

# Westchester & Fairfield County Business Journals



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**AFFORDABLE BUILDING  
FOR SENIORS APPROVED  
IN YONKERS**

Rendering of James Linbaugh Senior Apartments to be built in Yonkers.

**BY PETER KATZ**

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**A** proposal to build a six-story apartment building with 94 units of affordable housing for seniors has been approved by the Yonkers Planning Board. The project, known as the James Linbaugh Senior Apartments, is to be built by the entity Warburton Avenue Apartments LLC. The entity con-

sists of Conifer Realty LLC, which is based in Rochester, and CURE Development LLC, related to C.U.R.E. Development Inc., which is a Yonkers nonprofit.

The project is to be located on properties at 309 Warburton Ave. and 254 Woodworth Ave. The planning board determined the project would not have significant environmental impacts and then approved the site plans at its Sept. 7 meeting.

Attorney Steven Accinelli of the Yonkers-based firm Veneruso, Curto, Schwartz & Curto LLP told the planning board that the project “will transform the corner of Warburton and Point from vacant land and buildings into a vibrant senior community.” Accinelli pointed out that the neighborhood has a high concentration of older residents that have grown up in the community and are looking to stay for the foreseeable future.

The building would contain 36 studio apartments, 57 one-bedroom units and one two-bedroom apartment for the building’s superintendent. A total of 49 off-street parking spaces would be provided, with 20 on the building site and 29 on a lot across the street that is part of the project.

The building’s amenities include exercise, community, laundry and package rooms. The building has been designed to be ener-

gy efficient and will be all-electric. Residents will be responsible for paying for their own electricity, including heating and cooling costs. The owner will provide domestic hot water as part of the rent.

The James Linbaugh project will be the second for Conifer in Yonkers. Construction is underway on its Point and Ravine

**YONKERS**

6

## Bridgeport’s Ganim highlights the city’s ‘new buzz’

**BY JUSTIN MCGOWN**

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**B**ridgeport Mayor Joe Ganim gave his State of the City speech on Sept. 7 before an audience of business professionals, spiritual leaders, first responders and others.

Ganim’s speech was dubbed “A New Buzz, A New Beat” and was presented at the Hartford

HealthCare Amphitheater – a fitting choice of venue according to Howard Saffan, president of the Amphitheater.

“It came up recently that the mayor wanted to host an event here and I said, ‘Why not?’” said Saffan. “This is the shining example of having faith in the city of Bridgeport, backed by the city

council, but more importantly the mayor of this city. This has been a vision of ours for over nine years but frankly with the support of Mayor Ganim this wouldn’t be anything. This is the renaissance of Bridgeport.”

Ganim began by showing the audience the latest advertise-

**BRIDGEPORT**

6

# Westchester college bucks national trend

BY PETER KATZ

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Both the National Center for Education Statistics (NCES) and the National Student Clearinghouse Research Center (NSCRC) have been reporting data showing the same thing: the downward trend in college enrollment in the U.S. is continuing.

NCES is the primary federal entity for collecting, analyzing and reporting data related to education. NSCRC is an arm of the National Student Clearinghouse, a nonprofit providing colleges with reporting, verification and research services.

NSCRC reported that total college enrollment fell to 16.2 million this spring, marking a one-year decline of 4.1% or 685,000 students. This year's drop in undergraduate and graduate levels follows a 3.5% decline the previous spring, bringing the total loss in enrollment since the spring of 2020 to nearly 1.3 million students.

NCES reported that college undergraduate enrollment decreased from 17.5 million in the fall of 2009 to 15.9 million students in the fall of 2020.

In sharp contrast to what NCES and NSCRC have been reporting is what's been happening at least one Westchester campus, Manhattanville College in Purchase.

"Our incoming class this fall will show the largest year-over-year increase in decades," Louise Feroe, Manhattanville's president said. "We are up 40% in new, first-year students and transfer students are increasingly choosing Manhattanville, showing a greater than 30% increase."

Feroe said the college saw approximately 500 new undergraduate students and 200 new graduate students join its ranks. The college reported overall enrollment of 1,541 undergraduate students and 994 graduate students.

The college was founded in 1841 in Manhattan and moved to

Purchase in September 1952. The college is on an approximately 100-acre campus that is the former estate of Whitelaw Reid, who was publisher of the New-York Tribune, which became the New York Herald Tribune. Reid also served as a U.S. ambassador to France and later to Great Britain.

"We've changed our approach to marketing and the way that we want to portray ourselves as an institution," Troy Cogburn, Manhattanville's vice president for admissions and marketing told the Business Journals. "We are offering academic programs that I know are setting students up for a long career."

Research by the Association of American Colleges and Universities and the Bipartisan Policy Center shows that while nearly 90% of employers believe a college degree is worth the personal investment, only 60% of all Americans agree. Their research found that 73% of survey respondents with a bachelor's degree and 74% with an annual income greater than \$100,000 believe the investment in college education to be worthwhile.

Research by the Association of Public and Land-Grant Universities found evidence that a college degree significantly improves one's employment prospects and earnings potential. There also was evidence that bachelor's degree holders are half as likely to be unemployed as their peers who only have a high school degree and they make \$1.2 million in additional earnings on average over their lifetime.

"We've added our School of Nursing and Health Sciences less than three years ago and that's wildly popular," Cogburn said. "We've added a School of Arts and Sciences. We've added several new Bachelor of Science tracks so students don't just have to automatically do a Bachelor of Arts degree. We've enhanced accelerated degree program options that students find appealing because they can earn their bachelor's and their master's in five years and that along with our Career



Troy Cogburn

Development Office guiding them through internships really sets up students for that first professional job that will ultimately lead to their long-term career."

Cogburn said the financial burden of going to college is real and he said Manhattanville does host financial workshops for students. The college posts its tuition for full-time undergraduates as being \$19,830 per semester. Room and board costs vary but are in the area of an additional \$8,000.

"The sticker price is not the actual cost of attendance that most students will pay," Cogburn said. "We have quite a few scholarship opportunities, some that are merit-based and we have special opportunity programs. There are scholarships for first-generation students, which is one of the areas where we did see a student increase. We also have the Manhattanville Achievement Program, which although it's highly competitive and highly selective to get into, incorporates tutoring, mentorship and it also covers the cost of tuition, housing and a student's meal plan."

Cogburn said that the recent announcement from the Biden

Administration on providing \$10,000 in student loan forgiveness and \$20,000 in forgiveness for recipients of Pell Grants could be very beneficial for current students, alumni and even members of the college's staff who still may be paying off student loans.

"Because that policy is still so new I think the questions are still coming and right now we're trying to do our best job of sharing that information with the students in a proactive way so that it doesn't become something that's served with anxiousness and worry about whether or not they might qualify for some kind of assistance," Cogburn said.

Cogburn said that along with the increase in enrollment this year, the college has seen an increase in the number of students who want to live on campus. About 32% of Manhattanville's students commute while 68% live on campus.

"We knew that more students were interested in that traditional college experience, especially after the last few years, but there are even more than we were planning for. That's exciting," Cogburn said.

## Westchester & Fairfield County Business Journals

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# Lovelace joins Touro University System to advance not-for-profit scientific studies

BY EDWARD ARRIAZA

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**L**ovelace Biomedical Research Institute, a not-for-profit contract research organization located in Albuquerque, New Mexico, recently joined the Touro University System that includes New York Medical College (NYMC) in Valhalla.

The institutions view their respective missions as the advancement of science and conduct important biomedical research. According to Touro University President Dr. Alan Kadish, “The primary goal is science and service rather than profit.”

The alliance is outlined by a membership substitution agreement. Kadish explained that Touro will, as the member of Lovelace, be responsible for its overall direction and the appointment of the board, and though Touro has appointed five board members of its own, some of Lovelace’s legacy board members have been retained and will remain for around 10 years.

“The board of Lovelace will operate independently, and it will remain a separate institution collaborating within the Touro system,” he said. “We had synergistic goals – in their case to continue what they do in cutting-edge science, in our case to expand our basic science research operations.”

Lovelace first began its search for a partner around three years ago and found Touro

and NYMC to be the best option. Though Lovelace is renowned for its grasp of basic science and other clinical research work, it was lacking in other areas, such as having no clinicians.

“The absence of clinicians and people with clinical perspective and clinical input created a challenge for them in staying at the cutting edge of research,” Kadish said. “Then there are also the challenges of running an organization that’s I would say medium sized but independent in terms of operational matters.”

Touro has the resources at its disposal for investing in Lovelace’s research and in other ways, which proved to be another point of favor. Already, Touro has begun efforts in expanding Lovelace with the addition of health science schools on its campus, which Kadish said would “create the opportunity for students to do research, create the opportunity for some teaching on the part of Lovelace scientists and create a more global atmosphere of biomedical science on the campus.”

Touro sees Lovelace as a valuable addition to its university system because of the wealth of knowledge the organization will bring, such as in respiratory disease, gene therapy and neurologic imaging. Lovelace has “enormous expertise in being able to conduct a huge array of experimental studies to further science,” according to Kadish.

The latest project Lovelace has conduct-



Touro President Dr. Alan Kadish and Dr. Robert Rubin, president and CEO at Lovelace Biomedical Research Institute. Contributed photo.

ed was one pertaining to coronavirus.

“We designed a study to look at coronavirus and how introduction of coronavirus via different ways would alter the immune response,” Kadish said. “Everything that needed to be done was easily done within the Lovelace bandwidth.”

Presently, the partnership has a period of adjustment in its horizon. Given how recent the alliance first emerged, Kadish predicted “cultural adjustments” will require some time to complete.

“It will take a couple of years to smooth out some of those things,” he said. “Given our past experience, I’m completely confident that it will work, but there’s always some

speed bumps and cultural issues that need to be addressed as we join up.”

NYMC’s academic departments are encouraged to cooperate with Lovelace in projects, and Kadish has observed enthusiasm from both locations regarding the new partnership.

“Overall, people are very excited. They’re excited about having the translational clinical input, they’re excited about some of the new things we can do together,” he said. “Anytime you make change in any organization, there’s always some concern about how’s it going to affect me in the future, but overall, I think we’ve had a very good response and things are working well.”



787 S. Bedford Road. Satellite. Photo via Google Maps.

## Sunnyfield Farms on the market for \$65M

BY PETER KATZ

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**A** 214-acre horse farm in Bedford that at one time was owned by Joan McIntosh, heir to the A&P supermarket chain fortune, has been listed for sale by Sotheby’s International Realty’s office in Greenwich. The asking price is reported as \$65 million. The property currently is owned by members of the Nielsen family.

The farm has been operated as a thoroughbred horse breeding farm and competitive training site. Sotheby’s describes

the farm as including seven barns with a total of 82 horse stalls along with indoor and outdoor riding rings, fields and a trail system. Horse training as well as rider training experts have been teaching at the farm.

There is a 3,864-square-foot house featuring four bedrooms and five bathrooms, according to Sotheby’s. The property carries an address of 787 S. Bedford Road in Bedford.

According to the Town of Bedford, Sunnyfield foals have gone on to run in the Kentucky Derby, and in the spring of 2017 the farm welcomed two foals sired by Triple Crown winner American Pharoah.

# Wet-n-Wild cosmetics heirs battle over Acker estate

BY BILL HELTZEL

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If there is one thing that the heirs to the Stanley Acker Wet-n-Wild cosmetics fortune can agree on, it's that they are embroiled in irksome lawsuits.

The latest litigation is an adversarial proceeding filed Sept. 1 in U.S. Bankruptcy Court in White Plains by David and Karen Acker against their brother Mark Acker, by which they seek to block him from using bankruptcy to cancel a nearly \$1 million court judgment.

As sole administrator of their father's estate, David and Karen claim, their brother ran up costs that "plagued and sapped the ... estate."

But Mark Acker claims he had to file for Chapter 11 protection because a court judgment that had been issued against him in Florida was filed in Rockland County by his siblings, thus blocking his attempt to sell his house and pay creditors.

Stanley Acker created the Wet-n-Wild cosmetics brand and manufactured the products at a factory in Nyack. By 1984, the business employed more than 600 workers, according to a news account, and distributed lipsticks, nail polishes and other cosmetics to more than 100 countries.

He sold the company in 1997, reportedly for more than \$100 million. He died in 2008.

His estate and a trust fund were filed in Palm Beach County, Florida, where Acker and his wife wintered. Mark Acker was the administrator and sole trustee.

David, who lives in Vermont, and Karen, who lives in New York, claim that Mark's administration of the estate led to numerous and duplicative lawsuits.

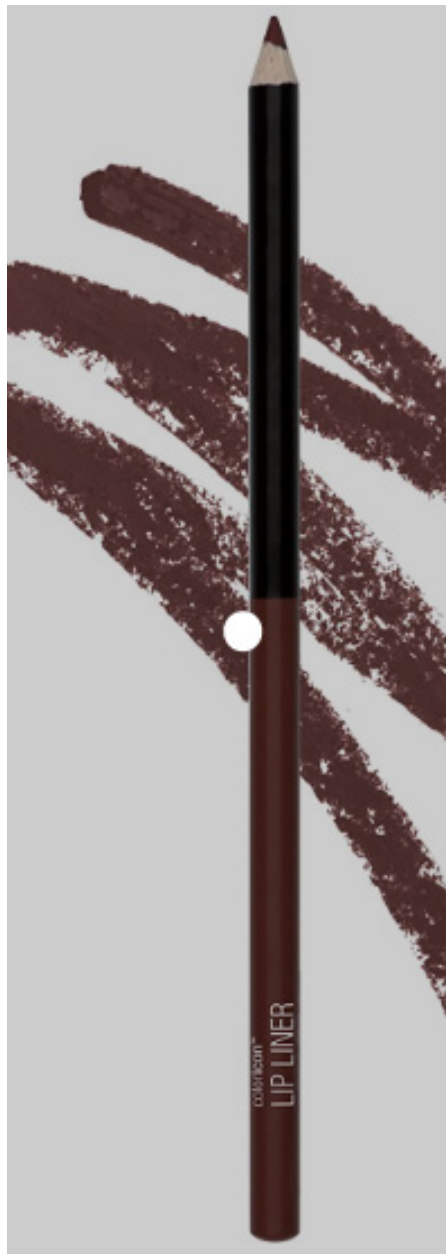
In 2020, a Florida court issued a \$960,000 judgment against Mark and David and Karen, mostly for legal fees.

The judge found that Mark's testimony was not credible and he had violated a 2010 settlement agreement with his siblings. He had acted in his personal interests instead of in the best interests of the estate, for example, interfered with an IRS audit and made false allegations of a conspiracy to the IRS.

Mark Acker petitioned for Chapter 11 bankruptcy reorganization on June 15, declaring \$757,464 in assets and \$1.8 million in liabilities.

His primary asset is 50% interest in a \$1.5 million house in Suffern that he and his wife cannot afford, according to a bankruptcy affidavit. They rent the house and live in an apartment in Haverstraw.

The \$960,000 Florida court judgment is his primary liability, and he lists it as disputed.



Wet-n-Wild lip liner.

Mark Acker retired from the South Nyack police department after he was severely injured in a 2019 motorcycle accident while on duty for the Rockland sheriff's department. His only income is, from Social Security disability and workers compensation benefits. Last year, he made \$30,443.

"I filed this Chapter 11 case so that I can have the opportunity to stabilize my personal life," he states in the bankruptcy affidavit, "liquidate most of my non-exempt assets, and formulate a plan of reorganization."

Part of the plan is to get the Florida lien against his house cancelled, sell the house, pay off the mortgage and use his 50% share of the balance to pay creditors.

David and Karen are asking bankruptcy court to declare that the estate debts, including the \$960,000 court judgment, may not be discharged because they are a product of willful and malicious conduct, fraud, defalcation and breach of fiduciary duty.

## MANUFACTURING FEAR: RANSOMWARE AND M&D

By Kevin Ricci

Ransomware is one of the most sinister types of attacks that cybercriminals have in their ever-expanding arsenal. Ransomware is often delivered by a spear phishing attack and once initiated, it spreads like wildfire throughout a victim's environment, encrypting everything in its path and rendering anything it touches as inoperative. With virtually no chance of unlocking the advanced encryption used in these attacks, businesses are forced to pay a sizable ransom or hope that their backups can be used to restore operations.

In October 2020, the world's largest manufacturer of office furniture suffered a devastating ransomware attack, paralyzing its operations for several days. The multi-billion dollar business reported that they "detected a cyberattack on its information technology systems" and "promptly implemented a series of containment measures to address this situation including temporarily shutting down the affected systems and related operations." These are chilling words for any manufacturer, as time is money, especially in light of the economic challenges caused by an unyielding pandemic. Manufacturing downtime, distribution delays, and technology recovery costs can equate to a significant impact on revenue.

The onslaught against manufacturing and distribution companies is unlikely to stop anytime soon as this industry segment tends to attract cybercriminals looking to cash in on their attacks. Recent security reporting shows that the manufacturing industry is the most targeted industry by phishing attempts and browser exploits, where cybercriminals attempt to leverage operating system vulnerabilities to surreptitiously change system settings. A possible explanation for the propensity of these attacks is the lack of a cohesive cybersecurity approach across the organization that addresses the traditional information technology environment as well as the Internet of Things (IoT) equipment.

Maintaining strong cybersecurity defenses may seem overwhelming during COVID as some businesses do not possess the resources needed to identify and combat these threats. Citrin Cooperman offers a wide array of cybersecurity services to help keep a business safe and secure, including:

- **Cybersecurity Assessments:** Citrin Cooperman provides an array of cybersecurity assessments to help a business understand the impact of a breach, identify the most critical systems and data, understand how to protect those key systems and data, recognize and prioritize gaps, and build a roadmap to a safer and more secure environment.
- **Security Awareness Training and Spear Phishing Simulations:** Since the genesis of over 90% of data breaches is a spear phishing attack, it is imperative to train employees to identify and avoid this threat. Citrin Cooperman can provide your business with the training and simulations needed to



Kevin Ricci

avoid the scourge of spear phishing.

- **Compliance:** Whether a company stores driver's license numbers, credit card data, social security numbers, or other sensitive personal information, Citrin Cooperman can help identify what regulations apply and how to efficiently and cost effectively meet the necessary requirements.
- **Penetration Testing:** All it takes is one unpatched or misconfigured server to allow cyber criminals into your business. Citrin Cooperman's vulnerability management team can act as a "simulated bad guy" by conducting internal and external penetration testing to identify any vulnerabilities. A prioritized strategic plan to address any findings will be provided to help your business fortify its defenses against an actual attack.

With the ever-evolving surge of cybersecurity threats, Citrin Cooperman can help your business stay safe from cyberattacks and avoid becoming that next data breach headline.

### ABOUT THE AUTHOR

Kevin Ricci is a partner with more than 25 years of experience in the information technology field. As part of the firm's Technology, Risk Advisory, and Cybersecurity (TRAC) practice, Kevin offers clients specialized technology expertise and cybersecurity solutions, including consulting, IT auditing, Sarbanes-Oxley IT support, security training, project management, database development, data analysis, and compliance services including PCI DSS and HIPAA. Kevin Ricci can be reached at [kricci@citrincooperman.com](mailto:kricci@citrincooperman.com).

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## 1 Yonkers—

Apartments, consisting 146 units across four buildings; one mid-rise building with 120 units and three townhome-style buildings. Conifer also has an affordable housing project in Peekskill – River Pointe at Drum Hill that offers 43 affordable apartments for seniors age 62 and up.

Conifer was founded in 1975 and has developed and managed more than 15,300 affordable housing units in 210 communities in New York, New Jersey, Pennsylvania and Maryland. It has its own construction company, Conifer-LeChase Construction.

