace, Fairfield. Amount: \$585,000. Filed July 25.

**Argenziano, Jeruschka and John Argenziano**, Brooklyn, New York. Seller: Tricia Bocuzzo, Stamford. Property: 27 Northhill Road, Unit 6J, Stamford. Amount: \$205,000. Filed July 28.

**Bajrami, Faik and Fatbardha Mani**, Greenwich. Seller: Phillipa Walters and Judith Walters, Stamford. Property: 323 Cove Road, Stamford. Amount: \$925,000. Filed July 25.

**Balidemaj, Getoar and Deshira Balidemaj**, Manalapan, New Jersey. Seller: Timothy Andersen and Tatiana Andersen, Greenwich. Property: 16 Windy Knolls, Unit A, Greenwich. Amount: \$1,100,000. Filed July 26.



# Facts & Figures

**Baum, Ronald Terrance** and **Elizabeth Baum**, Old Greenwich. Seller: Christopher A. Kristoff and Nancy N. Kristoff, Cos Cob. Property: 5 Lockwood Ave., Old Greenwich. Amount: \$10. Filed July 26.

**Bucknall, Elise**, Fairfield. Seller: Hilary Breier, Southport. Property: 753 Rowland Road, Fairfield. Amount: \$2,950,000. Filed July 25.

**Collins, Valeria** and **Marcelo Figueroa**, Riverside. Seller: Nina M. Restieri, Riverside. Property: Lot 10, Map 3353, Greenwich. Amount: \$10. Filed July 29.

**Colombo, Marcelo** and **Teresa Gutierrez-Zaldivar**, Riverside. Seller: Leigh Stuart, Riverside. Property: 12 Oval Ave., Riverside. Amount: \$1,750,000. Filed July 29.

**Conrad, Ilonka**, Fairfield. Seller: Kenneth J. Jasko and Donna Jasko, Fairfield. Property: 182 Orchard Hill Drive, Fairfield. Amount: \$675,000. Filed July 28.

**Crupnick, Russ** and **Jodie Crupnick**, Dix Hills, New York. Seller: William J. Gartland and Virginia Kerwick Gartland, Fairfield. Property: 160 Audubon Lane, Fairfield. Amount: \$1,375,000. Filed July 25.

**Curtis, Larry S.** and **Hope R. Brannon**, New York, New York. Seller: Angelica M. Poniros and Marco Grangeiro, Elmsford, New York. Property: 44 Columbus Place, Unit B7, Stamford. Amount: \$440,000. Filed July 27.

**Desai, Keshal** and **Jessica Desai**, Fairfield. Seller: Magdalena Lomecka and Tomasz Lomecka, Fairfield. Property: 303 Samp Mortar Drive, Fairfield. Amount: \$620,000. Filed July 27.

**Diaz, Mildred** and **Maximino Perez**, New York, New York. Seller: Chien Lung Chen and Seulkee Park, Stamford. Property: 25 Adams Ave., Unit 401, Stamford. Amount: \$535,000. Filed July 25.

**Elezaj, Vlora** and **Gezim Shabaj**, Stamford. Seller: Matthew P. Golden and Deborah J. Golden, Stamford. Property: 19 Lenox Ave., Stamford. Amount: \$635,000. Filed July 26.

**Feda, Michael** and **Yanira Sigua**, Fairfield. Seller: Alison A. McBain and Eben M. Leonard, Fairfield. Property: 1510 Stratfield Road, Fairfield. Amount: \$550,000. Filed July 26.

**Fogle, Michelle Lee**, Norwalk. Seller: Paul Carey and Linda Carey, Stamford. Property: 123 Harbor Drive, Unit 409, Stamford. Amount: \$775,000. Filed July 27.

**Fox, Roger J.**, Stamford. Seller: Dawn A. Carswell, Stamford. Property: 163 Prudence Drive, Stamford. Amount: \$771,000. Filed July 29.

**Gaccione, Catherine**, Fairfield. Seller: Judith A. Hartland, Scottsdale, Arizona. Property: 1175 Stratfield Road, Unit 2-C-1, Fairfield. Amount: \$350,000. Filed July 29.

**Grancelli, Luciano**, Greenwich. Seller: Thomas C. Mitchell and Christina D. Mitchell, Yonkers, New York. Property: 39 Stonehedge Drive South, Greenwich. Amount: \$1,625,000. Filed July 29.

**Grayson, Adam** and **Aimee Grayson**, Valley Village, California. Seller: Daniel F. Keane and Teale Keane, Fairfield. Property: 61 Twin Lanes Road, Fairfield. Amount: \$1,550,000. Filed July 28.

**Klier, Wolfgang** and **Wendy Maceira**, New York, New York. Seller: Hugo Gervais and Lori Gresham, Fairfield. Property: 1373 Mill Plain Road, Fairfield. Amount: \$857,000. Filed July 29.

**Kristoff, Christopher A.** and **Nancy N. Kristoff**, Greenwich. Seller: John Roger Simpson, Greenwich. Property: 500 River Road, Unit 3, Greenwich. Amount: \$825,000. Filed July 29.

**Lamedica, Claude P.** and **Hanna A. Lamedica**, Darien. Seller: John C. Sass and Stacey A. Sass, Stamford. Property: 63 Janes Lane, Stamford. Amount: \$1,255,000. Filed July 28.

**Logan, Christian**, Bronx, New York. Seller: Motasem Sedda and Nehad Sedda, Stamford. Property: 718 Cove Road, Unit 14, Stamford. Amount: \$285,000. Filed July 26.

**Madfes, Diane C.**, Greenwich. Seller: Jennifer M. Nikou, Greenwich. Property: 2 Homestead Lane, Unit 413, Greenwich. Amount: \$548,000. Filed July 28.

**Martinez Casas, Teresita** and **Ramiro Huidrobo**, New York, New York. Seller: Marcelo Figueroa and Valeria Collins, Riverside. Property: 25 Griffith Road, Riverside. Amount: \$1,800,000. Filed July 26.

**Odin, Riana Kristen** and **Daniel Ross Haber**, Stamford. Seller: Margaret F. Zaro, Stamford. Property: 202 Soundview Ave., Unit 55, Stamford. Amount: \$509,000. Filed July 28.

**Olson, Andrew** and **Gayle Olson**, Stamford. Seller: Vincent J. Lepis and Diana M. Lepis, Stamford. Property: 56 Lancer Lane, Stamford. Amount: \$572,500. Filed July 26.

**Paredes, Jimmy Jekkson**, Port Chester, New York. Seller: Janet Y. Williams and Joyce L. Brown, Stamford. Property: 81 Elaine Drive, Stamford. Amount: \$557,000. Filed July 27.

**Patel, Nita** and **Jason Vena**, Fairfield. Seller: Joy A. Morrison and Keith M. Morrison, Trumbull. Property: 14 Clinton St., Fairfield. Amount: \$730,000. Filed July 28.

**Peacock, Michelle Ann**, Stamford. Seller: Sheila K. Uhl, Stamford. Property: 128 Blackwood Lane, Stamford. Amount: \$937,500. Filed July 29.

**Pelsue, David** and **Kelly Mendola Pelsue**, Fairfield. Seller: David K. Marshall and Courtney E. Marshall, Fairfield. Property: 1482 Bronson Road, Fairfield. Amount: \$900,000. Filed July 29.

**Potocki, Lucas** and **Beata Potocki**, New York, New York. Seller: Lauren Salerno, Fairfield. Property: 130 Crestwood Road, Fairfield. Amount: \$N/A. Filed July 29.

**Punukollu, Bhargavi** and **Srinivas Mikkilineni**, Greenwich. Seller: Mark Cunningham and Shannon Cunningham, Greenwich. Property: 1 Elskip Lane, Greenwich. Amount: \$10. Filed July 25.