C.U.R.E. Development Inc., was founded in 1999 with a mission of providing clean and safe affordable housing for the community. C.U.R.E. also offers a home improvement grant program to moderate income homeowners in Westchester County. The program is designed to assist homeowners with home repairs and improvements that they cannot afford to make on their own. C.U.R.E. acts as project manager for the



Rendered high view of James Linbaugh Senior Apartments.

renovations

Kimley-Horn Engineering and Landscape Architecture of New York PC,

told the planning board that Mount Vernon-based Wartburg, which provides a variety of housing and support services for

seniors, will provide services for residents of the building. Among the services would be health screenings, education and enrollment in special programs, health forums, telehealth services, and transportation to Wartburg's main campus for in-person medical appointments. The supportive services will be provided both on-site at a designated office and off-site at Wartburg's main campus

"Building and apartment access will be controlled through the use of key fobs issued to each resident," Kimley-Horn and Landscape said. "Each fob is unique to the individual. Only authorized persons will have entry to the building. These small devices are programmable and can quickly be deactivated if lost or stolen. Additionally, security cameras will be deployed throughout the interior common areas and exterior of the building, including parking areas, building ingress and egress locations and stairwells."

## 1 Bridgeport—

ment his office has produced to promote the city and the Sound on Sound festival. According to Ganim, even more impressive than the video was the cross section of the city's diversity reflected in those gathered for the speech, including both his parents and those on the Bridgeport Regional Business Council he has worked closely with.

"You know, it's been three years since I last delivered a State of the City address," Ganim observed. "And it's amazing how much the world and our city have changed since then. I'll never forget, it was March 16, 2020, the day I had to issue an executive order to close city government, implement a mask mandate and urge people to shelter in place."

"I can remember few times that were as unsettling and uncertain," Ganim added while recalling the impact that the pandemic had on local businesses and the immense strain felt by hospitals and healthcare providers. "But now, looking back over these past two years, I have to tell you I am so proud of the city of Bridgeport's response to the pandemic and the extraordinary efforts, especially of our frontline workers."

Ganim praised those who worked to provide supplies, services, support and vaccines to the public. He noted that he took it upon himself to provide updates via social media about Covid statistics and the latest guidelines issued by the U.S. Centers for Disease Control and Prevention.

The mayor called for a round of applause for members of the Bridgeport Health Department, frontline workers, public health nurses and first responders in attendance for

the event.

Ganim directed gratitude to Capitol Hill as well, saying "In response to the economic devastation that the pandemic caused, mayors such as myself advocated for direct funding for our cities to address the great challenge. As a result, Congress passed what was called the American Rescue Plan. This was the first time that I can remember where the federal government gave this amount of funding directly to cities like Bridgeport."

"I feel comfortable speaking on behalf of all mayors when I say that we are grateful for these resources that were given to us by our federal partners," he added. "And as we welcomed the passage of the American Rescue Plan and the much-needed relief that brought, we took the obligation to be good stewards of these funds very seriously and put that money to work in the community as fast as we could."

Ganim highlighted grants to small businesses for expansion and store-front improvements as one of the success stories to emerge from the pandemic – 400 Bridgeport businesses collectively were awarded more than \$5 million in grants, while over \$30 million was provided to nonprofits. Ganim noted that despite the pandemic the city has both grown and made progress toward reaching goals, which he said truly mattered to residents.

"The state of our city is strong, and Bridgeport is stronger and more vibrant than ever before because of all of you working together," he declared.

As for the future, Ganim highlighted efforts to build on prior successes in posi-



Mayor Joe Ganim delivering his State of the City address. Photo by Justin McGown.

tioning the city as a "mecca for music" and responsible development to account for the fact that while many cities in the Northeast have a decreasing population Bridgeport continues to gain new residents. That population growth has led to increased demand for housing.

"As the last census demonstrates Bridgeport has seen a higher-than-average growth in population compared to the rest of the state," Ganim said. "I'm pleased to report there's a substantial amount of investment happening throughout the city to address housing these needs."

Ganim highlighted a \$25 million project by Primrose Construction to build around 100 units in downtown, Eastpoint Development's Spinnaker Point project in Black Rock, and

the \$75 million 300-unit Campfield Park development, which has already started leasing. Other developments in the South End, including the redevelopment of the Marina Village public housing site into the mixed-income Windward Commons were hailed as important markers of progress as well.

To continue the trend of redevelopment, Ganim pointed to the coal power plant visible across the train tracks from the Amphitheater and declared his intention to remove the "icon of the city's industrial past" and free up the 30 acres of waterfront property for new purposes.

Ganim also spoke favorably of the decision to sell the Sikorsky Memorial Airport to the state. He described the move as both providing the city with an infusion of cash and positioning Bridgeport to benefit from the airport while Connecticut assumed the costs of operation and used its expertise to attract commercial carriers to the location.

Ganim concluded his remarks by hailing the fact that the city had simultaneously earned an A+ bond rating, balanced its budget and substantially reduced its mill rate, while also making significant contributions to Bridgeport's rainy-day fund. The city stands to save millions on financing for future projects as a result, he stated.

Ganim closed by saying, "This is my seventeenth or eighteenth state of the city address. I've never felt so optimistic about this city's future. There's a new buzz in Bridgeport. Bridgeport's on the move. Thank you for being part of it and stay tuned, there's much more to come."

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For David Rockefeller Sr., the art of business was inextricably linked to the business of art, as it has been for other members of his legendary family.

“If we think of David Rockefeller as the exemplar, he felt art was important to business,” says Stephen Heintz, president and CEO of the Rockefeller Brothers Fund. “He saw creativity as useful in business.”

So it’s not surprising that a new creative arts center on the Pocantico Hills compound of the family’s former home should be named for the late patriarch (1915-2017) – the youngest child of John D. Rockefeller Jr. and youngest grandchild of John D. Sr. – or that family and friends should be among those contributing \$26 million for its establishment, along with the Fund and friends of The Pocantico Center.

Opening Oct. 1, The David Rockefeller Creative Arts Center will offer free exhibits and low-cost performances, lectures and workshops as well as artists’ residencies and opportunities for local cultural groups in an 8,000-square-foot space that represents the refurbishment and expansion of the family’s former Orangerie, a 1908 Beaux Arts structure that was modeled after the orangery in Versailles. The new center is the latest jewel in the crown that is The Pocantico Center of the Rockefeller Brothers Fund, consisting of Kykuit, the Beaux Arts-style 1913 Rockefeller family home, which former Vice President and New York Gov. Nelson A. Rockefeller left to the National Trust for Historic Preservation; the Abeyton Lodge; the Marcel Breuer House; the Coach Barn; and several guest houses – all perched amid gardens and undulating verdure high above the Hudson River, 20 miles north of Manhattan. While The Pocantico Center is owned by the National Trust, it is managed by the Fund, a philanthropic foundation established in 1940 by John D. Jr.’s five sons – John D. III, Nelson, Laurence, Winthrop and David. (They were later joined by their only sister, Abby Rockefeller Mauzé.) As the kid brother and just 25 at the time, David served as secretary. “They made him take the minutes,” Heintz says with a laugh.

On a hot, humid day, he has teamed with Judy Clark, executive director of The Pocantico Center, to offer the Westchester County Business Journal a sneak peek at what may be one of the most exciting arts spaces to open in Westchester County in years. Working with FXCollaborative, the Brooklyn-based architectural firm, and Yorke Construction of Manhattan, the Fund has reimaged the Orangerie while preserving much of the neoclassical brick, steel, glass and concrete building, in accordance with the National Trust, Heintz says. So the shape of the soaring, arched Palladian windows



The children of John D. Rockefeller Jr. and Abby Aldrich Rockefeller in 1960. From left: John D. III, Winthrop, Abby, Laurence, David and Nelson. Photograph © Ezra Stoller/Esto.

remains, but they have been replaced by double-glazed glass, as the entire building is designed to yield net-zero emissions.

On the far left as you enter the lucent, white space is the quiet artists’ studio, which contains a galley, adjustable track lighting, glass doors, an air filtration system and a side entrance so that the artist in residence can slip in any time of the day or night to work during the two-month period. The first artist in residence and winner of the \$25,000 Pocantico Prize will be Peekskill’s Athena LaTocha, whose massive, textured, earth-toned mixed-media works on paper consider the relationship of nature and humanity, reflecting the Alaska native’s indigenous heritage (Lakota and Ojibwe) as well as the Rockefeller Brothers Fund’s interest in multiculturalism and the environment. (On campus LaTocha will be staying at the three-bedroom Marcel Breuer House, created by the Modern architect, who lived in New Canaan.)

The Fund is also offering for the first time an annual grant that will enable local arts groups working with the underserved to use the 900-square-foot studio for up to six months. The first awardee is Arts10566 Inc., which provides a diverse group of youths in Peekskill and its environs with free access to the arts.

From the DR Center’s studio, you step into a gallery whose first exhibit will be “Inspired Encounters: Women Artists and the Legacies of Modern Art” (Oct. 1 through March 19), in which contemporary artists consider works by female Modernists, drawn



Exterior of the Rockefeller Orangerie, now The David Rockefeller Creative Arts Center. Courtesy the Rockefeller Brothers Fund.

mainly from the Kykuit collection, which was curated by Nelson himself. (It’s a reminder that his mother, Abby Aldrich Rockefeller, was key to the founding of The Museum of Modern Art in Manhattan.)

Next to the studio is the reception area, which will have orange trees, and a performance space with a sprung wood floor for dance, retractable telescopic seating for 200 and doors that open onto a terrace, a solar panel array and a rain garden to conserve water and reduce runoff pollutants. This space, which will double the number of performances that have been held on the campus since 2012 to eight, required a dramatic renovation with the removal of three pairs of weight-bearing columns and the placement of steel cables overhead to shift support for the roof to the outer walls.

The DR Center includes an addition that contains storage space, a cloakroom and a feature that is sure to be the talk of the town – a gender-neutral bathroom, whose

stalls include doors to the floor for maximum privacy. It’s a first for the town of Mount Pleasant, Heintz says, adding that after a recent tour, the Rockefeller Brothers’ Fund board is getting on board with the idea.

It’s just another example of a state-of-the-art, forward-looking space that typifies a family that has always sought to be on the vanguard of business, politics, ecology, philanthropy and the arts.

“The Rockefeller properties in Westchester embody the family’s interests in the environment, historic preservation, farming and agriculture, and international engagement,” Rockefeller Brothers trustee David Jr. says in a statement. “A space for arts and culture is the final important piece to complete this extraordinary mosaic. My hope is that The David Rockefeller Creative Arts Center will inspire and nourish a new generation....”

For more, visit here <https://www.rbf.org/pocantico/historic-site-tours/dr-center>

# New Rochelle contractor sued for bill on \$1.1M tax credits

BY BILL HELTZEL

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**A** New Rochelle construction company that received nearly \$1.1 million in federal tax credits allegedly neglected to pay a consultant that lined up the deal.

EF Cost Recovery Inc. is demanding a \$162,215 contingency fee from Paul J. Scariano Inc., in a complaint filed Sept. 1 in Westchester Supreme Court.

The dispute centers on Employment Retention Tax Credits, a program created by the \$2.2 trillion Coronavirus Aid Relief and Economic Security Act in 2020 to encourage businesses to retain employees.

Last year, businesses with no more than 500 employees that had been at least partially closed due to a government order, or whose revenue had declined by at least 20% in any quarter in 2020, were eligible for refundable tax credits. They could receive up to \$28,000 a year for each employee.

Paul J. Scariano Inc. is part



of the PJS Group, a New Rochelle union contractor that works on large transportation and infrastructure projects. Last December, for example, the Metropolitan Transportation Authority awarded Scariano a \$15.4 million contract to upgrade Metro-North Railroad train stations in Hartsdale, Scarsdale and Purdy.

EF Cost Recovery of New Bedford, Massachusetts charges companies 15% of approved tax credits to determine their eligibility, coordinate and prepare the applications, and defend any claims selected for examination by the IRS or state taxing authorities.

Scariano hired EF Cost Recovery in April 2021, according to the complaint, and it received \$1,081,430 in tax credits. But the construction company “never made any payments.”

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

EF Cost Recovery is represented by Manhattan attorney Bernard D’Orazio.

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# Creating a positive life story at Trackside Teen Center

BY EDWARD ARRIAZA

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**F**ounded in 2004, the Wilton-based Trackside Teen Center is a non-profit organization that serves as a location where teenagers can socialize and engage in fun activities in a safe, substance-free environment. Since joining Trackside Teen Center in 2019, Executive Director Lori Fields has worked to provide teens with a welcoming, relaxed environment that encourages creativity and helps boost their confidence through leadership roles.

Prior to Trackside, Fields had amassed more than 20 years' experience in social work and psychology, with experience at Jacobi Hospital in the Bronx in its psychiatric emergency room and later in private practice. During those years, Fields sought to understand "what prevents us from making the choices that we really want to make" and how we as individuals may "break patterns of sabotage or just patterns that we feel stuck in repeatedly."

She concluded that this negative disposition has its roots in early adolescence.

"All of us in early adolescence begin to have a story of the ways in which we don't feel good enough," Fields said. "It is a time of crisis, and so you are really struggling to figure out who you are with yourself, with your family and in the world and with your peers."

Fields is joined by John Priest, a sixth-grade teacher at Middlebrook Middle School whom she described as the center's "programming rockstar."

"He is such an incredible funnel and attraction for the middle school kids to come to the teen center after school," Fields said. "It's amazing to partner with him."

With the aid of Priest and others, Fields seeks to get to the root of the "story of not good enough," as she described it, which many individuals grapple with well into adulthood. The pandemic made matters worse in this regard, stunting an already perilous journey into adulthood with the resulting shutdown of schools, which have always been important hubs for socialization.

Trackside, however, thrived and experienced major growth and changes during this time.

Now, with a membership model beginning at \$50 for the entire academic year that includes specific afterschool

programs along with measures to prevent the spread of Covid, Trackside's draw as an alternative hub for socialization became more evident to kids and parents. Even with the pandemic relatively restrained as of late, Fields considered Trackside as a good place for those who learn differently, contrasting it with many schools across the nation which she feels are stifling.

"School is great when you're a certain kind of person who learns a certain kind of way – and that's not great for everybody," Fields said. "Kids who learn in alternate ways end up going through the school system feeling not good enough, feeling not smart enough."

Fields continued to oversee the growth of the teen center by introducing programs and initiating new projects, such as converting the staff-only loft space to be a makers' space that serves as a workshop or artists' space.

"For the kids who might just want to come hang out after school, now they can go up to the loft and they can build stuff and they can invent stuff," Fields said. "They could bring a project that maybe they're working on at home or just socialize up there."

True to its slogan "For Teens, by Teens," Trackside's young members conceptualize all its programs. High school members lead the programs, which helps develop their mentorship and leadership skills.

"Our culture at Trackside is one of setting the conditions to empower our kids to learn from each other," Fields said. "Of course, it's overseen by adults, but it's so cool to just watch the kids learn how to run the place."

Members are encouraged to initiate these programs, which result in programs that are in step with what many of them want to see, regardless of how idiosyncratic they may be.

"Our role is to help these kids dig inside themselves and give themselves permission to try the thing that they think might be this crazy thing and maybe no one's going to sign up," Fields said. "What excites me is showing a kid that's where your magic is. All those weird ideas you think you have or those things you think are weird about yourself, that's actually your magic."

Some clubs and activities that have emerged from this program model are the Dungeons & Dragons club, gamers day, the robotics club, ultimate frisbee,



Executive Director Lori Fields. *Contributed photo.*

preplay/improv, chess and basketball.

Fields is planning to introduce programs that teach life skills and trade knowledge, such as learning how to work on a car or do plumbing. Fields hopes to also see a panel-like conversation called "Trackside Talks" featuring adults from the community who are experts in their respective fields or are passionate about a certain topic.

Fields' efforts have been met with enthusiastic approval and support from parents. Wilton resident Mike Handel, owner of the Stamford franchise of painting company 360° Painting, is one such parent – he has a daughter in Trackside and has been inspired by the center's

mission.

"Since I became a 360° Painting owner, I've wanted to be more involved with them – to help them with painting and any other way I could," he said, adding that he provided support by reaching out to Benjamin Moore, which donated all of the paint used by his crew to paint the interior of Trackside.

"The last couple of years have been hard on all of us, and especially kids," Handel said. "They need a place where they can go and feel like it's home, where they aren't judged and where they can grow and develop. I remember being in middle school and I remember it being tough."

## Opening the Norwalk Oyster Festival



Photo by Justin McGown.

**R**obert J. Granata, chairman and CEO of First County Bank (left), joined Norwalk Mayor Harry Rilling (center) and Mike Reilly, president of the Norwalk Seaport Association and the chairman of the Oyster Festival, cut a ceremonial ribbon on the morning of

Sept. 8 in Veterans Park in Norwalk to open the 44th Annual Oyster Festival. The event, which celebrated the city's past and present as a center for the shellfish industry, was held from Sept. 9-11 and featured live music, food, rides and a variety of vendors.

## Rye's C10 Media fights intercollegiate behemoth

BY BILL HELTZEL

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**J**erome Cifarelli claims that the company he used to work for is impeding his new company from making deals with intercollegiate sports teams.

His C10 Media LLC, of Rye, accused Learfield Communications LLC of violating federal antitrust laws, in a complaint filed Aug. 30 in U.S. District Court, White Plains.

Learfield, of Plano, Texas, is the dominant player in the business of managing advertising and promotions on signs and billboards, TV, radio, print and social media at college and university stadiums and arenas. The contracts are a major source of financing for intercollegiate sports programs.

ANC Sports Enterprises LLC, of Purchase, is a Learfield affiliate that specializes in LED signs. Cifarelli left the company last year and created C10 Media.

C10 claims that Learfield uses joint partnerships and noncompete agreements to restrain competition, for instance, by gaining exclusive rights with companies that specialize in LED video displays.

Learfield also requires employees to sign noncompete agreements, according to the complaint. And it required C10 to sign a nondisclosure agreement on April 8 to bind the new company to Cifarelli's employment agreement for two years.

C10 claims that Learfield is violating a 2020 federal court order.

The U.S. Department of Justice began

investigating Learfield in 2017 when it proposed merging with IMG College, its main competitor. The \$2 billion merger was completed in 2018, giving the combined company 83% of the market.

It controlled multimedia rights to more than 200 schools and athletic conferences, according to news accounts. The closest competitor, JMI Sports, controlled four schools.

In 2019, the Department of Justice accused Learfield in federal court in Washington, D.C. of anticompetitive conduct under federal antitrust law.

A final judgment issued in 2020 barred Learfield from colluding with any competitor on bids for multimedia contracts, communicating bid information to any competitor, agreeing with a competitor not to bid for a contract, or collaborating on joint bids. The judgment also barred Learfield from new or extended joint ventures without prior consent of the United States.

C10 argues that Learfield is using the non-compete agreement to stop it from bidding on contracts.

Learfield has violated the judgment, the complaint states, by not getting federal approval before asking C10 to sign the agreement, and by entering exclusive partnerships with other companies.

C10 is demanding unspecified damages for lost profits and treble punitive damages.

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

C10 is represented by Rye attorney Jonathan B. Nelson.



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# A new GM for Bloomingdale's White Plains as Bloomie's turns the big 150

BY GEORGETTE GOUVEIA

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**J**uly 5 was Lorri Baldwin's birthday. It was also her first day on the job as general manager of Bloomingdale's White Plains.

Coming as she was from Colorado – where she spent 34 years with Nordstrom Inc., most recently as district manager for Nordstrom Rack in Colorado and Utah – she could've taken an extra week to get settled. Still, Baldwin wanted to plunge right in.

It was not the first time she had had a job offer from Bloomie's. "But 2022 was the right time for me," she says, "kicking off the 150th anniversary of an iconic brand and being part of its next 150 years."

If you haven't heard, the luxury store – founded in 1872 by Joseph B. and Lyman G. Bloomingdale in Manhattan – is celebrating the big 150 nationwide with more than 300 limited-edition designer exclusives that you can put into five new versions of the Big Brown Bag, the store's signature shopping bag; plus months of live and streamed events that began with a Sept. 9 gala at its Manhattan flagship.

The festivities come on the heels of a good second quarter for Bloomie's and parent company Macy's Inc.