**Ramos, Karla T.**, Yonkers, New York. Seller: Kevin T. Kane and Laura J. Kane, Fairfield. Property: 3756 North St., Fairfield. Amount: \$700,000. Filed July 29.

**Rao, Ramya** and **Rakesh Balasubramanian**, Stamford. Seller: David R. Wiesenfeld, Stamford. Property: 33 Eighth St., Stamford. Amount: \$635,000. Filed July 25.

**Rehg, Philip Andrew** and **Meghan Cathleen Russell**, Stamford. Seller: Morgan Kirby, Stamford. Property: 66 Courtland Hill St., Stamford. Amount: \$575,000. Filed July 28.

**Rogers, Matthew David** and **Karolyn Josefina Rogers**, Old Greenwich. Seller: Michael Liebowitz and Martha Liebowitz, Old Greenwich. Property: 4 Robin Place, Old Greenwich. Amount: \$2,890,000. Filed July 28.

**Romero, Pablo** and **Vanessa Romero**, Fairfield. Seller: Joel R. Hintz and Tracy P. Hintz, Fairfield. Property: 171 Lynnbrook Road, Fairfield. Amount: \$420,000. Filed July 26.

**Serrano, Gianina F.**, Fairfield. Seller: Edward Williams Jr. and Dalila Williams, Fairfield. Property: Lots 220-221 Old Stratfield Road, Fairfield. Amount: \$440,000. Filed July 27.

**Stafferi, Brett**, Greenwich. Seller: Gunther E. Brunhuber, Rochester, New York. Property: 40 Ridgeview Ave., Greenwich. Amount: \$15,000. Filed July 29.

**Uhl, Thomas** and **Linda Uhl**, Riverside. Seller: Thomas Torelli and Margaret Torelli, Cos Cob. Property: 318 Valley Road, Cos Cob. Amount: \$2,275,000. Filed July 29.

**Urdang, Elizabeth** and **Jeffrey S. Urdang**, Greenwich. Seller: Peter Scott and Lisa Scott, Greenwich. Property: 51 Connecticut Ave., Greenwich. Amount: \$10. Filed July 26.

**Vallerie, Kevin C.** and **Cheryl A. Vallerie**, Fairfield. Seller: Jason W. Takacs, Fairfield. Property: 272 Grandview Road, Fairfield. Amount: \$550,000. Filed July 29.

**Wheeler, Brett Jackson** and **Elizabeth May Wheeler**, Port Chester, New York. Seller: Sally K. McDonald, Greenwich. Property: 128 Cutler Drive, Greenwich. Amount: \$1,446,000. Filed July 26.

## MORTGAGES

**Alexandrou, Bella**, Greenwich, by Moica Ellis. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 40 Ettl Lane, Apt. 40-11, Greenwich. Amount: \$150,000. Filed July 21.

**Alkadry, Mohamad** and **Rania Salem**, Riverside. by Justin T. Marti. Lender: Prosperity Home Mortgage LLC, 14501 George Carter Way, Suite 300, Chantilly, Virginia. Property: 1 Crawford Terrace, Riverside. Amount: \$937,500. Filed July 21.

**Anastasio, Scott**, Fairfield, by Michael R. Lowitt. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 57 Millspaugh Drive, Fairfield. Amount: \$521,000. Filed July 19.

**Applejack Ball LLC**, Greenwich, by Karen Adelsberg. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 28 Stiles Lane, Greenwich. Amount: \$3,150,000. Filed July 20.

**As for me and my house LLC**, Old Greenwich, by Jeremy E. Kaye. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 27 Richmond Drive, Old Greenwich. Amount: \$848,000. Filed July 21.

**Bachuk, Alex** and **Oksana Bachuk**, Fairfield, by Chris Barreto. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 657 Winnepoge Drive, Fairfield. Amount: \$1,080,000. Filed July 19.

**Bagaria, Satya N.** and **Madhu Bagaria**, Stamford, by Besnike Krasniqi. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 1 Broad St., Apt. 10A, Stamford. Amount: \$600,000. Filed July 22.

**Balsells, Anaite**, Stamford, by Eric J. Ciardiello. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 1 Broad St., Unit 23E, Stamford. Amount: \$511,000. Filed July 20.

**Bicchieri, Marlene**, Stamford, by Vincent J. Freccia III. Lender: Quontic Bank, 1 Rockefeller Plaza, Ninth floor, New York, New York. Property: 27 Long Hill Drive, Stamford. Amount: \$412,000. Filed July 18.

**Carpenter, Eric Forrest** and **Lindsay F. Carpenter**, Fairfield, by Philip J. Toohey. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 275 Lakeside Drive, Fairfield. Amount: \$1,120,000. Filed July 18.

**Clark, Nina** and **Ryan Clark**, Stamford, by Lauren J. Mashe. Lender: CrossCountry Mortgage LLC, 6850 Miller Road, Brecksville, Ohio. Property: 32 Lynam Road, Stamford. Amount: \$765,054. Filed July 20.

**Curran, Hazel Lum** and **Robert T. Curran**, Stamford, by Elsa M. Soogrim. Lender: Members Credit Union, 126 E. Putnam Ave., Cos Cob. Property: 108 Sawmill Road, Stamford. Amount: \$100,000. Filed July 18.

**Dennis, Jeremy Adam**, Stamford, by N/A. Lender: BMO Harris Bank NA, 320 S. Canal St., Chicago, Illinois. Property: 115 Colonial Road, Unit 32, Stamford. Amount: \$650,000. Filed July 22.



# Facts & Figures

**Doran, Stephen G.** and **Cynthia A. Doran**, Stamford, by Eugene Glouzgal. Lender: Pentagon Federal Credit Union, 7940 Jones Branch Drive, Tysons, Virginia. Property: 600 Hope St., Apt. 9, Stamford. Amount: \$35,000. Filed July 21.

**Dunn, Joseph F.** and **Caitlyn D. Dunn**, Fairfield, by John L. Vecchiolla. Lender: Morgan Stanley Private Bank, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 336 Parkwood Road, Fairfield. Amount: \$938,250. Filed July 18.

**Enthoven, Nicholas**, Greenwich, by Jeremy E. Kaye. Lender: First Republic Bank, 111 Pine St., San Francisco, California. Property: 33 Ferncliff Road, Greenwich. Amount: \$1,645,000. Filed July 20.

**Joseph, Daniel** and **Ariel Alter**, Fairfield, by Lisa Gioffre Baird. Lender: US Bank National Association, 4801 Frederica St., Owensboro, Kentucky. Property: 463 Half Mile Road, Southport. Amount: \$1,300,000. Filed July 20.

**Kennedy, Steven** and **Jennifer Bradford-Davis Kennedy**, Fairfield, by Billy Larkin Evers. Lender: Spring EQ LLC, 2929 Arch St., Suite 500, Philadelphia, Pennsylvania. Property: 39 River St., Southport. Amount: \$45,000. Filed July 22.

**Knox, Harold** and **Ann Richardson Knox**, Greenwich, by Robert B. Potash. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 11 Valleywood Road, Cos Cob. Amount: \$1,934,785. Filed July 22.

**Lewis, Jacob**, Stamford, by Pamela J. Papazidis. Lender: CrossCountry Mortgage LLC, 6850 Miller Road, Brecksville, Ohio. Property: 300 Broad St., Unit 904, Stamford. Amount: \$247,500. Filed July 18.

**Lourenco, Ana Maria** and **Fernando Lourenco**, Greenwich, by Jonathan J. Martin. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 20 East Byway, Greenwich. Amount: \$450,000. Filed July 20.

**Marini, Francesco** and **Marie A. Marini**, Fairfield, by Jonathan Wetmore. Lender: Fairway Independent Mortgage Corp., 4201 Marsh Lane, Carrollton, Texas. Property: 45 Harvester Road, Fairfield. Amount: \$252,000. Filed July 19.