"During the second quarter, we delivered solid results, despite the challenging environment," Jeff Gennette, Macy's Inc. chairman and CEO, said in a statement of a daunting climate that has included the continuing pandemic, supply shortages, a skeptical workforce, rising prices and the ever-present online competition. "Our teams have consistently responded to the dynamic landscape with disciplined, data-driven actions to ensure the health and stability of our business. We believe that we are well positioned to respond to changing consumer behaviors. Despite inflationary pressures, consumers continued to shop Macy's as a style source and leading gifting destination. Additionally, Bloomingdale's and Bluemercury captured demand for luxury brands, resulting in both nameplates outperforming in the quarter."

According to Berkshire Hathaway's Businesswire, "Bloomingdale's comparable sales on an owned basis were up 8.8% and on an owned-plus-licensed basis were up 5.8%, with four million active customers shopping the Bloomingdale's brand, on a trailing 12-month basis, a 14% increase over the prior year. The results were driven by strength across women's, men's and kid's contemporary and dressy apparel as well as luggage." (The Manhattan flagship alone,



Displays on Level 1 of Bloomingdale's White Plains trumpet 150th birthday goodies. Photographs by Georgette Gouveia.

at 59th Street and Lexington Avenue, is expected to receive 2.9 million visitors this year.)

Locally, Baldwin says, that translates not only into loyal customers who've been shopping at the White Plains store – one of 33 nationwide, including in Norwalk – since the roughly 300,000-square-foot standalone glass box opened in 1975, but to recent transplants who first discovered Bloomingdale's when they lived in New York City.

"The store connects to clients in a unique way," she says. "You'll hear people say, for example, 'I got my prom dress at Bloomingdale's.'"

Making that connection – about 250 employees, some of whom have been with the White Plains store for all of its 47 years, Baldwin says, and have told her they plan to celebrate their 50th anniversaries there.

These employees – including the staff at Forty Carrots, the restaurant and adjacent lunch counter, whose offerings include the store's signature frozen yogurt – know the regulars by sight and/or by name to such an extent that they have formed new relationships. (This reporter is part of a weekly dinner roundtable there that was put together by one of the members of Forty Carrots' wait staff.)

In turn, staffers say they appreciate a boss who is genuinely interested in how they're doing. Such curiosity is the key to salesmanship, says Baldwin, who observed it up close in childhood.

She was born in Seattle and raised in suburban Portland, Oregon, where she attended public schools and where her father sold industrial fasteners.

"He worked on straight commission," she remembers. "He could sell anything. He



Lorri Baldwin, the new general manager of Bloomingdale's White Plains, at the store's Sept. 10 bash celebrating Bloomie's 150th birthday.

could talk to anyone."

At Willamette University, a liberal arts college in Salem, Oregon, Baldwin wasn't thinking of a career in sales, however. She majored in Russian and Spanish, with a minor in abnormal psychology and an eye to a career as a United Nations translator. Partly of Ukrainian descent – a great-grandfather was born in Kyiv – Baldwin taught English at Simferopol State University in Crimea. Though the Russian invasion of Ukraine is particularly poignant for her, she has fond memories of traveling throughout the former Soviet Union, particularly experiencing beautiful, cultured St. Petersburg and its hypnotic White Nights, when the sky never darkens from mid-May through mid-July. (It was a phenomenon she encountered when she lived in Alaska as well.)

Though Baldwin has traveled the world and the United States – living everywhere from Boston to Dallas and always soaking up the local culture – New York, she says, "feels like coming home." Still, she realized she wasn't cut out to be a U.N. translator there.

"I loved fashion and retail so much I decided to pursue a career in the industry," she says.

Indeed, at the Saturday, Sept. 10 birthday bash at Bloomingdale's White Plains, she looks soigné in a little black dress and ropes of pearls. (She also favors bouclé jackets and print dresses.)

But then, for Baldwin, every Saturday is a special event. So much so that you won't find her sprucing up her new home, a Colonial in North White Plains she fell in love with, on that day, because "Saturday," she reminds you, "is the biggest day in retail."

For more, visit [bloomingdales.com](https://bloomingdales.com).

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## Lerner Associates broker sanctioned for risky advice for elderly investors

BY BILL HELTZEL

[Bheltzel@westfairinc.com](mailto:Bheltzel@westfairinc.com)

**A** former broker for David Lerner Associates Inc. in Hartsdale has been sanctioned for recommending unsuitable high-risk investments to elderly customers.

The Financial Industry Regulatory Authority suspended Russ Kory on Sept. 2 from associating with any member of the organization for three months, fined him \$5,000 and ordered him to disgorge \$7,203 in commissions for failure to observe “high standards of commercial honor.”

He voluntarily consented to the sanctions on Aug. 29.

Kory registered with FINRA in 2011 and went to work in Lerner’s Hartsdale office.

In April 2021, Lerner disclosed that Kory was no longer employed as a broker because of an arbitration case filed by a customer.

In that case, arbitrated by FINRA, the customer sought \$350,000 to \$750,000 in damages for an unsuitable and misrepresented investment and for breach of fiduciary duty. Kory settled the case this past July for \$45,000, according to a FINRA BrokerCheck report.

The investment in that case was Energy 11 LP, an oil and gas limited partnership started in 2013 and offered exclusively by Lerner.

The plan was to acquire oil and gas properties, drill the sites and distribute profits to investors. After five to seven years, the properties would be sold and the net proceeds distributed to investors. Or, it would merge with another entity or be listed on a national securities exchange.

Investors had to have a net worth of at least \$150,000.

Energy 11 LP invested in oil and gas properties in the Sanish oil field in North Dakota, according to the U.S. Securities and Exchange Commission records, and Lerner raised more than \$374 million from the offering.

The FINRA consent order cites a rule that requires brokers to have a reasonable belief that an investment is suitable, based on the customer’s investment profile: age, financial situation and needs, tax status, objectives, investment experience, investment time horizon, liquidity needs and risk tolerance.

From 2015 to 2019, the consent order states, Kory recommended two of Lerner’s oil and gas limited partnerships to three customers “without having a reasonable basis to believe those illiquid investments were suitable for the customers.”

When the limited partnerships were first offered to the public they were “blind pools,” meaning that the properties to be acquired were not identified, and the prospectuses said they involved a high degree of risk.

Kory recommended a \$382,000 investment to a retired couple that wanted to provide long-term care for their disabled son; a \$25,000 investment to an unemployed 86-year-old widow living on fixed income; and a \$50,000 investment to the widow’s son-in-law who wanted to preserve funds for his approaching retirement.

Kory received \$7,203 in commissions.

The consent order does not say how much money the customers made or loss on the deals.

# What to do with a cash windfall

BY NORMAN G. GRILL

**A** cash windfall is any amount of money that you didn't expect to receive. Most would consider it to be anything over \$1,000 – and often, the amount is much more than that. For example, you may have received a bonus at work, an inheritance, a legal settlement, a profit from selling a property or business, or won the lottery.

The first thing to remember is that it is never a good idea to rush into anything, such as going on that safari trip you've been dreaming about or buying an expensive sports car or diamond jewelry. There are also tax considerations, so discussing your financial situation with a tax and accounting professional is vital. You may owe a significant amount of taxes – or no tax at all, depending on your particular financial situation and how you handle your windfall.

Investing in a volatile stock market can be risky. Furthermore, with the current inflation rate hovering around 9% and the national interest rate for savings accounts averaging 0.11%, holding money in a cash savings account means that you are losing money. With this in mind, if you've received a cash windfall recently, consider these three options:

## Get Your Personal Finances in Order

If your personal finances aren't in order, then now is the time to use your cash windfall to build an emergency fund, pay off high interest and credit card debt, and pay off a mortgage or put a down payment on a home or investment property (after due diligence, of course). While doing any of those is not as much fun as spending money on a fancy vacation, it will pay off in the long run.

Once your financial situation is in good standing, allocate 10% of any money left over toward something "fun." If you have money left over after that – or already have your financial house in order, consider one of the next two options.

## Invest in Tax-Efficient Investment Accounts

Tax-advantage investment accounts include 401(k) retirement plans, 529 education savings plans, health savings accounts (HSAs), and IRAs. Investing in these types of accounts could lower your tax bill now, but keep in mind that if you need the money sooner rather than later,

you may need to pay penalties and taxes.

Which tax-efficient investment accounts to contribute to depends on your financial situation. If you are retired, you can no longer contribute to a 401(k), but if you have grandchildren, you can contribute to a 529 education plan. If you are still in the workforce and your employer offers a high-deductible health plan, consider maximizing your 401(k) contributions if you aren't already doing so, as well as contributing to an HSA to help pay for health-care-related expenses you might incur now or in the future.

## Buy Treasury I-Bonds

I-Bonds are U.S. savings bonds issued by the Department of the Treasury. The

interest rate is adjusted every six months, in May and November. Currently, I-Bonds purchased through November 2022 are paying 9.62% on an annual basis for the first six months they're held. The interest rate will be adjusted in November based on inflation.

Individuals purchase I-Bonds from Treasury Direct. There is a maximum of \$10,000 per person per year (each spouse can purchase \$10,000 for a total of \$20,000). The minimum age for purchasing these bonds is age 24, but parents can gift the bonds to their children (age 18 and under).

I-Bonds must be held for a minimum of one year; if redeemed before five years, three months of interest is forfeited. Interest income is exempt from state

and local taxes but is subject to federal tax – unless the bonds are used to pay for qualified education expenses.

If you've received a substantial cash influx, take a deep breath, don't make any quick decisions, then carefully consider your next steps. The unexpected cash brings with it a huge number of options, questions and pitfalls – too many to cover here. Consider getting the help of an experienced professional to sort through them all in order to find your best course of action.

*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.*



Photo by Hans / Pixabay.



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The healthcare industry is the largest economic engine in Westchester. Together with some of the world's leading hospital systems and physician practices, the WCA is helping to strengthen this dynamic \$18 billion sector. Join us and the Who's Who in healthcare on September 29 for a festive evening of fine food and wine to celebrate our collective work!



Keynote Speaker: Dr. Mary T. Bassett, MD, MPH, Commissioner of the State of New York

Hear about current healthcare trends from Dr. Mary T. Bassett, MD, MPH, Commissioner of Health of the State of New York, who will reveal what's on the horizon as we confront current and future challenges.

## Honoring Healthcare Champions



### Robert A. Glazer ENT and Allergy Associates LLP

Under Bob Glazer's leadership over the past 25 years, ENTA has grown into an organization with 300+ clinicians practicing in 55 offices in New York and New Jersey. For over a decade, he has brought to the forefront vital issues that have become the hallmark of the WCA's advocacy work.



### Jeffrey Menkes Burke Rehabilitation Hospital

Jeff Menkes has been a leader in the metro NY healthcare community for his entire career. Once the youngest hospital CEO in New York City history at age 31, he has been an executive at some of the most prestigious healthcare systems in the region, including Montefiore Health System, and Burke.

Cocktails start at 5:30p.m., followed by a seated dinner and awards program. Register at [Westchester.org/events](https://www.westchester.org/events)

## Creating a Winning Talent Pipeline in Westchester

The Healthcare Talent Pipeline Program (HTPP) funded by Westchester County continues to thrive! The WCA is on track to reach or exceed training and job placement goals by early 2023, almost a year ahead of schedule. Nearly half of the 120 students have already completed their healthcare training at Westchester Community College and fall enrollment is underway at WCC and SWBOCES. Students have received essentials, including a Chrome notebook, internet access, and tech skills training from The STEM Alliance. Nonprofit Westchester, Westchester County Career Center Network, Open Door, United Community Services of Westchester and HOPE Community Services have also been instrumental in providing outreach and support services.

### Building Skills to Match Job Openings

Many participants have also received job readiness training from the Leadership Learning Group as preparation for Interview Day, held September 9, where leading healthcare employers in the region had the opportunity to interview 40 ready-to-work candidates for hard-to-fill positions at their respective organizations. Feedback from employers on the program, which will help reduce recruitment and onboarding costs, has been overwhelmingly positive.



"We're pleased with the job candidates we're meeting through the Healthcare Talent Pipeline Program. They're motivated, prepared, and ready to work."

Lisa Mulqueen, ENTA

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

# INSIDE THE



## Supporting Digital Connectivity in Westchester



### Brenda Brush Hired as Manager of Digital Projects

Our team is growing! Brenda Brush has recently joined the WCA to lead our multi-sector effort to address the digital divide in Westchester. Focused initially on providing free internet access to Yonkers residents, the Y-Zone pilot project is expanding to include devices and digital literacy training. Brenda, along with our strategic project partners, will lead our efforts to develop New York State's first-ever digital navigation project to ensure residents and business can fully participate in the digital economy.

## UPCOMING EVENTS



**SHAPING  
THE FUTURE**

FALL LEADERSHIP EVENT

**11.17.22** 5:30 to 8:30pm  
WESTCHESTER MARRIOTT  
TARRYTOWN, NEW YORK

### Annual Fall Leadership Dinner

We're honoring Westchester's business leaders! Save the date for the County's premiere fall business event where we'll recognize the achievements of leading executives and organizations that are positively impacting our region. Stay tuned for details!



**Thursday, November 17th 2022**  
**5:30 to 8:30pm**



**Westchester Marriott**  
**Tarrytown, NY**

**MORE INFORMATION AT [WESTCHESTER.ORG/EVENTS](https://www.westchester.org/events)**

## Business Leaders Drawing a 'Line in the Sand' for Return to Work: Will You?

The Wall Street Journal's recent story, "Enough, Bosses Say: This Fall, It Really Is Time to Get Back to the Office," had us wondering:

### What's happening in Westchester?

Visit our LinkedIn page to take our 4-question survey to let us know whether your office is in-person, hybrid, or remote, and what your plans are in the future. We'll post the results in the next two weeks — keeping you up to date on what's trending in Westchester workplaces.

## PLATINUM INVESTORS



## JOIN THE WCA

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Visit [westchester.org/member-benefits](https://www.westchester.org/member-benefits) for more information or contact Melissa Luzzi, Manager Membership & Events, at 914.948.1860 or [info@westchester.org](mailto:info@westchester.org)

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## Time for that fall home reset

BY CAMI WEINSTEIN

**A**s summer draws to a close, everyone seemed to be making a mad dash for vacation. Travel is a great inspiration for home design. After all, everyone eventually comes home and, with the advent of fall, starts to settle into cool-weather mode.

This time of year, while spending the last few weeks on the beach, I start looking for new recipes to try and to think about organizing closets and getting my fall and winter clothes in order. Autumn is a great time to think about putting in an organized closet system, which can come in many forms from the most utilitarian to the most sophisticated and luxurious. What's available in the luxury market? You can take a dressing area and make it as specific and detailed as you'd like.

Think of different options, with space for all your favorite items organized for easy reach and labeled. Some drawer systems roll out with clear drawers so you can easily see the contents. You can have a safe incorporated into the cabinetry along

with valet hooks and tie holders. (Is anyone even wearing ties anymore?). Compartmentalized drawer spaces can be made to hold your toiletries, medications, costume jewelry, scarves, hats and gloves. Cabinetry can be traditional or modern and lacquered in your favorite colors. The drawers can be lined in leather, suede or other fabrics. You can have seating either built into the closet, so it stays conveniently out of the way behind closed doors or, if there is room, add a wonderful chair and ottoman. A full-length mirror is a must for trying on clothes and for that last glance as you ready to leave for your day or evening event. If you are tight on space, then mirrored doors to your closet may be a great, space-saving element.

Although we are talking luxury closets, don't forget these other space-saving ideas for smaller homes and apartments. Consider nightstands that have drawers for storage. I also love using covered boxes stacked up in your bedroom filled with smaller items such as gloves, hats

and small umbrellas. Don't forget under your bed. With the right, skirted bed, you can use zippered storage bags that hold everything from shoes to sweaters and slide them right underneath. I also use skirted tables. I have taken an old, rectangular table and had a tailored skirt with fun trim fabricated for it. That enables lots of storage underneath it. Top it off with a piece of glass for a modern, inexpensive but effective storage solution. If the table is large enough, it can even double as a desk in an apartment where space is at a premium.

I was visiting a friend in New York City and her architect included a highly effective, hidden closet in her apartment. What looked like a paneled wall transitioning from one area to the next was actually a secret closet that housed cleaning supplies and a vacuum. That was an impressive use of space.

I like uncluttered spaces, which help me to think clearly and keep chaos to a minimum. At the end of the seasons, particularly fall and spring, I like to declut-



(top) We may not all have a walk-in closet. But we can all organize our clothing and accessories, particularly as the seasons change.

(bottom) While clothes and closets have changed much since the 1940s, the need to organize them, particularly as the seasons change, hasn't.

ter as somehow papers, receipts and dry cleaning seem to pile up. Clothes get squished into closets or cover a bedroom chair as we dash about from appointment to appointment.

For me as a designer, the fall reset clears the way for the ensuing holidays. I constantly collect samples, so even my offices get a clearing out of what we have accumulated and are no longer using for specific projects. We are careful to return all samples so that someone else can easily access

them. And those recipes: We do eventually try them. Usually, we'll try one, take a vote and, if the recipe doesn't make the cut, then out it goes and we make room for the new one.

I hope you are looking forward to fall, and reorganizing, as much as I am.

*Cami Weinstein Designs LLC is at 225 W. 106th St. in Manhattan and at 8 Main St. in East Hampton. For more, call 914-447-6904 or email [info@camidesigns.com](mailto:info@camidesigns.com).*



## SUNY Sullivan in line for \$30M sports facility



SUNY Sullivan aerial view.

BY PETER KATZ

Pkatz@westfairinc.com

**P**lans to build a new sports arena and indoor pool at the SUNY Sullivan campus in Loch Sheldrake have taken another step toward becoming reality with the Sullivan County Legislature voting 8-1 to approve bonding up to \$20 million to help pay for the project. New York state will be asked to allocate money in its budget to help handle the finances. The cost of the project could go as high as \$30 million but some legislators are optimistic that it can be brought in for less. County legislators hope that a financing package can be put together that would avoid having to float bonds but wanted to be sure of having the ability for bonding if necessary.

The college is one of our crown jewels, and we want it to grow brighter in coming years,” said Robert A. Doherty, chairman of the county legislature. “That’s why we’ve dedicated millions of dollars to not just this project but their annual budget and a crucial, ongoing rehab of their facilities, includ-

ing a needed upgrade of their heating and ventilation system. We want them to continue being the incredible resource they have long been to the entire county.”

The aquatic and recreation facility would feature a 25-meter-long, 8-lane pool and a 200-meter track oval. The facility could provide an economic boost for the county.

“We agreed that this proposal is a great chance not just for our college but for the town of Fallsburg to really stand out in the crowd. We can bring large sporting events and shows to the arena, and the facility will be available for public rental,” said Legislator Joe Perrello who represents Sullivan County District 7 where the college is located. “The Legislature needed to show the state, which is funding half of the project that we’re serious, and I’m grateful my colleagues feel the same way I do about this opportunity.”

“SUNY Sullivan has a long and storied history of athletic excellence. This exciting new facility will allow us to offer new sports and expand our current track program,” remarked

SUNY Sullivan President Jay Quaintance. “Additionally, this state-of-the-art facility will be available to Sullivan County school districts for their athletic needs, will be open to residents to provide much-needed access to year-round fitness opportunities, and will be an anchor athletic facility to drive programming and tourism to Sullivan County. We are very excited to move this project forward.”

County Manager Joshua Potossek said that the county will be working with the college and the state “to see if we can accomplish this transformative project without borrowing funds. “The \$20 million bonding resolution legislators passed ... simply gives us the ability to borrow up to that amount if needed.”

The county will soon issue a request for proposals for conceptual renderings of what the new facility could look like. At present, SUNY Sullivan has the Paul Gerry Fieldhouse, a 30,000-square-foot facility featuring a fitness center, cardio room, indoor running track and basketball, volleyball, tennis, badminton and racquetball courts. SUNY says that in the summer of 2007, the field-

house received a new floor, lighting system upgrade and interior paint job. In 2008 it was connected to the college’s geothermal heating and cooling system, making it the largest enclosed air-conditioned facility in the area. In addition to college sporting events, the fieldhouse serves as a venue for community events and gatherings.