**McCallion, Theodore L.** and **Yvonne McCallion**, Greenwich, by Kathryn Jo Campione. Lender: US Bank National Association, 4801 Frederica St., Owensboro, Kentucky. Property: 29 Pilgrim Drive, Port Chester, New York. Amount: \$204,000. Filed July 22.

**McFadden, Christopher M.**, Fairfield, by Solomon Jacob. Lender: People's United, 850 Main St., Bridgeport. Property: 157 Nonopoge Road, Fairfield. Amount: \$200,000. Filed July 21.

**Menendez, Luis** and **Gladys Menendez**, Stamford, by Francisco Alberto Cabreja Pena. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 20 Hilltop Ave., Stamford. Amount: \$235,000. Filed July 22.

**Morocho, Jose**, Greenwich, by Mark A. Sank. Lender: Loandepot.com LLC, 26642 Towne Centre Drive, Foothill Ranch, California. Property: 40 Butler St., Cos Cob. Amount: \$600,000. Filed July 18.

**Murrin, Daniel** and **Kelly Ann Mayo**, Stamford, by Robert V. Sisca. Lender: FM Home Loans LLC, 2329 Nostrand Ave., Third floor, Brooklyn, New York. Property: 43 Vanech Drive, Stamford. Amount: \$460,000. Filed July 20.

**Okonkwo, Ronald** and **Ruth Okonkwo**, Stamford, by Tamara L. Peterson. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 712 Newfield Ave., Stamford. Amount: \$504,000. Filed July 19.

**Page, Robert** and **Marlene Page**, Greenwich, by Gelucia Salamone. Lender: People's United, 850 Main St., Bridgeport. Property: 15 Grey Rock Drive, Greenwich. Amount: \$520,000. Filed July 18.

**Pompa Jr., William F.** and **Robin Pompa**, Fairfield, by Douglas Seltzer. Lender: US Bank National Association, 425 Walnut St., Cincinnati, Ohio. Property: 140 Burr St., Fairfield. Amount: \$251,865. Filed July 21.

**Progano, Rocky S.** and **Ashley A. Progano**, Fairfield, by Stacy C. Surgeon. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 48 Millard St., Fairfield. Amount: \$500,000. Filed July 20.

**Pushee, Luke**, Fairfield, by Stephanie Caro. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 221 Colony St., Fairfield. Amount: \$75,000. Filed July 22.

**Ramsey, Alex** and **Lacey Ramsey**, Stamford, by Matthew L. Corrente. Lender: First County Bank, 117 Prospect St., Stamford. Property: 42 Thornwood Road, Stamford. Amount: \$964,000. Filed July 19.

**Repaswal, Jagdish**, Greenwich, by Peter Ambrose. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 30 Mary Lane, Riverside. Amount: \$624,000. Filed July 22.

**Reyes Martinez, Gustavo A.** and **Christian I. Martinez Maldonado**, Stamford, by John R. Hall. Lender: Caliber Home Loans Inc., 1525 S. Belt Line Road, Coppell, Texas. Property: 105 Crestwood Drive, Stamford. Amount: \$495,200. Filed July 21.

**Rogers, Thomas** and **Alexandra Fox Rogers**, Greenwich, by Tom S. Ward Jr. Lender: US Bank National Association, 4801 Frederica St., Owensboro, Kentucky. Property: 10 Indian Pass, Greenwich. Amount: \$1,336,800. Filed July 18.

**Romeo, Gerardo P.**, Fairfield, by Lukas J. Thomas. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 57 Edge Hill Place, Fairfield. Amount: \$693,500. Filed July 20.

**Salce, Debbie D.** and **Peter L. Salce**, Greenwich, by Annemarie F. Stern. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 93 Clapboard Ridge Road, Greenwich. Amount: \$1,000,000. Filed July 19.

**Scrima, William John** and **Joanna Marsh Scrima**, Fairfield, by Mitchell E. Moore. Lender: USAlliance Federal Credit Union, 300 Apollo Drive, Chelmsford, Massachusetts. Property: 800 Oldfield Road, Fairfield. Amount: \$700,000. Filed July 21.