Sullivan County Community College was organized and became a legal entity on Sept. 13, 1962, when the State University of New York trustees approved its establishment as a two-year community college. It started operating in what had been the South Fallsburg High School, eventually moving to its present 405-acre site in Loch Sheldrake.

“We are so glad that the County Legislature recognizes the central importance of SUNY Sullivan in the health and future of Sullivan County,” said Jay Quaintance, the school’s president. “This project will ensure not only increased enrollment moving forward, but provide a much-needed community hub for years to come. Having our students and community be

able to access a state-of-the-art facility like this will transform both the college and the county.”

SUNY Sullivan now has an enrollment of more than 1,400 students and offers more than 40 degree and certificate programs. About 40% of the students come from outside of Sullivan County.

“We believe this will add a much-needed economic driver to the area,” said town of Fallsburg Deputy Supervisor Sean Wall-Carty. “The town of Fallsburg will be working to support and facilitate commerce as a result of this project.”

Mike Brooks, vice chairman of the legislature, said, “SUNY Sullivan can become quite buzzworthy, because when this gets built and starts getting utilized, not just the athletes that partake and the coaches, the spectators that come and view will say, ‘wow,’ you see what Sullivan County has done, is doing, and I think that will create something, that buzz, that we haven’t had in Sullivan County in such a long time. I think it’s something to look forward to. I can’t wait for this to move forward.”



## Dutchess allocates first payment in opioid settlement

BY PETER KATZ

Pkatz@westfairinc.com

**D**utchess County is using \$1.95 million it has received as the first payment in the Opioid Manufacturers Settlement to cover costs of launching new programs to deal with opioid abuse. Dutchess County may receive as much as \$11.5 million in the coming years as part of the settlement.

The Dutchess County Department of Behavioral & Community Health (DBCH) is involved in the new programs that include LEAD, Law Enforcement Assisted Diversion; an empowerment center; and the St. Joseph's Addiction Treatment and Recovery Center.

"Dutchess County remains a leader in the state and nation with our inventive services and programs to assist those in the grip of substance use and behavioral health issues," County Executive Marc Molinaro said, "We will continue to innovate to serve those in Dutchess County in the throes of addiction and mental health struggles, using these funds paid by three opioid manufacturers whose products caused immense harm to so many."

The Dutchess County Legislature voted unanimously in August to amend the county budget and utilize the \$1.95 million to fund the LEAD program, Empowerment Center and St. Joseph's Treatment and Recovery Center.

LEAD is a program to reach out to people with behavioral health needs who often wind up in the criminal justice system. Police often are required to deal with them for a variety of violations such as drug use, public intoxication, or as a result of a call about someone creating a nuisance. Funding of \$343,000 will be utilized for initial staffing and law enforcement training for the LEAD program.

Law enforcement officers will participate in additional mental health and harm-reduction training. They'll be given the opportunity to use their discretion when they have contact with a person affected by drug addiction to divert the individual to the LEAD program, rather than arresting or ticketing him or her.

Case managers will be assigned to select people and work with them to develop an individual intervention plan, which could include assistance with transitional and permanent housing, treatment, education, job training and placement, or childcare. Case managers will work to assist people in over-



Dutchess County Executive Marc Molinaro.

coming obstacles that may have prevented them from getting help previously.

Other organizations initially involved in LEAD include:

- Dutchess County Public Defender's Office;
- Dutchess County District Attorney's Office;
- Dutchess County Probation;
- City of Poughkeepsie Police Department;
- Mental Health America of Dutchess County;
- Community provider agencies including Sun River Health and Hudson Valley Community Services;
- and grassroots organizations, including Hope not Handcuffs.

DBCH has established an Empowerment Center to provide support for those battling opioid use and other substance use disorders. The Empowerment Center is designed to provide support without barriers such as paperwork or insurance requirements. It is a drop-in center where individuals at any stage of their recovery can stop by for support and conversation with others who are also in the process of recovering from drug abuse. The Empowerment Center currently is operating at DBCH's 230 North Road campus in Poughkeepsie and recovery coaches are available from 9 a.m. to 5 p.m. Monday through Friday.

The Empowerment Center is expected to soon move to a permanent location on Main Street in Poughkeepsie near the train station. Opioid settlement funds amounting

to \$107,000 will be used to pay for setting up the new site. It is expected that the new site will offer extended weekday hours as well as being open on weekends. People will be able to go to the Empowerment Center as often as they need to for support, even if it is every day.

Dutchess County will utilize about \$1.5 million to create a multibed in-patient long-term treatment center for individuals with substance use disorder and co-occurring mental health challenges in partnership with St. Joseph's Addiction Treatment & Recovery Center. The county says that long-term treatment, approximately six to nine months, is not now readily available in the region.

The new St. Joseph's Addiction Treatment & Recovery Center will be located in Poughkeepsie at the former Catharine Street Community Center property and is expected to open in late 2023.

Jean-Marie Niebuhr, the county's deputy DBCH commissioner and director of community services, said, "These three new programs will support so many in Dutchess County and are the latest examples of Dutchess County's commitment to the most vulnerable individuals in our community. These initiatives will save lives and will make a lasting positive impact in Dutchess County for years to come."

COMPILED BY PHIL HALL

## Polio emergency declared for NY

New York Gov. Kathy Hochul declared a state of emergency on Friday as another county confirmed the presence of the polio virus in wastewater samples.

The governor's declaration followed the announcement that wastewater tests in Long Island's Nassau County turned up positive traces of the polio virus. This follows the discovery of the virus in the wastewater samples of Rockland, Orange and Sullivan counties and New York City. In July, an unvaccinated Rockland County man was hospitalized after developing the symptoms from polio.

"On polio, we simply cannot roll the dice," State Health Commissioner Dr. Mary T. Bassett said Friday. "If you or your child are unvaccinated or not up to date with vaccinations, the risk of paralytic disease is real. The polio in New York today is an imminent threat to all adults and children who are unvaccinated or not up to date with their polio immunizations."

## MTA announces changes in Port Jervis service

The Metropolitan Transportation Authority (MTA) will be temporarily replacing the midday weekday trains and all weekend on the Port Jervis line with buses.

The switch to buses will begin on Sept. 11 at 4 a.m. and continue through Nov. 13 at 3 a.m. According to the MTA, this will enable crews from Metro-North Railroad and NJ Transit to replace 10,000 wood cross-ties, three switches and perform track joint welds.

During this time, trains will operate normally between Suffern and Hoboken. Customers traveling to or from stations beyond Suffern will be able to transfer between trains and buses at Ramsey Route 17 Station. MTA added that customers should allow for extra travel time during this period.

## Breeze Airways connects Bradley and Las Vegas

Breeze Airways has launched a new nonstop service connecting Bradley International Airport with Harry Reid International Airport in Las Vegas.

The airline's is promoting the route with a special sale fare from \$69 one-way from Bradley to Las Vegas. The \$69 fare is on sale through Sept. 13 for travel from Oct. 26 through Feb. 14.

"With the launch of new, nonstop service to Las Vegas with Breeze Airways, we are thrilled to offer our passengers now even more low-cost travel options," said Kevin A. Dillon, executive director of the Connecticut Airport Authority. "We thank Breeze for their continued confidence in Bradley International Airport and look forward to our ongoing partnership in strengthening their presence in Connecticut."

## New partner at Abrams Fensterman

The law firm Abrams Fensterman has hired Daniel S. Alter as a partner.

Alter has more than 30 years of experience as a practicing lawyer in the public and private sectors. Prior to joining, Abrams Fensterman served as an assistant U.S. Attorney for the Southern District of New York, a senior adviser and special counsel

to the New York State Attorney General and was general counsel to the New York State Department of Financial Services. From 2015 to 2017, Alter was an adjunct professor and senior fellow at New York University Law School where he was a resident member of the law faculty research and teaching program in corporate compliance and enforcement, focusing on financial services regulation.

BRIEFS

29

# 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*

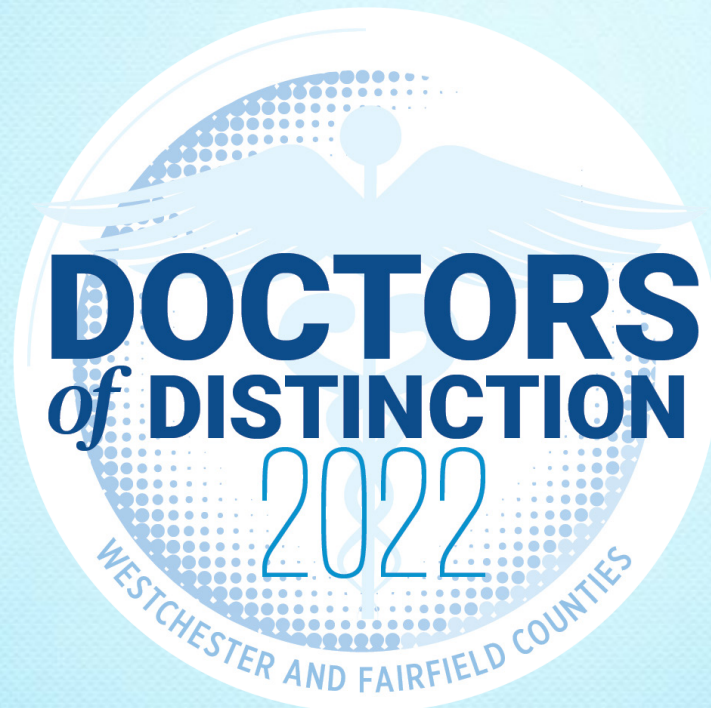
For information and sponsorships, contact: Fatime Muriqi at [fmuriqi@westfairinc.com](mailto:fmuriqi@westfairinc.com).

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**at The Stamford Hotel | 700 East Main St., Stamford, Connecticut**

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**SAT, OCT. 15 | 11-6PM**

#### Music Acts | Free

Matt Turk & Friends, 11:30am

Will Evans, 12:30pm

Porter Carroll, Jr., 1:30pm

REMY + DJ, 2:35pm

Wess Meets West, 3:40pm

Slambovian Circus of Dreams, 4:45pm

**SUN, OCT. 16 | 2-6:30PM**

#### Headliner Concert | \$25 Ticket

Sammy Rae & The Friends, 5pm

Andromeda, 2pm

The Brighton Beat, 3:30pm

*Outdoor Concerts on Mamaroneck Avenue, White Plains, NY.*

HEADLINER: SUN, OCT. 16 | 2-6:30PM

# SAMMY RAE & THE FRIENDS



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SEPTEMBER 19, 2022

23

# Never a wrong time for a bit of the bubbly



BY DOUG PAULDING

**E**very house should have a small assortment of sparkling wines, chilled and ready to go for virtually any excuse. A drop-in visit from a friend, a birthday, a promotion, a holiday or just because are all ample reasons to pull out some nice glassware and pop the cork. And the ritual of opening the closure cage followed by the “pop” will get anyone’s attention as the anticipation builds. Although there are sparkling wines costing hundreds of dollars, there are bubbles from around the world that are affordable, tasty and fun.

A couple of decades ago, the less-known sparklers of the world such as Prosecco from northeast Italy, Cavas from Spain and various bubbles from California were fairly dull and uninteresting to me. Better vineyard practices coupled with improving winemaking techniques have had a profound effect on the quality of wine worldwide, and bubbly is no exception. France’s Champagne region has had fairly stringent rules for production and protecting its name since the early-20th century.

Other regions used different grapes and different methods from very different terroirs to produce wines of little distinction.

Bubbly wines are made by first making a still wine and then creating a secondary fermentation either in the bottle or in pressurized tanks known as the Charmat or Martinotti method. Prosecco is the best-known producer employing the Charmat method. The secondary fermentation in the bottle requires stronger glass bottles with an exaggerated indentation, known as the punt, in the bottom of the bottle to withstand the pressure. Champagne calls this secondary fermentation in the bottle “Méthode Champenoise” but by trademark has prevented others from using this term. “Méthode Traditionelle” is now the commonly used term.

Today, Prosecco has DOC and DOCG status, as seen throughout Italy, which indicates quality. Look for the DOCG label in the neck. Most labels bear a QR code, which gives you a world of information about what’s in the bottle. Franciacorta is a relatively small region situated between Venice and Milan on the southern shore of Lago d’Iseo in north-central Italy.

Production of Franciacorta sparkling wines began in 1961 with 11 producers agreeing to the methods. Franciacorta can be bone dry or pleasantly sweet or anything in between.

Dom Perignon, (1638-1715) the monk and cellar master of a winery in France, gets all the credit for infusing bubbles into wine but there is evidence that many winemakers were playing with the concept long before him. In Limoux within the Languedoc region of southern France, sparkling wines were being made as early as the 12th century. The technique is to arrest the primary fermentation through chilling before all the sugars are transformed into alcohol. This keeps carbon dioxide bubbles in the wine as it is bottled. These wines are often low alcohol, which makes them perfect for a day at the beach.

Crémant wines are made in Méthode Traditionelle in many areas of France with different grapes from those in Champagne, but they are often delicious and very affordable. Look for a Crémant made from Chenin Blanc or Riesling grapes. Sekt sparkling wines from Germany and Austria, previously for domestic consumption,

have stepped onto the world stage as well.

California has seen perhaps the biggest improvement since the 1960s. Several Champagne producers have taken notice and established wineries there. Taittinger built Domaine Carneros in Napa from the ground up. Louis Roederer acquired Scharffenberger Cellars in Anderson Valley. And Moët et Chandon established Domaine Chandon in Yountville in 1973. The French producers brought generations of grape and wine knowledge to California where you can now find high quality sparklers.

This is far from a comprehensive list of the different bubbles of the world. There are so many interesting choices out there today. Look for a store that has a good assortment and pick up a few. Francos in New Canaan and Vintology Wine & Spirits in Scarsdale have a number of great options. Costco has some good labels. Grab a few bottles. Sparkling wine sets the mood. You never know who’s going to show up. “Pop”: The sound is music to my ears.

*Write Doug at [doug@dougpauling.com](mailto:doug@dougpauling.com).*

# Inflation and rising interest highlighted at real estate forum

BY PETER KATZ

Pkatz@westfairinc.com

**F**ordham University's Real Estate Institute and The Business Council of Westchester joined in hosting a virtual forum that examined the outlook for the New York regional real estate market.

Richard Haggerty of the Hudson Gateway Association of Realtors said that real estate is a driving force of the economy and it is recovering from the pandemic that turned the market upside down and resulted in brokers facing extraordinary challenges.

"We endured. We saw the opportunities of regionalization and worked collaboratively," Haggerty said. "Now more than ever we all must work collaboratively and collectively to move our industry forward."

Kathleen Corton, CEO of Hillcrest Finance LLC said multifamily rents are up pretty much across the board.

"They may have slowed down more recently but they're still much higher than a year ago so very positive news on the top line but the cost of capital has gone up as well so we think values of multifamilies are down, not by a lot but they're down," Corton said. "Office is ... very troubled. Partially as a result of that the capital market with the availability of debt for the office market is also. Equity is very tough to come by because people aren't really sure what that's going to look like so office values have gone down a lot and it's very difficult to refinance. Retail ... is oddly more positive than it was in the last couple of years just because it was beaten down so hard and I think industrial is fundamentally very strong and probably the darling of the capital markets as well. On hospitality, values have gone down a lot. Hotels got hit first and badly."

Eamonn D'Arcy, professor of international real estate at the Henley Business School in England, said that in London rents have been increasing but vacancies have been increasing at the same time, which doesn't usually happen.

"We have a lot of evidence of a flight to quality," D'Arcy said. "As a result we now have quite a lot of office space, which is maybe not Grade B but has got some problems and that's why the vacancy rate is increasing. There's been a big



Kathleen Corton



Eamonn D'Arcy



Christopher Deutsch



Charles Dougherty

debate in the UK about people returning to work. The interesting data certainly earlier this year for London suggested that the busiest day on the tube (subway) is now Saturday, so people prefer to go out and socialize with their friends but maybe are not prepared to go to work, which is an interesting paradox."

D'Arcy said that the residential market remains quite good and that reflects supply side issues in the UK.

"There's been a lack of supply in the UK for a very long period of time and that's really resulted in a very buoyant and a very stable residential market particularly when it comes to capital values," D'Arcy said. "I think inflation is a huge issue at the moment in the UK. We just got a new prime minister and we're all waiting on what the policy response is going to be on that. People are talking about real estate as a hedge against inflation."

D'Arcy said a big issue with respect to office real estate is whether people are going to continue working from home two or three days a week and what the demand will be for home offices.

Christopher Deutsch, vice president China CITIC Bank International Limited said banks are including an interest reserve when writing construction loans. He said that a lot of interest reserves are being recalculated and borrowers are being told they have to fund any increases in interest over the length of their construction project.

"If you're a developer you have very little choice as to whether or not you're going to fund that because time is your enemy," Deutsch said. "You will come up with the funds, you'll put them into the reserve. That affects your return on the project. If you bought the project or bought the land in 2018, 2019, you bought it with a certain equity return in mind. You're not going to meet that hurdle."

Charles Dougherty, vice president and economist at Wells Fargo said interest rates being raised by the Federal Reserve will slow down economic activity.

"Economic activity slowing is likely to have a big impact on commercial real estate across the board," Dougherty said. "We are forecasting that a recession is likely in 2023. We're putting the probability at 60%; it's not 100."

**REAL ESTATE FORUM**

26

## 25 Real estate forum—

Dougherty expects commercial real estate in New York City to be especially affected in event of a recession.

“New York City is still kind of getting up off the ground from the effects of the pandemic,” Dougherty said. “Recession would only make that process even slower.”

Tim Jones, CEO of Robert Martin Company, said Covid forced a couple of trends that were underway in real estate into overdrive, namely the trends toward work at home and e-commerce.

“As we’re leaving the pandemic, it’s going to make it very tough to go back to the old ways of doing business,” Jones said. “One of those big trends has been the replacement of the baby boomers with Gen Y, millennials, as the biggest portion of our working cohort. Those people have very different expectations.”

Jones said that a significant impact has been caused by a lack of truckers not only on construction activity and construction costs but also on retailers. He pointed out that Walmart is now paying \$120,000 a year to truckers.

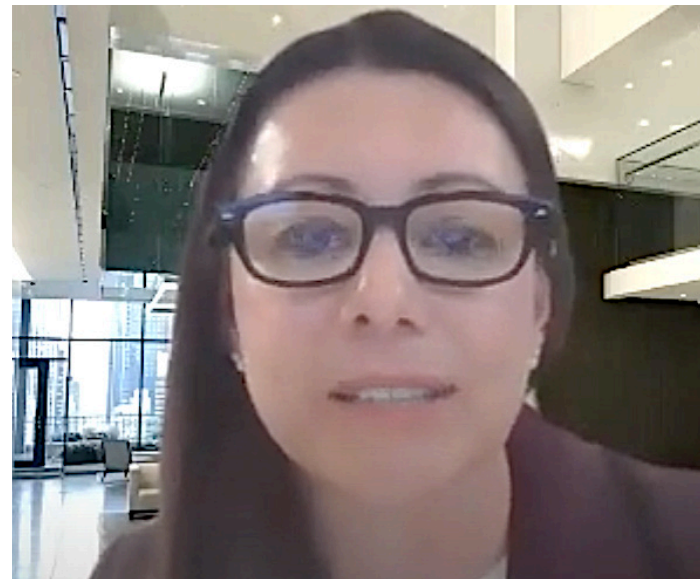
Jones said that demand for industrial



Tim Jones

real estate is very strong as is demand for multifamily.

“When they drive up interest rates, construction costs are already very high, you’re going to see a big reduction in creation of supply,” Jones said. “You’re going to curtail economic activity. You’re certainly going to curtail economic activity in the for-sale housing markets. In the short term I think you actually could cre-



Nicole LaRusso

ate more inflation in multifamily housing and maybe even industrial.”

Nicole LaRusso, senior director for research and analysis, U.S. North Region, CBRE Group Inc., said that rising interest rates and economic uncertainty are a headwind on office demand in the near term.

“The economy is cyclical and will go back on an upswing at some point

but in this moment I think the combination of how much office space do we need, maybe we don’t need quite as much office space, combined with economic uncertainty and higher costs for occupiers, that is going to push back on office demand in the near term,” LaRusso said.

BCW President and CEO Marsha Gordon moderated the Sept. 7 forum.



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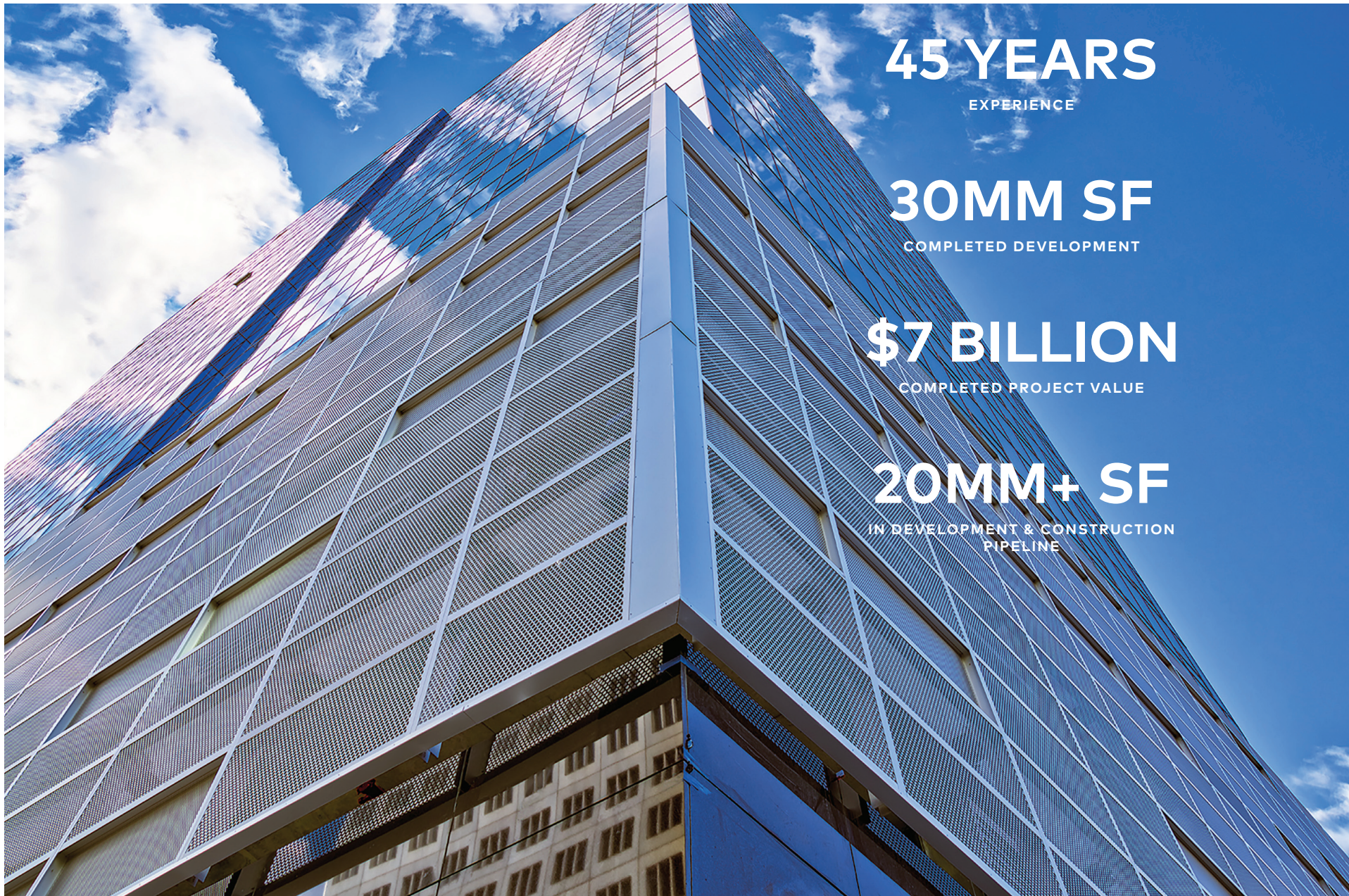
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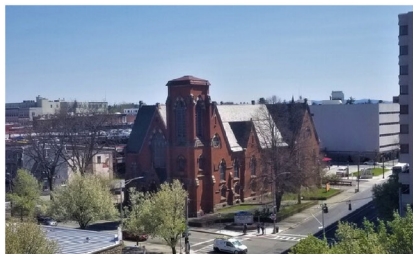
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Kiwanis Park in downtown Stamford.  
Photo by RJ Kennedy.

## Eastern Land Management wins an award for its urban renewal work

BY EDWARD ARRIAZA

earriaza@westfairinc.com

**E**astern Land Management (ELM) has recently been awarded the Silver Award of Excellence by the National Association of Landscape Professionals (NALP) for its renovation of Kiwanis Park, a placemaking and urban renewal project of Downtown Stamford's Special Services District. In addition to Kiwanis Park, ELM was honored for developing a streetscape design in the heart of the downtown business district that included 250 hanging baskets, foliage containers and refurbished annual beds.

Founded in 1976 by Bruce Moore Sr., the Stamford-based company provides full-service landscaping and snow removal services and has 120 seasonal employees who work as landscape gardeners, landscape crew leaders, heavy equipment mechanics and plant health

care technicians. According to Bruce Moore Jr., the son of the founder and ELM's president, the company began "with a vision to maintain commercial properties in Westchester and Fairfield County" and later added New Haven County to its service area.

Moore knew he wanted to join the business when he was young, and immediately went to work for the company in 2005 upon graduating college.

"Growing up in the business, I really grew a liking to working with all the different people and working with horticulture and seeing what goes into the maintenance and snow removal of all these properties," Moore said. "It was something that I always was passionate about."

As a full-service land management company, ELM is able to act as a single-source provider for its clients, offering landscape management, water management and snow removal all in one.

“All those services are provided by our own personnel,” Moore said. “The customer has a single point of contact to use for pretty much the entire exterior of their facility.”

Among the services ELM provides for landscape management are turf fertilization, lawn mowing, tree and shrub pruning and integrated pest management. For water management, ELM provides troubleshooting and repairs, scheduled maintenance programs and system design and installation, among other services.

Moore believed that ELM’s award-winning work brought life to the underutilized Kiwanis Park, making it a “more welcoming, cleaner space.”

“What was originally just a cut through from lower Summer Street to Atlantic Street now is more of a place for people to sit, relax, hang out or have a conversation with friends, have a bite to eat and just in general socialize and mingle with people,” Moore said.

Though ELM has received accolades for its quality of work, it has still experienced its share of difficulties – the sharp increase in fuel and wages due to inflation has been felt acutely by Moore and the daily price fluctuations of material has required ELM to reach out to its vendors constantly in order to have up-to-date prices.

“We are working pretty hard every day to try our best to not pass off a lot of those increased costs to our customers,” Moore said. “We’re trying to manage it to the best of our ability, but we have had to make some adjustments over the last year to accommodate for all of the inflation on material prices.”

ELM has also dealt with labor shortages, facing some difficulties in recruiting people for its production teams. However, it had no issues in maintaining its workers the past couple of years and has even brought on board an employee relations coordinator to amplify employees’ voices. As a result, ELM has increased wages and implemented recruiting bonuses.

“We’ve made a big adjustment to ensure that we’re working really hard to become an employer of choice, and to make sure that we’re retaining our people,” Moore said.

Moore added that ELM will continue to keep its eyes on the changing weather and preparing for the first storm of the season.

“Right now, we’re working to allocate equipment and ensure that we have everything in place and prepared to go for the upcoming winter season,” he said.

“I am thrilled to be joining the powerful team of attorneys that make up Abram’s Fensterman’s White Plains office,” said Alter. “As the firm continues to expand its practice areas, I look forward to helping clients navigate the fast-growing world of digital assets and blockchain-based ecosystems.”

## Hemlock Castle sells at discounted price

Hemlock Castle, a 100-year-old historic

mansion in Greenwich, has sold at a discounted price of \$10.4 million.

The property was listed in April for \$11.8 million. According to a Mansion Global report, the buyer acquired the property in an all-cash transaction.

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

staff apartment.

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

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



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## APPEALS, FINANCE AND CRYPTOCURRENCY ATTORNEY JOINS FIRM

Daniel S. Alter has joined Abrams Fensterman in White Plains as a partner, to head the firm's appellate practice groups. A seasoned expert, Alter specializes in federal and state appellate litigation, complex civil cases, cutting-edge regulatory matters, and the booming Fintech industry.

Alter has more than 30 years experience as a practicing lawyer, with broad experience in both the public and private sectors. Prior to joining Abrams Fensterman, he clerked for two judges of the United States Court of Appeals for the Second Circuit. He also served as an assistant U.S. Attorney for the Southern District of New York, senior advisor and special counsel to the New York State Attorney General, and general counsel to the New York State Department of Financial Services (DFS).

While at DFS, he was one of the primary architects of the agency's national pathbreaking regulatory program for cryptocurrencies, digital assets and blockchain-based financial in-

stitutions. He was an adjunct professor and senior fellow at New York University Law School and was selected by the New York State Commission on Judicial Nomination as one of seven candidates statewide for a seat on New York's highest court, the Court of Appeals.

Alter has also served as a litigation partner at a global firm and at a nationally ranked boutique financial services firm. He has litigated cases at every level of the Federal and New York state courts, and served as the first general counsel to the first Fintech-based trust company ever chartered in the United States.

A graduate of Yale Law School, where he was a Coker Fellow in Constitutional Law, Alter earned his Bachelor of Arts degree from Columbia University.

A multifaceted, general practice law firm, Abrams Fensterman currently has more than 115 attorneys in five offices – Lake Success, Brooklyn, White Plains, Rochester and Albany. government investigations,

## ARC WESTCHESTER EXEC HONORED

Tibi Guzmán, executive director and CEO, of Arc Westchester has been honored by the Westchester Hispanic Chamber of Commerce (WHCC) with The Hispanic Women of Impact award. Guzmán was one of six outstanding women to receive this honor during an event in August. Her award was presented in recognition of being a "Steadfast advocate for those served and working in the DD [developmental disability] field to have a voice and promotes an atmosphere of recognition and achievement for all."

The WHCC supports more than 2,500 Hispanic business owners throughout Westchester County. The Chamber provides consultation through a network of specialized businesses and professionals.

A Bronxville resident, Guzmán assumed the role of executive director and CEO of The Arc Westchester in June 2018.

Founded in 1949, The Arc Westchester is the largest agency in Westchester County supporting children, teens and adults with intellectual and developmental disabilities, including individuals on the autism spectrum,



Tibi Guzmán. Photo by George Pejoves Photography.

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.

## WHAT'S IN A NAME?



An undated early photograph at Barbara's House.

Formerly CCI, the Greenwich agency has changed its name to Barbara's HouseCommunity Centers Inc. A recent celebration in tribute to Barbara Nolan was led by remarks and a ribbon cutting with Greenwich First Selectman Fred Camillo and Barbara's House kids.

Named for its founding Executive Director Barbara Nolan, Barbara's House will remain true to its original mission to meet people where they are, welcome them to a home away from home and help them overcome whatever

obstacle lies in their path to success.

"The origins of CCI's name as the incorporation of three small community centers in 1955 has been lost in the mists of time and the name no longer accurately reflects the work that we do," said board chair Alma Rutgers. "Our board felt it was time for a name change that will present a new and forward-looking picture, while maintaining a continuity that honors our nearly 70-year history of service to the Greenwich community as an agency

that helps individuals grow and thrive. I'm very excited that we were able to accomplish this with Barbara's House, which honors Barbara Nolan who was there at the beginning and served as our executive director for 52 years."

Barbara's House is unique to Greenwich because of the wide range of clientel it serves, touching people's lives from early childhood through old age. It is believed to be among the oldest independent organizations in the town.

## BURKE NAMED TO LIST OF BEST PHYSICAL REHABILITATION CENTERS

A member of the Montefiore Health System, Burke Rehabilitation Hospital in White Plains recently announced it has been named to America's Best Physical Rehabilitation Centers 2022 by "Newsweek" magazine. Burke is one of only nine facilities in New York state to achieve the recognition and the only one in Westchester County.

Burke was particularly recognized for its 'Standout Program' in stroke rehabilitation. It serves about 1,000 stroke rehabilitation patients per year, more than any other hospital in New York State.

Senior Vice President and Chief Medical Officer Dr. Mooyeon Oh-Park, said, "...Close liaisons with stroke centers at acute care hospitals allow us to bring in patients faster and begin rehabilitation with minimal delay, an important factor in recovery...."



Of the nearly 1,200 inpatient rehabilitation facilities in the country, Burke joins the ranks of 255 that were named to this list. Newsweek's rankings are based on stringent quality metrics from the Centers for Medicare and Medicaid Services

(CMS), accreditation status, expert opinions of 4,400 professionals in the field and patient quality ratings. The award is presented by Newsweek and Statista Inc., the world-leading statistics portal and industry ranking provider.



Lee C. Foo

## CASH MANAGEMENT ADVISOR JOINS BANK

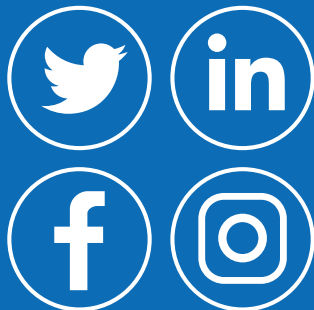
KeyBank recently announced that Lee C. Foo has joined the bank as regional cash management advisor in Connecticut. He will partner with Key's business banking teams to deliver customized cash-management solutions to meet business clients' cash flow needs.

Foo has more than 15 years of financial services' experience. Most recently he worked for Guilford Savings Bank as a cash management officer focused on strategic initiatives, sales strategies and developing business. Prior to that, he was a business banking relationship manager at Citizens Bank serving Connecticut. He began his business banking career with Bank of America.

Foo holds a bachelor's degree from the University of Bridgeport and an MBA from North Central University.

KeyCorp's roots trace back nearly 200 years to Albany, New York. Headquartered in Cleveland, Ohio, Key is one of the nation's largest bank-based financial services companies, with assets of approximately \$187.0 billion at June 30, 2022.

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## LAWMAKERS SECURE \$175K FOR PRESERVING HISTORIC LAND



Officials at historic site.

New York State Senator Shelley B. Mayer and Assemblymember Chris Burdick recently announced that they have secured \$175,000 in state funding for the town of North Castle to purchase and preserve Mount Misery, a significant location for General George Washington during the Battle of White Plains.

Mayer said, "...Our community has a rich history that deserves to be recognized and remembered. As chair of the Senate Education Committee and sponsor of the 250th Commemoration Act, which allows the state of New York to start preparing for the semiquincentennial commemoration of the Revolution-ary

War, preserving spaces that spark curiosity and allow people to connect with our history is incredibly important to me..."

Assemblymember Chris Burdick said, "I was first introduced to this project by resident Nora Manuele when she requested a meeting with me to discuss Mount Misery. From that day on, I knew how important it was to preserve this historical site..."

The Battle of White Plains, fought in October of 1776, provided George Washington with valuable insight and experience. Facing the larger and well-trained British and Hessian forces, the Continental Army utilized the

protective hills of White Plains and North Castle, including Mount Misery which was a refuge for some of George Washington's soldiers and a key defense position for Miller Hill. These tactics allowed the Continental Army to escape north to safety and continue to fight for independence.

In July, the town of North Castle Board voted to ensure the town-owned parcel, 16 Nethermont Ave., remains open space and to purchase the privately owned parcel, 18 Nethermont Ave. Burdick secured \$125,000 and Mayer secured \$50,000 in state funding for the purchase.

## HOSPITAL FOUNDATION APPOINTS NEW MEMBERS

The Northern Westchester Hospital (NWH) Foundation recently appointed Barbara Alpert, M.D., Ph.D., FACP; Pamela Hervey; Amanda L. Messina, M.D., FACS; and Carl D. Reimers, M.D., FACC, FSCAI, to its board. The mission of these volunteer leaders is to serve as hospital ambassadors for the community and to provide advice on fundraising strategies for the hospital, which is part of the nonprofit health system Northwell Health.

Keeva Young-Wright, associate executive director of NWH and president of the NWH Foundation, said, "...These four mission-driven leaders have longstanding relationships with the hospital and, as foundation board members, will provide great insight to fundraising initiatives that advance patient programs, lifesaving equipment and technology, and capital improvements."

All new members will serve three-year terms. Dr. Alpert, an internist specializing in adult internal medicine at Optum Care, formerly CareMount Medical, has served since 2013 on the NWH President's Council, an advisory board designed to help the hospital address community needs.



From left: Carl D. Reimers, M.D., FACC, FSCAI; Pamela Hervey; Barbara Alpert, M.D., Ph.D., FACP; and Amanda L. Messina, M.D., Photo courtesy Northwell Health.

Hervey is a longtime philanthropist, devoting her time and resources to many local organizations.

Messina, the chief of general surgery and a bariatric surgeon at NWH, brings an extensive background in leadership to the board. She serves on several oversight committees, providing strategy and development insight to maintain top-quality care and patient safety at the hospital.

Reimers, director of the cardiac catheterization lab, brings 27 years of experi-

ence as a board-certified cardiologist and interventional cardiologist. The catheterization lab is part of the Seema Boesky Heart Center at NWH, an extension of the cardiac catheterization program at Lenox Hill Hospital in Manhattan.

Northern Westchester Hospital, a member of Northwell Health, has 700 highly skilled physicians, state-of-the-art technology and professional staff of caregivers to ensure a caring, respectful and nurturing environment.

## BANK FOUNDATION'S FIRSTCLASS GRANTS FOR TEACHERS

First County Bank Foundation is now accepting applications for the annual FirstClass Grants for Teachers, a program developed exclusively for public school K-5 grade teachers in 2016 to commemorate the 15<sup>th</sup> anniversary of First County Bank Foundation. Eligible grant recipients are kindergarten through fifth grade teachers in Stamford, Norwalk, Darien, Greenwich, New Canaan, Westport, Fairfield and Bridgeport public school districts. Grant applications are accepted now through Oct. 31 and are available online at <https://firstcountybank.com/community/grant-applications/>.

"We take pride in supporting the efforts of our local teachers," said Robert J. Granata, president of First County Bank Foundation and chairman, CEO of First County Bank.

FirstClass Grants for Teachers was developed by First County Bank Foundation to help teachers fund programs fostering creative education in and beyond the classroom. Special consideration will be given to requests that are creative, innovative and have lasting impact. Starting in November, grants will be awarded with funds available for use during the 2022-2023 school year.

Requested grant amounts may not exceed \$1,000 and authorization by the teacher's school principal is required. Grant requests for books, magazine subscriptions, school trips and computer equipment such as tablets or laptops are not eligible. For questions call 203-462-4858 or email [foundation@first-countybank.com](mailto:foundation@first-countybank.com).

Established in 2001 in honor of the bank's 150th anniversary, First County Bank Foundation was created to distribute funds annually to nonprofit organizations that support community and economic development, affordable housing and programs that support quality of life and educational enrichment for children and families. As a mutual bank with no shareholders, First County Bank considers grants made by the foundation a means of paying dividends back to the local communities it serves.

## WESTCHESTER'S OPUS APPOINTS SPA DIRECTOR

Jasmine Warren is the new spa director of the Opus Hotel Spa in White Plains. She will oversee the daily operations of the brand-new luxury wellness experience, including spa menu creation, staff supervision, inventory management and maintaining cleanliness protocols.

"We are so excited to welcome Jasmine to our team as our first-ever spa director," said Elizabeth Andrews, general manager of The Opus, Westchester.

Warren is no stranger to New York's spa industry, as her most recent role was at Heyday Skincare in the New York City Metropolitan Area. She has also served as spa director for WTS International Inc. and as guest experience manager at Elizabeth Arden Red Door spas.

Warren has centered The Opus Spa on the goal of allowing guests to reconnect with their body, mind and spirit and focus on a deeper sense of well-being. Healing treatments will be offered to invigorate the body and return balance to the mind.