**Scro, Jaclyn** and **Blake Morris**, Stamford, by Jonathan T. Hoffman. Lender: William Raveiz Mortgage LLC, 7 Trap Falls Road, Shelton. Property: 8 Mitchell St., Stamford. Amount: \$612,000. Filed July 19.

**Shim, Michelle Haeyoung** and **Jin y Chung**, Stamford, by Sheila L. Chun. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 107 Virgil St., Unit F, Stamford. Amount: \$322,500. Filed July 21.

**Stocker, Camilla Jean** and **Guy Philip William Stocker**, Riverside, by Vicki K. Johnson. Lender: First Republic Bank, 111 Pine St., San Francisco, California. Property: 35 Druid Lane, Riverside. Amount: \$1,100,000. Filed July 19.

**Wilson, Michelle D.**, Fairfield, by John M. Eichholz. Lender: Morgan Stanley Private Bank, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 388 Birch Road, Fairfield. Amount: \$750,000. Filed July 22.

**Witte, Frederick** and **Nicole Parliament**, Fairfield, by N/A. Lender: US Bank National Association, 4801 Frederica St., Owensboro, Kentucky. Property: 591 Judd St., Fairfield. Amount: \$465,000. Filed July 18.

**Wolf, Richard** and **Cyntheia Wolf**, Greenwich, by Lucy A. Stuart. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 11 Ridge Brook Road, Greenwich. Amount: \$250,000. Filed July 19.

## NEW BUSINESSES

**AA Grocery LLC**, 69 Greenwich Ave., Stamford 06902, c/o Mohammad Alamgir. Filed July 22.

**Arcs Workplace Studio**, 27 Northhill St., Apt. 2J, Stamford 06907, c/o Edgar Ruiz. Filed July 26.

**Aux Delices Foods**, 23 Acosta St., Stamford 06902, c/o Delices Foods LLC. Filed July 22.

**Bariatric & Specialty Surgery Center**, 3001 W. Main St., Stamford 06902, c/o Freestanding Ambulatory Apremier Bariatric Group PLLC. Filed July 22.

**Baros**, 40 Myrtle St., Norwalk 06855, c/o Catalin Ionita Marian. Filed July 18.

**Brave Pace**, 14 Norman Ave., Norwalk 06855, c/o Taylor Gramps. Filed July 18.

**Cal Insurance & Consulting Services**, 6 Landmark Square, Fourth floor, Stamford 06901, c/o The West LLC. Filed July 22.

**Children's Connection**, 1 Park St., Norwalk 06851, c/o Anthony DiLauro. Filed July 18.

**European Wax Center**, 2359 Summer St., Stamford 06905, c/o EGP Stamford LLC. Filed July 22.

**Harpoon Capital**, 3 Brenner Lane, Norwalk 06851, c/o Patrick Rogers. Filed July 20.

**Humbria Music**, 57 Stillwater Ave., Apt. 207, Stamford 06902, c/o Angel Humberto Maizo. Filed July 21.

**Lila's Beauty Salon**, 170 Stillwater Ave., Stamford 06902, c/o Priscilla Pascual. Filed July 21.

**Nms Gems & Jewelry Design**, 1340 Washington Blvd., Unit 513, Stamford 06902, c/o Michael Salpeter. Filed July 22.

**North Stamford Community Church**, 31 Cascade Road, Stamford 06903, c/o Ingrid A Schmidt. Filed July 25.

**Norwalk Mentor Program**, 1 Park St., Norwalk 06851, c/o Steve Ferguson. Filed July 18.

**Ocli Vision**, 2777 Summer St., Suite 212, Stamford 06905, c/o Ophthalmic Consultants of Connecticut PC. Filed July 21.