Jasmine Warren

Beyond spa treatments, The Opus Spa will allow guests to enjoy steam and sauna rooms in the men's and women's areas, a halotherapy salt chamber and the 2,500-square-foot full-service fitness center featuring state-of-the-art equipment and Peloton cycles.

The Opus Westchester is 35 minutes from the heart of New York City

and serves as a beacon of the dynamic, urban evolution of Westchester. Inspired interiors by New York-based Celano Design Studio bring a luxe residential flair, capturing the calm of a sanctuary retreat with a city soul and rich urban experience infused throughout the property. The hotel features 146 guestrooms, including 38 luxury suites.

## RETIREMENT COMMUNITY AT COLLEGE NAMES MARKETING DIRECTOR

Broadview at Purchase College in Purchase, New York, announced the promotion of Amy Post to marketing director. Broadview is the university-based retirement community currently under construction on the Purchase College, SUNY campus. To date, Broadview has secured deposits for 92% of the 220 apartment homes and villa residences.

In this new role, Post's responsibilities will include managing the sales and marketing teams, executing advertising and public relations campaigns, and securing final deposits to bring the community from 92% reserved to 100%.

"I was inspired to begin a career in senior living 20 years ago because of my close relationship with my ...." said Post.

Her efforts to date have successfully secured deposits for more than 36% of the reserved residences at Broadview, a year ahead of the community's expected completion in late summer 2023. Post has deep experience in senior living. Before Broadview, she worked for The Knolls in Valhalla, New York.

"We are thrilled that Amy is the first of many promotion announcements to come," said Elizabeth Robert-



Amy Post

son, president of the Board of Directors for Purchase Senior Learning Community. "We are embarking on a one-of-a-kind community in the Westchester area and it has been a priority to ensure our team has the experience, dedication, and passion to bring this community to life."

Broadview is being co-developed by Senior Care Development LLC and LCS Development LLC, and will be operated by Life Care Services®. LCS has over 50 years of senior living and housing experience and manages more

than 140 senior living communities nationwide. It has been rated best in customer satisfaction with independent senior living communities three years in a row by J.D. Power.

Also, Broadview is one of only 10 communities in New York to receive a Platinum Credential from SAGECare, one of the country's oldest and largest nonprofit organizations dedicated to improving the lives of LGBTQ+ seniors. The Platinum Credential is the highest-level credential that can be achieved.

## LAW FIRM RECOGNIZED BY THE DOMINICAN BAR

Fullerton Beck LLP, based in White Plains, has been named "Law Firm of the Year" by the Dominican Bar Association (DBA). Firm co-founders Eileen Fullerton and Katrine Aliha Beck accepted the honor at the bar association's 19th annual Scholarship Gala on Sept. 10 in Queens.

In addition to distributing scholarships to deserving law students, the net proceeds from the gala enable the Dominican Bar to carry out its core mission—to promote the advancement of Latinos within the legal community and empower the Latino community at large.

The firm was introduced to the Dominican Bar Association by associate Alexandra Sued, a native of the Dominican Republic who has been with the firm since its inception four years ago. Since then, Fullerton

Beck has sponsored the gala and will continue that tradition this year as a sponsor and honoree.

"It is an honor and privilege to be recognized by an organization to which we are so committed," said Fullerton. "Fullerton Beck's culture is rooted in diversity, equity and inclusion, and for an organization like the Dominican Bar Association to recognize our firm is so meaningful..."

Last year, the Dominican Bar Association awarded nine law school students and two college student scholarships and provided help to families at risk due to the global pandemic.

Fullerton Beck, 100% women-owned, represents companies of all sizes in a full range of services focused on litigation and risk management.

## ACTIVE REALTY GROUP

The Oak & Avery Group announced the sale of the Oak Mountain Apartments, an 82-unit multifamily complex located in Croton-on-Hudson, New York. Anthony Watkins, president, and David Algarin, vice president, represented the sellers, Alfred and Diane Bartzick, and the buyers, New York City-based 3Y Realty, headed by Joshua Stein and Daniel Lauchheimer, in the \$18 million transaction.

"This marks the first sale of these assets from original ownership who constructed them in the '70s. A rarity for sizeable multifamily products in Westchester County, the properties consist entirely of free-market rental units and the competition throughout the bidding process followed suit," said Watkins.

Another Oak & Avery Group transaction is a 16,000-square-foot mixed-use building, at 614 Saw Mill River Road in Yonkers. Watkins and Algarin represented both the seller Don Beniamino, and the buyer Belfast 12 LLC, in

the \$2,975,000 transaction.

"Office and retail assets with the right tenants in the right locations are still desirable. With strong historical occupancy, the building was delivered 100% occupied and at a healthy cap rate with upside," said Watkins.

The sale of Woodland County Apartments, a 46-unit multifamily complex located in Kingston, New York was also handled by Watkins and Algarin. They represented the sellers, Woodland Commons LLC, and the buyers, Ari Goldstein and Evan Weber, in the \$5,800,000 transaction, while Abie Kreitenberg of Mansfield Equities procured the debt.

"Having been under long-term ownership, the property presented significant upside to the next owner. There was a lot of competition for this asset, mostly among New York City-based bidders. This sale is indicative of the strong demand for multifamily product in the Hudson Valley," said Watkins.

## STAMFORD CHAMBER AWARD RECIPIENTS

The Stamford Chamber of Commerce will be hosting its 35th annual Meeting and Awards Ceremony with keynote speaker Attorney General William Tong and welcome remarks from Mayor Caroline Simmons on Thursday, Sept. 29, at The Water's Edge at Giovanni's in Darien. Sponsors for event are M&T Bank and Stamford Health.

The Company of the Year Awardee is Carmody Torrence Sandak Hennessey LLP, a leading law firm for more than 100 years with offices in Stamford, New Haven, Waterbury, Litchfield and Southbury.

The Member of The Year Awardee is Robin Faller, president of Digital Sales at Ferocious Media, a dedicated individual who has never slowed down in her efforts to be the ultimate support system for the Chamber.

The Community Excellence Awardees are Delta Dental and The Delta Dental Foundation for their dedication and support to businesses, the chamber and to those in need in Stamford and surrounding communities.

For more information or to purchase tickets, visit [stamfordchamber.com](http://stamfordchamber.com).



# MEET YOUR A-TEAM

GUIDE TO  
ACCOUNTING FIRMS

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## ACCOUNTING FIRMS | WESTCHESTER COUNTY AND REGION

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Ranked by number of CPAs in county. Listed alphabetically in the event of a tie.

- |  |  |  |
|--|--|--|
| <p><b>1. PKF O'Connor Davies LLP</b><br/>500 Mamaroneck Ave.<br/>Harrison 10528<br/>914-381-8900<br/>pkfod.com<br/><b>Managing partner:</b> Kevin J. Keane<br/>kkeane@pkfod.com<br/><b>Year founded:</b> 1891<br/><b>Number of CPAs in County:</b> 98<br/><b>Nationwide:</b> 553<br/><b>Number of accounting professionals in County:</b> 188<br/><b>Nationwide:</b> 1079<br/><b>Number of partners in County:</b> 44<br/><b>Nationwide:</b> 229<br/><b>Services:</b> Accounting and Advisory across markets including financial services, high-net-worth individuals, family offices and private foundations, private and public sectors, commercial and medical firms and much more.</p> <p><b>2. Citrin Cooperman</b><br/>709 Westchester Ave.<br/>White Plains 10604<br/>914-949-2990<br/>citrincooperman.com<br/><b>Managing partner:</b> Matthew Kuchinsky<br/>mkuchinsky@citrincooperman.com<br/><b>Year founded:</b> 1979<br/><b>Number of CPAs in County:</b> 74<br/><b>Nationwide:</b> 434<br/><b>Number of accounting professionals in County:</b> 106<br/><b>Nationwide:</b> 786<br/><b>Number of partners in County:</b> 24<br/><b>Nationwide:</b> 203<br/><b>Services:</b> Auditing, business planning, computer consulting, estate planning, government accounting, litigation support, management consulting, personal planning, small-business services, tax services.</p> <p><b>3. Goldstein Lieberman &amp; Company LLC</b><br/>1 International Blvd., Suite 700<br/>Mahwah, N.J. 07495<br/>201-512-5700<br/>glcpas.com<br/><b>Managing partner:</b> Phillip E. Goldstein<br/>mail@glcpas.com<br/><b>Year founded:</b> 1946<br/><b>Number of CPAs in County:</b> 67 (Hudson Valley)<br/><b>Nationwide:</b> 67<br/><b>Number of accounting professionals in County:</b> 67 (Hudson Valley)<br/><b>Nationwide:</b> 67<br/><b>Number of partners in County:</b> 4<br/>(Hudson Valley)<br/><b>Nationwide:</b> 4<br/><b>Services:</b> Auditing, business planning, estate planning, litigation support, management consulting, personal planning, small-business services, tax services.</p> | <p><b>4. RBT CPAs, LLP</b><br/>11 Racquet Road<br/>Newburgh 12550<br/>845-567-9000<br/>rbtcpas.com<br/><b>Managing partner:</b> Thomas Weddell and Erin Blabac<br/>eblabac@vddw.com<br/><b>Number of CPAs in County:</b> 44<br/><b>Nationwide:</b> 44<br/><b>Number of accounting professionals in County:</b> 85<br/><b>Nationwide:</b> 85<br/><b>Number of partners in County:</b> 11<br/><b>Nationwide:</b> 11<br/><b>Services:</b> Auditing, business planning, computer consulting, estate planning, government accounting, litigation support, management consulting, personal planning, small-business services, tax services.</p> <p><b>5. CohnReznick LLP</b><br/>10 Bank Street, Suite 1190<br/>White Plains 10606<br/>914-684-2700<br/>cohnreznick.com<br/><b>Managing partner:</b> Stephen J. Harrison CPA<br/><b>Year founded:</b> 1919<br/><b>Number of CPAs in County:</b> 23<br/><b>Nationwide:</b> 950<br/><b>Number of accounting professionals in County:</b> 49<br/><b>Nationwide:</b> 2,125<br/><b>Number of partners in County:</b> 5<br/><b>Nationwide:</b> 287<br/><b>Services:</b> Auditing, business planning, computer consulting, estate planning, government accounting, litigation support, management consulting, personal planning, small-business services, tax services.</p> <p><b>6. D'Arcangelo &amp; Company LLP</b><br/>800 Westchester Ave., Suite N-400<br/>Rye Brook 10573<br/>914-694-4600<br/>darcangelo.com<br/><b>Managing partner:</b> James R. D'Arcangelo, Vincent P. Pancaldo, Alfred F. Thoben, Barbara J. Greene, Anthony Pennella and Michael Lisa<br/><b>Year founded:</b> 1950<br/><b>Number of CPAs in County:</b> 18<br/><b>Nationwide:</b> 80<br/><b>Number of accounting professionals in County:</b> 12<br/><b>Nationwide:</b> 120<br/><b>Number of partners in County:</b> 6<br/><b>Nationwide:</b> 36<br/><b>Services:</b> Auditing, business planning, computer consulting, estate planning, government accounting, management consulting, personal planning, small-business services, tax services.</p> | <p><b>6. CBIZ Marks Paneth LLP</b><br/>4 Manhattanville Road, Suite 402<br/>Purchase 10577<br/>914-524-9000<br/>cbiz.com<br/><b>Managing director/Westchester lead:</b> Chirs Cacace<br/>chris.cacace@cbiz.com<br/><b>Year founded:</b> 1907<br/><b>Number of CPAs in County:</b> 18<br/><b>Nationwide:</b> 263<br/><b>Number of accounting professionals in County:</b> 48<br/><b>Nationwide:</b> 510<br/><b>Number of partners in County:</b> 7<br/><b>Nationwide:</b> 92<br/><b>Services:</b> Auditing, business planning, estate planning, government accounting, litigation support, management consulting, personal planning, small-business services, tax services.</p> <p><b>7. GKG CPAs</b><br/>777 Chestnut Ridge Road, Suite 301<br/>Chestnut Ridge 10977<br/>845-356-6100<br/>gkgcpa.com<br/><b>Managing partner:</b> Donald R. Karlewicz, Scott Goldstein, Wayne Martin<br/><b>Year founded:</b> 1981<br/><b>Number of CPAs in County:</b> 15<br/><b>Nationwide:</b> 15<br/><b>Number of accounting professionals in County:</b> 15<br/><b>Nationwide:</b> 15<br/><b>Number of partners in County:</b> 25<br/><b>Nationwide:</b> 25<br/><b>Services:</b> Auditing, business planning, computer consulting, estate planning, litigation support, management consulting, personal planning, small-business services, tax services.</p> <p><b>7. Maier, Markey &amp; Justic LLP</b><br/>2 Lyon Place<br/>White Plains 10601<br/>914-644-9207<br/>mgrouppusa.com<br/><b>Managing partner:</b> Anthony J. Justic<br/>AJJ@mgrouppusa.com<br/><b>Year founded:</b> 1985<br/><b>Number of CPAs in County:</b> 15<br/><b>Nationwide:</b> 15<br/><b>Number of accounting professionals in County:</b> 40<br/><b>Nationwide:</b> 40<br/><b>Number of partners in County:</b> 5<br/><b>Nationwide:</b> 5<br/><b>Services:</b> Outsourced CFO, accounting and bookkeeping, outsourced human resources, income tax planning and preparation, estate tax planning, succession plans, compensation plans, advisory services</p> |
|--|--|--|

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And we have the best clients, too!



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**Kevin J. Keane**, Executive Chairman  
914.341.7015  
kkeane@pkfod.com

**pkfod.com**



Ranked by number of CPAs in county. Listed alphabetically in the event of a tie.

- 8.**

**A. Uzzo & Company CPAs PC**  
287 Bowman Ave.  
Purchase 10577  
914-694-8800 • auzzo.com  
**Managing partner:** Anthony Uzzo  
auzzo@auzzo.com  
**Year founded:** 1984  
**Number of CPAs in County:** 11  
**Nationwide:** 11  
**Number of accounting professionals in County:** 16  
**Nationwide:** 16  
**Services:** Auditing, business planning, estate planning, litigation support, management consulting, personal planning, small-business services, tax services.
- 8.**

**Judelson, Giordano & Siegel CPA PC**  
633 Route 211 East  
Middletown 10941  
845-692-9500  
jgspc.com  
**Managing partner:** Jason Giordano  
info@jgspc.com  
**Year founded:** 1932  
**Number of CPAs in County:** 11  
(Hudson Valley)  
**Nationwide:** 11  
**Number of accounting professionals in County:** 24  
(Hudson Valley)  
**Nationwide:** 24  
**Number of partners in County:** 6  
(Hudson Valley)  
**Nationwide:** 6  
**Services:** Auditing, business planning, estate planning, litigation support, management consulting, personal planning, small-business services, tax services.
- 9.**

**Peretz, Resnick, Mitgang & Marcus LLP**  
303 S. Broadway, Suite 105  
Tarrytown 10591  
914-332-5393  
peretzcpas.com  
**Managing partner:** David M. Peretz, Mark Hausner and Robert Mitgang  
dperetz@peretzcpas.com  
**Year founded:** 1990  
**Number of CPAs in County:** 9  
**Nationwide:** 9  
**Number of accounting professionals in County:** 22  
**Nationwide:** 22  
**Number of partners in County:** 5  
**Nationwide:** 5  
**Services:** Business planning, estate planning, management consulting, personal planning, small-business services, tax services.
- 10.**

**Band, Rosenbaum & Martin PC**  
440 Mamaroneck Ave., Suite 508  
Harrison 10528  
914-636-7200  
brmcpc.com  
**Managing partner:** Scott Martin, Larry Holzborg and Hal Martin  
**Year founded:** 1929  
**Number of CPAs in County:** 8  
**Nationwide:** 8  
**Number of accounting professionals in County:** 10  
**Nationwide:** 10  
**Number of partners in County:** 3  
**Nationwide:** 3  
**Services:** Auditing, business planning, computer consulting, estate planning, management consulting, personal planning, small-business services, tax services.
- 10.**

**Prager Metis CPAs, LLC**  
333 Westchester Ave.  
White Plains 10604  
914-218-1300  
pragermetis.com  
**Managing partner:** Glenn Friedman and David Neste  
dvanherwynen@pragermetis.com  
**Year founded:** 2013  
**Number of CPAs in County:** 8  
**Nationwide:** 8  
**Number of accounting professionals in County:** 14  
**Nationwide:** 350  
**Number of partners in County:** 6  
**Nationwide:** 47  
**Services:** Auditing, business planning, computer consulting, estate planning, litigation support, management consulting, personal planning, small-business services, tax services.
- 11.**

**Victor J. Cannistra CPA PC**  
43 Kensico Drive, Second floor  
Mount Kisco 10549  
914-241-3605  
cannistracpa.com  
**Managing partner:** Victor J. Cannistra  
victorc@cannistracpa.com  
**Year founded:** 1975  
**Number of CPAs in County:** 7  
**Nationwide:** 7  
**Number of accounting professionals in County:** 8  
**Nationwide:** 8  
**Number of partners in County:** 1  
**Nationwide:** 1  
**Services:** Auditing, business planning, computer consulting, estate planning, management consulting, personal planning, small-business services, tax services
- 12.**

**ABD Associates LLP**  
50 Broadway  
Hawthorne 10532  
914-747-9000  
abdcpa.com  
**Managing partner:** Rebecca Drechsel  
rebeccad@abdcpa.com  
**Year founded:** 1974  
**Number of CPAs in County:** 5  
**Nationwide:** 5  
**Number of accounting professionals in County:** 9  
**Nationwide:** 9  
**Number of partners in County:** 2  
**Nationwide:** 2  
**Services:** Auditing, business planning, computer consulting, estate planning, litigation support, management consulting, personal planning, small-business services, tax services.
- 12.**

**Rosenberg & Chesnov CPAs LLP**  
555 Taxter Road, Suite 305  
Elmsford 10523  
914-722-6901  
rcmycpa.com  
**Managing partner:** Alan D. Rosenberg and Jody H. Chesnov  
alan@rcmycpa.com  
**Year founded:** 1973  
**Number of CPAs in County:** 5  
**Nationwide:** 7  
**Number of accounting professionals in County:** 11  
**Nationwide:** 11  
**Number of partners in County:** 2  
**Nationwide:** 2  
**Services:** Auditing, business planning, computer consulting, estate planning, litigation support, management consulting, personal planning, small-business services, tax services.

12.

Sanossian, Sardis & Company LLP

700 White Plains Road  
Scarsdale 10583  
914-725-9800  
sscpa.co

**Managing partner:** George Sanossian  
george.sanossian@sscpa.com

**Year founded:** 1985

**Number of CPAs in County:** 5

**Nationwide:** 5

**Number of accounting professionals in County:** 6

**Nationwide:** 6

**Number of partners in County:** 2

**Nationwide:** 2

**Services:** Auditing, business planning, computer consulting, litigation support, management consulting, personal planning, small-business services, tax services.
13.

Blum & Bernstein LLP

220 White Plains Road  
Tarrytown 10591  
914-631-1010

**Managing partner:** Eric Blum  
ericb4@optonline.net

**Year founded:** 1945

**Number of CPAs in County:** 4

**Nationwide:** 4

**Number of accounting professionals in County:** 5

**Nationwide:** 5

**Number of partners in County:** 2

**Nationwide:** 2

**Services:** Business planning, computer consulting, estate planning, litigation support, management consulting, personal planning, small-business services, tax services.
13.

Hymes & Associates CPA PC

55 Pondfield Road  
Bronxville 10708  
914-961-1200  
hymescpa.com

**Managing partner:** Michael S. Hymes  
michael@hymescpa.com

**Year founded:** 1992

**Number of CPAs in County:** 4

**Nationwide:** 4

**Number of accounting professionals in County:** 9

**Nationwide:** 9

**Number of partners in County:** 1

**Nationwide:** 1

**Services:** Business planning, computer consulting, estate planning, litigation support, management consulting, personal planning, small-business services, tax services.

13.

Maxwell Shmerler & Company CPAs

11 Martine Ave., Suite 970  
White Plains 10606  
914-681-0400  
msco-cpa.com

**Managing partner:** Ford J. Levy  
cybercpa3@aol.com

**Year founded:** 1913

**Number of CPAs in County:** 4

**Nationwide:** 4

**Number of accounting professionals in County:** 6

**Nationwide:** 6

**Number of partners in County:** 2

**Nationwide:** 2

**Services:** Auditing, business planning, computer consulting, estate planning, management consulting, small-business services, tax services.
13.

Reda, Romano & Company LLP

800 Westchester Ave., Suite N405  
Rye Brook 10573  
914-701-0170  
redacpa.com

**Managing partner:** Al Reda CPA  
info@redacpa.com

**Year founded:** 1989

**Number of CPAs in County:** 4

**Nationwide:** 4

**Number of accounting professionals in County:** 4

**Nationwide:** 4

**Number of partners in County:** 2

**Nationwide:** 2

**Services:** Business planning, computer consulting, estate planning, litigation support, management consulting, personal planning, small-business services, tax services.

13.

Weinstein & Formanek PC CPAs & Family Office Advisor

141 E. Boston Post Road  
Mamaroneck 10543  
914-698-4123  
foadvisor.com

**Managing partner:** Peter Formanek  
peter@foadvisor.com

**Year founded:** 1975

**Number of CPAs in County:** 4

**Nationwide:** 4

**Number of accounting professionals in County:** 3

**Nationwide:** 3

**Number of partners in County:** 1

**Nationwide:** 1

**Services:** Auditing, business planning, computer consulting, estate planning, management consulting, personal planning, small-business services, tax services.
14.

Grassi & Co.

2 Westchester Park Drive, Suite 200  
White Plains, 10604  
914-849-0320  
grassicpas.com

**Managing partner:** Robert Bernstein and Adam Schuman  
rbernstein@grassicpas.com

**Year founded:** 1980

**Number of CPAs in County:** 2

**Nationwide:** 93

**Number of accounting professionals in County:** 5

**Nationwide:** 228

**Number of partners in County:** 1

**Nationwide:** 34

**Services:** Auditing, business planning, computer consulting, estate planning, government accounting, litigation support, management consulting, small-business services, tax services.

Ranked by number of CPAs in county. Listed alphabetically in the event of a tie.

- 1. Deloitte LLP**  
 695 E. Main Street  
 Stamford 06901  
 203-708-4000  
 deloitte.com  
**Managing partner:** Heather Ziegler, Managing Partner, Stamford  
 usdeloitteeminence@deloitte.com  
**Year founded:** 1895  
**Number of CPAs in County:** 290  
**Nationwide:** 9,485  
**Number of accounting professionals in County:** 491  
**Nationwide:** 27,000  
**Number of partners in County:** 118  
**Nationwide:** 3,033  
**Services:** Auditing, business planning, computer consulting, government accounting, management consulting, small-business services, tax services.
- 2. KPMG LLP**  
 3001 Summer Street  
 Stamford 06905  
 203-356-9800  
 kpmg.com  
**Managing partner:** Manish Madhavani  
**Year founded:** 1897  
**Number of CPAs in County:** 142  
**Nationwide:** 10,920  
**Number of accounting professionals in County:** 258  
**Nationwide:** 25,829  
**Number of partners in County:** 30  
**Nationwide:** 2,181  
**Services:** Auditing, business planning, computer consulting, government accounting, litigation support, management consulting, small-business services, tax services.
- 3. PricewaterhouseCoopers LLP**  
 300 Atlantic Street  
 Stamford 06901  
 203-539-3000  
 pwc.com  
**Managing partner:** Scott W. Davis, Managing Partner, Stamford market  
 scott.w.davis@pwc.com  
**Year founded:** 1849  
**Number of CPAs in County:** 100  
**Nationwide:** 12,995  
**Number of accounting professionals in County:** 313  
**Nationwide:** 38,487  
**Number of partners in County:** 54  
**Nationwide:** 3,014  
**Services:** Auditing, computer consulting, management consulting, small-business services, tax services.
- 4. Ernst & Young LLP**  
 300 First Stamford Place  
 Stamford 06902  
 203-674-3000  
 ey.com  
**Managing partner:** Bud McDonald, Stamford office Managing Partner  
**Year founded:** 1989  
**Number of CPAs in County:** 82  
**Nationwide:** 11,071 (Northeast region)  
**Number of accounting professionals in County:** 144  
**Number of partners in County:** 32  
**Nationwide:** 1,625 (Northeast region)  
**Services:** Auditing, business planning, government accounting, management consulting, tax services.
- 5. Marcum LLP**  
 35 Mason Street, Suite 1D  
 Greenwich 06830  
 203-781-9800  
 marcumllp.com  
**Managing partner:** Anthony Scillia, Regional Managing Partner  
**Number of CPAs in County:** 68  
**Nationwide:** 575  
**Number of accounting professionals in County:** 178  
**Nationwide:** 1,500  
**Number of partners in County:** 28  
**Nationwide:** 208  
**Services:** Auditing, business planning, estate planning, litigation support, personal planning, small-business services, tax services.
- 5. RSM US LLP**  
 200 Elm Street, Suite 200  
 Stamford 06902  
 203-327-3112  
 rsmus.com  
**Managing partner:** Greg Budnik, Market Managing Partner, Connecticut  
**Year founded:** 1926  
**Number of CPAs in County:** 68  
**Nationwide:** 3,935  
**Number of accounting professionals in County:** 161  
**Nationwide:** 8,282  
**Number of partners in County:** 21  
**Nationwide:** 824  
**Services:** Auditing, business planning, computer consulting, estate planning, government accounting, litigation support, management consulting, personal planning, small-business services, tax services.
- 6. CohnReznick LLP**  
 4 Landmark Square, Suite 410  
 Stamford 06901  
 203-399-1900  
 cohnreznick.com  
**Managing partner:** Jeff Rossi, Office Managing Partner, Conn. offices  
 jeffrey.rossi@cohnreznick.com  
**Year founded:** 1919  
**Number of CPAs in County:** 65  
**Nationwide:** 2,000  
**Number of accounting professionals in County:** 100  
**Nationwide:** 2,700  
**Number of partners in County:** 20  
**Nationwide:** 270  
**Services:** Auditing, business planning, computer consulting, estate planning, government accounting, litigation support, management consulting, personal planning, small-business services, tax services.
- 7. PKF O'Connor Davies LLP**  
 3001 Summer Street  
 Stamford 06905  
 203-323-2400  
 pkfod.com  
**Managing partner:** Kevin J. Keane  
**Year founded:** 1891  
**Number of CPAs in County:** 39  
**Nationwide:** 553  
**Number of accounting professionals in County:** 79  
**Nationwide:** 1079  
**Number of partners in County:** 21  
**Nationwide:** 229  
**Services:** Auditing, business planning, computer consulting, estate planning, government accounting, litigation support, management consulting, personal planning, small-business services, tax services.
- 8. Citrin Cooperman**  
 101 Merrit 7 Corporate Park  
 Suite 311  
 Norwalk 06851  
 203-847-4068  
 citrincooperman.com  
**Year founded:** 1979  
**Number of CPAs in County:** 27  
**Nationwide:** 434  
**Number of accounting professionals in County:** 35  
**Nationwide:** 786  
**Number of partners in County:** 8  
**Nationwide:** 203  
**Services:** Auditing, business planning, computer consulting, estate planning, government accounting, litigation support, management consulting, personal planning, small-business services, tax services.

# Advising Business Owners During Volatile Economic Times

The landscape of accounting and taxation has been very dynamic over the past several years. Tax reform, the adoption of digital currency, pandemic-induced debt, supply chain disruptions and workforce changes are layered upon an already complex and regulated industry.

The purpose of tax planning is to minimize your tax liability. The experienced CPAs at CironeFriedberg take a holistic view of the impact of new and existing tax programs and regulations to optimize your tax situation. Our clients at CironeFriedberg are C corporations, S corporations, Limited Liability Companies (LLCs), partnerships, and sole proprietors across various industries. We assist them to structure transactions in the most advantageous tax manner to help minimize the tax impact and take advantage of tax benefits.

“

*Our business clients in all industries are working to improve product and service delivery while controlling costs in a very challenging economic environment. We listen to them and find and implement creative approaches to deliver the best solutions possible.*

– Tony Cirone, CPA, Managing Partner



## Continually Changing and Evolving Tax Laws

Our tax CPAs stay up-to-date and informed on complex and constantly changing tax regulations. David Moseman, CPA, is one of the partners in charge of tax services at CironeFriedberg and oversees a team of experienced accounting professionals with excellent critical thinking skills.

“



*We are constantly expanding our knowledge to proactively meet our clients' needs. There are new IRS regulations affecting many areas such as cryptocurrency and digital currency taxation. We stay on top of these changes and are continually expanding our expertise and capabilities to serve the needs of new clients including those stepping into the Cannabis industry.*

– David Moseman, CPA, Tax Partner

Tax laws are complex and continually changing. Our CPAs specialize in Federal and state tax laws and regulations and are committed to delivering accurate and timely tax filings. At CironeFriedberg, we put our clients' needs front and center. We listen. Our team has the technical expertise and experience required to ensure efficient tax compliance and effective tax planning for each client. In a complex regulatory environment with global pressures and a volatile economy, strategic tax planning is necessary to achieve business success and preserve and grow wealth.

## Business Mergers, Acquisitions, Sales, and Expansion

Business owners and family businesses rely on us to advise them on structure, acquisitions, sale of a business, and compensation plans for management and owners. When growing through acquisition or transferring a business to family members, they seek our advice. They know CironeFriedberg has their back.

Our Certified Valuation Analysts offer specialized knowledge and expertise in valuations as required for purchase, sale, merger, gifting or tax election requirements. Our valuation professionals are trained in current professional standards and hold Certified Valuation Analyst (CVA) and Accredited in Business Valuation (ABV®) certifications. Our unique expertise in Litigation involving shareholder and partner disputes, dissenting shareholder actions, and expert testimony is also in high demand.



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9.

BlumShapiro

2 Enterprise Drive  
Shelton 06484  
203-944-2100  
blumshapiro.com

**Managing partner:** Thomas A. DeVitto  
tdevitto@blumshapiro.com

**Year founded:** 1980

**Number of CPAs in County:** 25

**Nationwide:** 185

**Number of accounting professionals in County:** 33

**Nationwide:** 185

**Number of partners in County:** 8

**Nationwide:** 62

**Services:** Auditing, computer consulting, estate planning, government accounting, litigation support, management consulting, personal planning, small-business services, tax services.
10.

Capossela Cohen LLC

368 Center Street  
Southport 06890  
203-254-7000  
capossela.com

**Managing partner:** David J. Fuchs  
info@capossela.com

**Year founded:** 1946

**Number of CPAs in County:** 19

**Nationwide:** 19

**Number of accounting professionals in County:** 25

**Nationwide:** 25

**Number of partners in County:** 5

**Nationwide:** 5

**Services:** Auditing, business planning, estate planning, litigation support, management consulting, personal planning, small-business services, tax services.
11.

Dworken, Hillman, LaMorte & Sterczala PC

4 Corporate Drive, Suite 488  
Shelton 06484  
203-929-3535  
dhls.com

**Managing partner:** Eric N. Hendlin  
erich@dhls.com

**Year founded:** 1990

**Number of CPAs in County:** 18

**Nationwide:** 18

**Number of accounting professionals in County:** 30

**Nationwide:** 30

**Number of partners in County:** 9

**Nationwide:** 9

**Services:** Auditing, business planning, estate planning, litigation support, management consulting, personal planning, small-business services, tax services.
12.

CironeFriedberg LLP

6 Research Drive, Suite 450  
Shelton, CT 06484  
203-366-5876  
24 Stony Hill Road  
Bethel, CT 06801  
203-798-2721  
20 Boston Post Rd, Suite 180  
Darien, CT 06820  
203-359-1100  
cironefriedberg.com

**Managing partner:** Anthony W.Cirone Jr.  
tcirone@cironefriedberg.com

**Year founded:** 1945

**Number of CPAs in County:** 17

**Nationwide:** 17

**Number of accounting professionals in County:** 31

**Nationwide:** 31

**Number of partners in County:** 7

**Nationwide:** 7

**Services:** Auditing, business planning, estate planning, government accounting, litigation support, management consulting, personal planning, small-business services, tax services, valuation, outsourced CFO/controller services.
12.

Reynolds & Rowella LLP

90 Grove Street, Suite 101  
Ridgefield 06877  
203-438-0161  
reynoldsrowella.com

**Managing partner:** Frank A. Rowella Jr.  
frankr@reynoldsrowella.com

**Year founded:** 1985

**Number of CPAs in County:** 17

**Nationwide:** 17

**Number of accounting professionals in County:** 38

**Nationwide:** 38

**Number of partners in County:** 8

**Nationwide:** 8

**Services:** Auditing, business planning, computer consulting, estate planning, litigation support, management consulting, personal planning, small-business services, tax services.
13.

Beers, Hammerman, Cohen & Burger LLC

2228 Black Rock Turnpike, Suite 204  
Fairfield 06825  
203-333-2228  
bhcbcpa.com

**Managing partner:** Shari Elias  
selias@bhcbcpa.com

**Year founded:** 1959

**Number of CPAs in County:** 12

**Nationwide:** 30

**Number of accounting professionals in County:** 17

**Nationwide:** 40

**Number of partners in County:** 8

**Nationwide:** 18

**Services:** Auditing, business planning, estate planning, litigation support, management consulting, personal planning, small-business services, tax services.
13.

Grant Thornton LLP

300 First Stamford Place  
Stamford 06902  
203-327-8302  
grantthornton.com

**Managing partner:** Frank Kurre

**Year founded:** 1924

**Number of CPAs in County:** 12

**Nationwide:** 2,500

**Number of accounting professionals in County:** 30

**Nationwide:** 6,675

**Number of partners in County:** 7

**Nationwide:** 585

**Services:** Auditing, management consulting, tax services.

**13. Kahan, Steiger & Company PC**

1100 Summer Street  
Stamford 06905  
203-327-5717  
kahansteiger.com  
**Managing partner:** Brian McGeady  
bmcgeady@kahansteiger.com  
**Year founded:** 1970  
**Number of CPAs in**  
**County:** 12  
**Nationwide:** 12  
**Number of accounting professionals in**  
**County:** 14  
**Nationwide:** 14  
**Number of partners in**  
**County:** 6  
**Nationwide:** 6  
**Services:** Auditing, business planning, computer consulting, estate planning, litigation support, personal planning, small-business services, tax services.

**14. BDO**

1055 Washington Blvd, Fifth floor  
Stamford 06901  
203-905-6300  
bdo.com  
**Managing partner:** Tricia Egry  
tegry@bdo.com  
**Year founded:** 1991  
**Number of CPAs in**  
**County:** 11  
**Nationwide:** 2,520  
**Number of accounting professionals in**  
**County:** 35  
**Nationwide:** 5,469  
**Number of partners in**  
**County:** 4  
**Nationwide:** 574  
**Services:** Auditing, business planning, estate planning, government accounting, litigation support, management consulting, tax services.

**14. Dylewsky Goldberg & Brenner LLC**

30 Oak Street  
Stamford 06905  
830 Post Road East  
Westport 06680  
203-975-8830  
dgbcpas.com  
**Managing partner:** Scott M. Brenner  
info@dgbcpas.com  
**Year founded:** 1991  
**Number of CPAs in**  
**County:** 11  
**Nationwide:** 11  
**Number of accounting professionals in**  
**County:** 14  
**Nationwide:** 14  
**Number of partners in**  
**County:** 5  
**Nationwide:** 5  
**Services:** Auditing, small-business services, tax services.

**15. Martin, DeCruze & Company LLP**

2777 Summer Street, Suite 401  
Stamford 06905  
203-327-7151  
mdcocpa.com  
**Managing partner:** Kathleen DeCruze  
kdecruze@mdcocpa.com  
**Year founded:** 2001  
**Number of CPAs in**  
**County:** 6  
**Nationwide:** 6  
**Number of accounting professionals in**  
**County:** 11  
**Nationwide:** 11  
**Number of partners in**  
**County:** 3  
**Nationwide:** 3  
**Services:** Auditing, business planning, personal planning, small-business services, tax services.

**16. Grill & Partners LLC**

30 Old Kings Highway South  
Darien 06820  
203-254-3880  
140 Sherman Street  
Fairfield 06824  
203-655-3205  
grill1.com  
**Managing partner:** Norman Grill  
n.grill@grill1.com  
**Year founded:** 1984  
**Number of CPAs in**  
**County:** 4  
**Nationwide:** 4  
**Number of accounting professionals in**  
**County:** 12  
**Nationwide:** 12  
**Services:** Auditing, business planning, computer consulting, estate planning, litigation support, management consulting, personal planning, small-business services, tax services.

**17. Kevin Wenig CPA LLC**

100 Corporate Drive, Suite A-204  
Trumbull 06611  
203-880-9505  
wenigcpa.com  
**Managing partner:** Kevin Wenig  
kevin@wenigcpa.com  
**Number of CPAs in**  
**County:** 3  
**Nationwide:** 3  
**Number of accounting professionals in**  
**County:** 9  
**Nationwide:** 10  
**Number of partners in**  
**County:** 1  
**Nationwide:** 1  
**Services:** Auditing, business planning, computer consulting, estate planning, litigation support, management consulting, personal planning, small-business services, tax services.

**18. McGoldrick & McGoldrick CPAs LLP**

75 Holly Hill Lane, Suite 100  
Greenwich 06830  
845-878-7703  
mcgoldrickcpa.net  
**Managing partner:** Thomas J. McGoldrick and Ruth J. McGoldrick  
mcgold@computer.net  
**Year founded:** 1988  
**Number of CPAs in**  
**County:** 2  
**Nationwide:** 2  
**Number of accounting professionals in**  
**County:** 2  
**Nationwide:** 2  
**Number of partners in**  
**County:** 2  
**Nationwide:** 2  
**Services:** Auditing, business planning, management consulting, personal planning, small-business services, tax services.

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40  40

# RISING STARS

## 2022

**TUESDAY, SEPT. 20**  
**MILLION AIR**  
WESTCHESTER COUNTY AIRPORT

Celebrate with the Business Council of Westchester as we honor forty Rising Stars who exemplify leadership, foresight and vision for the future of Westchester.

**VICTORIA BALDINI**

Manager of Development  
ANDRUS

**SOPHIE BIRD**

Senior Vice President  
Team Leader-Coop/Condo  
York International Agency

Damani Bush  
Commissioner of the  
Department of Public Works  
City of Mount Vernon

**STEVE CARDINALI**

Senior Manager  
Maier Markey & Justic

**KEVIN CHOO, MD**

Orthopedic Surgeon  
Adult Reconstruction &  
Joint Replacement  
Orthopaedic &  
Neurosurgery Specialists

**SAVNEEK CHUGH, MD**

Attending Physician and Director of  
Nephrology Fellowship  
Westchester Medical Center

**MATTHEW CLASTER**

Vice President of Strategy  
& Corporate Development  
Clarapath

**ASHLEY DE PAOLA**

Senior Vice President  
Alliant Insurance Services Inc.

**KAREN DELGADO**

Director of Surveillance  
Empire City Casino by MGM Resorts

**JOSEPH DIPALMA**

Principal  
Jackson Lewis

**RYAN FINCH**

Creative Technology Director  
Corporate Audio Visual Services

**ADAM FRANK**

Dean of Student Life  
Westchester Community College

**CARRIE GALLAGHER**

Chief Marketing Officer  
Balancing Life's Issues, Inc.

**PRISCILLA HARMON**

Administrative Director, WPH Cares  
White Plains Hospital

**MARION HENSON**

Owner/Founder  
Bloom Healthy

**TIM HOWE**

Chief Operating Officer  
Spectrum Designs

**BRIAN HUFF**

Market Executive & Executive Director  
JPMorgan Chase

**MICAELA KEANE**

Vice President  
USI Insurance Services

**MATUS KNOBLICH**

CEO  
Med-Stat Consulting Services and  
Glo-Med Networks, Inc.