**Opt Out Stamford**, 111 Idlewood Drive, Stamford 06905, c/o Barry Michelson. Filed July 21.

**Party Animalz**, 74 Hastings Lane, Stamford 06905, c/o Melisa Viggiano. Filed July 25.

**Robert Appleby School Based Health Center**, 1 Park St., Norwalk 06851, c/o Human Services Council DBA. Filed July 18.

**Rumble Boxing Sono**, 25 Hanford Place, Norwalk 05854, c/o Eric D. Chasser. Filed July 22.

**Sothow Records**, 4 Daskams Lane, Unit 334, Norwalk 06851, c/o Andre Kononenko. Filed July 22.

**Supreme Luxury**, 3 Hudson St., Norwalk 06851, c/o Ervin Josue Andrade Garcia. Filed July 18.

**The Rolling Cone & The Rolling Dough**, 291 Strawberry Hill Ave., Norwalk 06851, c/o Roberto Guarino. Filed July 18.

**Total Insurance Services**, 6 Landmark Square, Fourth floor, Stamford 06901, c/o Services of The West LLC. Filed July 22.

**World Wide Gold Star Accomodation**, 65 Tremont Ave., Stamford 06906, c/o Rosemary Nanista. Filed July 21.



# LEGAL NOTICES

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 (ILLCI). NAME: 2022 Acquisition Fund, LLC. Articles of Organization filed with the Secretary of State of the State of New York (iSSNYi) 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 design. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC 509 SIXTH HAVENUE, 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

Str8nofilter 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

Tanaiis 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

Energy Business Network, LLC Arts of Org. filed with Sec. of State of NY (SSNY) 4/5/2022. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 7 Skyline DR., STE. 350, Hawthorne, NY 10532. General Purpose #63233

Signature Bronx LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 8/26/2022. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 398 North Avenue, STE. 207 New Rochelle, NY 10801. General Purpose #63234

Signature Rose Properties LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 8/26/2022. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 398 North Ave., STE. 207 New Rochelle, NY 10801. General Purpose #63235

Notice of Formation of Brow Business, LLC Art. Org. filed with SSNY on 8/1/2022. Offc. Loc: Westchester Cty. Secy. of State shall mail a copy of any process to 545 Palmer Rd, Yonkers NY 10701. #63236

Inside Out Medical PLLC. Filed 7/18/22 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 3003 Purchase Street #616, Purchase, NY 10577 Purpose: Medicine #63239

The Digital Adversary LLC. Filed 5/24/22 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 246 Pinebrook Blvd, New Rochelle, NY 10804 Purpose: All lawful #63240

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: Westchester Sports Arena, LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 05/17/22. 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: Westchester Sports LLC, 1 Lisa Ct, Montrose, New York 10548, principal business location of the LLC. Purpose: any lawful act or activity for which a limited liability company may be formed. #63226

Mrs Kitchens Design LLC. Filed 5/16/22 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 158 South Saw Mill River Road, Elmsford, NY 10523 Purpose: All lawful #63231

J.E. Garcia Landscaping Services LLC. Filed 6/17/22 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 29 Emmalon Avenue Ste 1, White Plains, NY 10603 Purpose: All lawful #63232

Tonaj Properties LLC. Filed 6/8/22 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 139 Chalford Lane, Scarsdale, NY 10583 Purpose: All lawful #63230

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: 24 BROOKSIDE PLACE LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 07/18/2022. Office location: Westchester County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to: The LLC, 24 Brookside Place. New Rochelle, New York 10801, principal business location of the LLC. Purpose: any lawful business activity. #63224

103 Lockwood Avenue LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 5/12/2022. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 103 Lockwood Ave., Bronxville, NY 10708. General Purpose. #63178

238 Realty LLC, App of Auth. filed with Sec. of State of NY (SSNY) 3/10/2022 using the fictitious name 238 W Realty LLC Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 615 Yonkers Ave., Yonkers, NY 10704. General Purpose. #63133



**NOMINATE TODAY!**  
**NOMINATION DEADLINE**  
**OCTOBER 7**

# 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/](https://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](mailto:fmuriqi@westfairinc.com).

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