**DANA LAWLESS**

Director of Development  
Child Care Council of Westchester

**TROY LIPP**

Partner  
Cuddy & Feder LLP

**MELODY MADERA**

Director of Patient Services  
Administration  
Lawrence Community Health  
Services-Lawrence Hospital

**JACK MARTINELLI**

Director of Business Development  
914INC. Magazine  
Multi Media Account Manager  
Westchester Magazine

**MATT MCALLISTER**

Chief Operating Officer  
Statewide Abstract Corp.

**REBECCA PARELMAN**

Senior Project Manager of  
Development  
RXR

**MICHELLE PARINELLO**

Director of Marketing  
Lippolis Electric, Inc.

**LAURA PICONE**

Vice President  
TD Bank

**JARED PISAPIA**

Pediatric Neurosurgeon  
Maria Fareri Children's Hospital at  
Westchester Medical Center

**PAUL PRESENDIEU**

Head of Community, Sustainability,  
and DEI  
Flordelisa, LLC

**TYRE ROBINSON**

Regional President-Senior Vice  
President  
M&T Bank

**JORGE ROMAN**

Housing Supervisor  
Municipal Housing Authority for the  
City of Yonkers

**KEITH ROSENTHAL**

Chief Financial Officer  
WBP Development, LLC

**DANIELLE SETTEMBRE**

Owner  
Hair Saloon & Cafe

**GIUSEPPE SIENA**

Associate VP of Faculty Practice Group  
Montefiore Health System

**JOANNA SIMONE**

Principal and President of Leasing and  
Property Management Operations  
Simone Development Company

**DONALD STEVENS**

CEO & Co-Founder  
A Better Wash

**MELISSA STRAUSS**

Senior Manager, Human Resources  
Con Edison Clean Energy Businesses

**FRANCISCO TEJADA**

Airport Operations Training Supervisor  
Avports, LLC

**LINNEA TEXIN**

Senior Director of Corporate  
Responsibility  
Regeneron Pharmaceuticals Inc.

**JEFFREY WU**

Partner, Portfolio Operations  
Altium Wealth

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**C**elebrating the 19th annual Rising Stars-40 Under 40 Awards, The Business Council of Westchester is proud to honor this outstanding group of young leaders once again. This year's 40 Under 40 help make Westchester County a vibrant and flourishing business community and are truly Westchester's "RISING STARS". All 2022 Rising Stars possess attributes that make them rise above the crowd and leaders in their fields. We rely on the leadership of these incredible young professionals to lead us forward into the future. We honor them all and we especially salute those winners who have been on the front line.

For the past 19 years, The Business Council of Westchester's Rising Stars has annually saluted the young and talented professionals who will help to keep Westchester's business community strong and growing. Our organization remains committed to supporting our young talent in Westchester. We are going to continue to identify and connect with Westchester's future workforce and emerging leaders. We will capture the collective voice of bright and talented professionals to help guide our programmatic, legislative and economic agenda as we go forward. Together we will engage, mentor and champion our Rising Stars by providing access to leaders and professional development programs that will benefit them and enhance the workforce and economy of Westchester County.

The 40 winners truly exemplify all of the attributes that we seek in leaders, including professional accomplishments and business success. And now, the class of 2022 joins an elite group of 720 previous winners. Together they are a strong and active Alumni organization, which provides business education and special programs to keep our young leaders involved.

We salute our sponsors and event partners who make this program possible:

Heineken USA, Regeneron, Alliant Insurance, Cappelli Organization, Montefiore, NewYork-Presbyterian, USI Insurance Services, Balancing Life's Issues, Cuddy & Feder, Galvanize Worldwide, Iona University, Jencap Specialty Insurance Services, M&T Bank, PKF O'Connor Davies, RXR, York International Agency, Clarapath, DelBello Donnellan Weingarten Wise & Wiederkehr, LLP, Jackson Lewis, Lippolis Electric, ONS, 914 Inc., VeeKast, Westchester Medical Center, White Plains Hospital, Altium Wealth, ANDRUS, AVPorts, Child Care Council of Westchester, Inc, Con Edison Clean Energy Business, Maier Markey & Justic LLP, Pell Wealth, Spectrum Designs, TD Bank, Walison Corp.

WBP Development, Aries Wine & Spirits, Caperberry Events & Catering and Sharc Creative. We extend a very special thanks to our host Roger Woolsey of Million Air for welcoming the event. What a special location and showcase for Westchester County business!

Special thanks to our selection committee members: Dr. Heidi Davidson, Galvanize Worldwide, Chairman of the Board, Business Council of Westchester; Maria Bronzi, Altium Wealth; Andrew Castellano, Sharc Creative and Westchester Talk Radio; Dan Lansen, Anatomy\_IT; Kevin Marbury, York International; Ryan McAuliffe, Provident Bank; Eon Nichols, Cuddy & Feder LLP; Sal Rajput, Walison Corp.; Ronnie Ram, Inspiria Outdoor Advertising; Josh Strauss, Maier Markey & Justic LLP; JD Summa, Kings Capital Construction; and Heidi Winslow, DelBello Donnellan Weingarten Wise & Wiederkehr LLP. All have significantly contributed to this recognition program.

The Business Council of Westchester is proud to recognize and congratulate our 2022 RISING STARS who represent the future of Westchester's Business Community - We hope you'll join us at Million Air on September 20 at 5:30 p.m. Register at [www.thebcw.org](http://www.thebcw.org).

Sincerely,



*Marsha Gordon*

Dr. Marsha Gordon  
President/Chief Executive Officer  
The Business Council of Westchester



*Joseph McCoy*

Joseph McCoy,  
Divisional Head Commercial Loans - Hudson Valley  
Valley National Bank  
Chair of the Rising Stars

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## 2022 RISING STARS SELECTION COMMITTEE

**Joseph McCoy**, Valley National Bank  
Chair of the Rising Stars

**Dr. Marsha Gordon**, President and CEO  
The Business Council of Westchester

**Dr. Heidi Davidson**, Galvanize Worldwide  
Chairman of the Board, The Business Council of Westchester

**Maria Bronzi**, Altium Wealth

**Andrew Castellano**, Sharc Creative and Westchester Talk Radio

**Dan Lansen**, Anatomy\_IT

**Kevin Marbury**, York International

**Ryan McAuliffe**, Provident Bank

**Eon Nichols**, Cuddy & Feder LLP

**Sal Rajput**, Walison Corp.

**Ronnie Ram**, Inspiria Outdoor Advertising

**Josh Strauss**, Maier Markey & Justic LLP

**JD Summa**, Kings Capital Construction

**Heidi Winslow**, DelBello Donnellan Weingarten Wise & Wiederkehr LLP



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White Plains Hospital congratulates all of tonight's honorees on being named

The Business Council of Westchester's  
2022 Rising Stars - 40 Under 40

Including our own

**Priscilla Harmon**

Administrative Director of WPH Cares  
White Plains Hospital



40UNDER40 | RISING STARS OF WESTCHESTER



VICTORIA BALDINI, 31

Manager of Development  
ANDRUS

I began my career in the not-for-profit sector back in 2016. Over the years, I have held various roles of increasing responsibility, allowing me to learn the administrative, organizational, financial and operational aspects of a mission-driven organization. I find pride in my line of work, knowing that my efforts help build a brighter future for those in need, and I am committed to providing opportunity to underserved people and youth within our communities.

*“Ability is what you’re capable of doing. Motivation determines what you do. Attitude determines how well you do it.”*

– Lou Holtz



SOPHIE BIRD, 36

Senior Vice President, Team Leader - Coop/Condo  
York International Agency

Let me start by saying how honored I am to have been chosen as one of this year’s 40 Under 40 Rising Stars by the Business Council of Westchester. I was born and raised here and am happy to say I have spent the entirety of my professional career in Westchester working for York International Agency. Over the past 15-plus years I have evolved from being a summer intern to a senior vice president and the team leader of our Coop/Condo Division and am excited for what the future has in store. Congrats to all this year’s winners.

*“If you’re going to rise, you might as well shine.”*



DAMANI BUSH, 33

Commissioner of the Department of Public Works  
City of Mount Vernon

I began my employment with the city of Mount Vernon, New York, in 2009, working my way up through the ranks as a part-time laborer, clerk, principal clerk, special assistant to the commissioner, deputy commissioner and on Aug. 14, 2020, at the age of 31, I became the youngest commissioner of the Department of Public Works (DPW) in Mount Vernon’s history. Over my 12-year tenure I have become well versed in all aspects of DPW, which oversees sanitation, recycling, street paving, parks department, sanitary and storm sewers, street lighting and traffic infrastructure.

*“Yesterday is history and tomorrow is a mystery... live in the moment.”*



STEVE CARDINALI, 33

Senior Manager  
Maier Markey & Justic

Doing good for others has always been a personal motivation. If you put enough value out into the world the rest will take care of itself. I have spent years simplifying financial concepts and helping clients understand the need-to-knows of their business. My focus has always been on creating easy-to-understand visuals that are appropriate for all levels of financial literacy. I am also an avid reader. That journey has allowed me to uncover and deploy much of the wisdom left by others within the pages. Find something that allows you to create value and you will find the value in yourself.

*“Fate whispers to the warrior, ‘You cannot withstand the storm.’ The warrior whispers back, ‘I am the storm.’”*

– Unknown

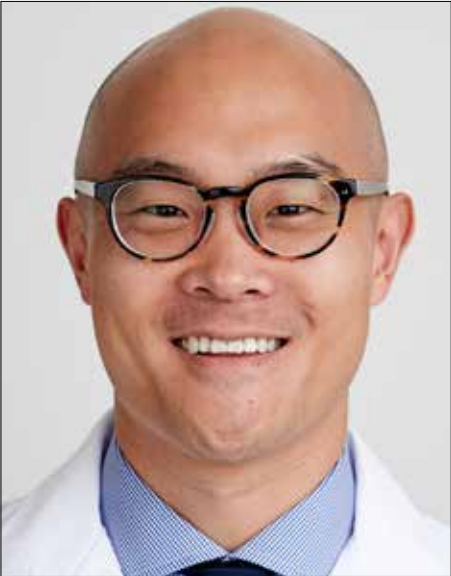
# Congratulations to Linnea Texin and all of the Business Council's 2022 Rising Stars

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KEVIN CHOO, M.D., 35

**Orthopedic Surgeon, Adult Reconstruction and Joint Replacement**  
Orthopaedic & Neurosurgery Specialists

I am a board-certified orthopedic surgeon who specializes in hip and knee replacement. I received my medical degree from the University of Chicago, followed by orthopedic surgery residency at the University of California- San Francisco. I then completed my fellowship at the Rothman Institute in Philadelphia, Pennsylvania. My clinical practice focuses rapid-recovery total hip and total knee replacement surgery, anterior-approach hip surgery, and outpatient joint replacement. My research interests have included the biology of bone healing, reduction of opioid use after orthopedic surgery and partial joint replacement.

*"The good physician treats the disease; the great physician treats the patient who has the disease."*

– Sir William Osler



SAVNEEK CHUGH, M.D., 39

**Attending Physician and Director of Nephrology Fellowship**  
Westchester Medical Center

I am a board-certified practicing nephrologist, a researcher, educator and academician. I am working at Westchester Medical Center as the director of nephrology fellowship training program. I received my medical degree from Delhi University and completed my training in internal medicine and nephrology at New York Medical College. I am a very strong believer of providing high-quality care to all patients in the most professional and empathetic manner. In addition to conducting clinical trials and research in renal diseases, I have been involved in instrumenting and advancing the clinical training of next-generation nephrologists.

*"Success is not to be pursued; it is to be attracted by the person you become."*



MATTHEW CLASTER, 39

**Vice President of Strategy & Corporate Development**  
Clarapath

I am the vice president of strategy and corporate development at Clarapath, a medical robotics company headquartered in Westchester, catalyzing change in laboratory medicine. In my role I lead the company's capital raising, strategy, financial planning and third-party relationships. I am also a co-founder and treasurer of Leviant, a med-tech company focused on infection control, also headquartered in Westchester. Before Clarapath, I was a director at Northwell Ventures, the VC arm of Northwell Health, overseeing the fund's investment portfolio and evaluating new investment opportunities. I also held positions at Pfizer as the director/team leader in the corporate development group, as well as positions at CIT and Carl Marks Advisory Group where I focused on financial and operational turnarounds, M&As and capital raising. I have a Bachelor of Arts degree in economics from Emory University and an MBA in finance from the New York University Stern School of Business.

*"You miss 100% of the shots you don't take."*

– Wayne Gretzky



ASHLEY DE PAOLA, 39

**Senior Vice President**  
Alliant Insurance Services, Inc.

I am so excited and humbled to accept this 2022 Rising Stars Award. In my role, I am responsible for overseeing business development, strategic placement, service and retention for all real estate in the East Region of Alliant Americas, a division of Alliant. I began my career as an intern in 2004 and continued to grow by gaining technical expertise while developing strong relationships in the insurance industry. As a mother of four children, I am active member of the Westchester community, a troop leader with Girl Scouts Heart of Hudson and a member of the Associate Board of the Insurance Industry Charitable Foundation.

*"When we strive to become better than we are, everything around us becomes better, too."*

– Paulo Coelho

We believe every child, family, and community deserves to feel safe, valued, and loved. Inspired by the values and vision of our founder, John Andrus, we continually seek innovative ways to improve our services and develop new models of care that will strengthen families and give every child hope for the future.

Andrus is a community service nonprofit focused on meeting the behavioral health needs of 9,200 children and families across NY State. Our aim is to achieve total wellness in the communities we serve by offering high-impact, coordinated care without regard for the ability to pay. We operate outpatient mental health and family wellness centers in downtown Yonkers and Peekskill, and Andrus mental health professionals are located inside 38 schools throughout the state. Our 110-acre campus in Yonkers/Hastings offers a day school as well as residential care for K-9 children and youth.



Congratulations to our very own Victoria Baldini, and all of the 2022 Rising Stars 40 under Forty!

Your leadership, positive spirit, and commitment to our community is admired and appreciated by all.



[www.andrus1928.org](http://www.andrus1928.org)

40UNDER40 | RISING STARS OF WESTCHESTER



KAREN DELGADO, 32

**Director of Surveillance**  
Empire City Casino by MGM Resorts

I am the director of surveillance at Empire City Casino by MGM Resorts where we lead a high-performing team that focuses on investigations, asset protection and the safety of our guests and employees. I am incredibly excited to accept this 2022 Rising Stars Award and look forward to seeing you in our casino soon. Thank you.

*“The starting point of all achievement is desire.”*  
– Napoleon Hill



JOSEPH DIPALMA, 36

**Principal**  
Jackson Lewis

I am an attorney who represents employers in a wide range of labor and employment matters, including employment litigation and day-to-day advice and counsel. I focus a large part of my practice on counseling employers by providing creative solutions to the complex array of workplace issues faced by both large and small employers. I counsel clients with the goal of either avoiding litigation entirely or improving outcomes before litigation. I also counsel clients concerning public accommodation issues, with significant experience defending employers in ADA Title III litigations. I live in Armonk with my beautiful wife, Rebecca, and adorable children, Barrett (3) and Kennedy (1).

*“Attend well to your character, and your reputation will look out for itself.”*



RYAN FINCH, 30

**Creative Technology Director**  
Corporate Audio Visual Services

I grew up in Mahopac and earned my bachelor’s degree at St. Thomas Aquinas College, studying TV production and fine art. I have always loved the arts – from drawing and painting, to singing and songwriting, to musical theater. My background in performance made for a nice transition into a career in live events, after which I began reinvesting in my digital design skills in the years leading up to the pandemic. This paved the way for my work in 2020 and 2021 producing highly visual virtual events, many of them in support of some fantastic Westchester-based nonprofits.

*“Whether you think you can, or you think you can’t – you’re right.”*



ADAM FRANK, 37

**Dean of Student Life**  
Westchester Community College

I serve as the chief student affairs and enrollment management officer. I am active in several professional associations and notably serve as the chair of the Board of Trustees for the National Association of Campus Activities (NACA) Foundation. I am humbled to have received multiple honors in the field of student affairs, including the NACA New Professional Award and the SUNY Chancellor’s Award for Excellence in Professional Service. I share this wonderful life with my husband of 10 years, Patrick Duffy and our amazing son Teddy.

*“Nobody in life gets exactly what they thought they were going to get. But if you work hard and you’re kind, amazing things will happen.”*  
– Conan O’Brien



BRIAN HUFF

# Celebrating Leadership in the Community

Congratulations to our exceptional colleague, Brian Huff, Market Executive, Chase Middle Market, on his well-deserved recognition as one of the Business Council of Westchester’s 2022 class of 40 Under 40 Rising Stars. Thank you for your leadership in serving the people and businesses of Westchester.

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40UNDER40 | RISING STARS OF WESTCHESTER



CARRIE GALLAGHER, 39

**Chief Marketing Officer**  
Balancing Life's Issues, Inc.

I am Carrie Gallagher the CMO at Balancing Life's Issues. I have been at BLI for 11 years starting out part time, moving onto account management and now currently overseeing the company alongside our CEO Wendy Wollner. I have a joint degree in marketing and psychology and hold a health coaching certification. My passion is helping others create healthy habits that make an impact on their physical and mental wellbeing. In my spare time I enjoy spending time with my family and friends. I have two young children Riley (6) and Logan (4) who like to keep me busy.

*"Life doesn't get easier or more forgiving, we get stronger and more resilient."*



PRISCILLA HARMON, 37

**Administrative Director, WPH Cares**  
White Plains Hospital

As administrative director of WPH Cares, my aim is to design an amazing experience for patients at White Plains Hospital and help expand care beyond hospital services. The accomplishments throughout my career are the result and dedication of many on my team. Helping them achieve success I feel is one of my greatest accomplishments. As a Vietnamese American woman whose parents immigrated to the U.S and encouraged me to be strong and independent, I am grateful to be able to lead at an institution that supports my growth and cares so greatly for patients here in Westchester and beyond, every day.

*"Where ignorance is our master, there is no possibility of real peace."*

- Dalai Lama



MARION HENSON, 37

**Owner/Founder**  
Bloom Healthy

I am the owner and founder of Bloom Healthy, an organic grocery popup providing organic fruits, vegetables, mushrooms and herbs at affordable prices in and around communities with limited or no access to organic. Everyone needs access to healthy foods at affordable prices in their communities. Bloom Healthy sold and provided organic produce to over 1,000 people. We were featured in the LoHud food section, ABC7News, Westchester County Executive Website, and The Catalysts. I have a Bachelor of Arts degree in English with a minor in women studies and a Master of Science degree in digital marketing.

*"Never let anyone's fear (not even you own) determine your fate."*

- Marion Henson



TIM HOWE, 34

**Chief Operating Officer**  
Spectrum Designs

I joined Spectrum in 2013 and have had the honor of being involved in our explosive growth into four locations across two counties. With more than 70 in staff, the scope of our mission is always expanding and I have loved every minute of it. I love to roll up my sleeves and get my hands dirty and manage to the best of my ability with compassion and understanding. Our vision of a world that sees only ability becomes closer every day because of the tireless work of our staff to create more opportunities for those with disabilities. This award is for them.

*"To be a leader, one must be a bridge."*

- Welsh Proverb

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BRIAN HUFF, 39

**Market Executive and Executive Director**  
JPMorgan Chase

I manage JPMorgan Chase’s Commercial Banking business in Westchester and the Mid-Hudson Valley helping to strategically manage client relationships and new prospects for the firm. I am the co-lead of our Westchester/Hudson Valley Market Leadership Team, a group of local, senior business leaders dedicated to improving our local community through leadership, community engagement and nonprofit sponsorship. I have spent half of my career with Chase and manage a team of 10 bankers. I hold a Bachelor of Science degree in finance from Rutgers University and live in Ramsey, New Jersey, with my wife, Meredith, and daughters, Sienna, Fionna, McKenna, and German Shepherd, Guinness.

*“If people like you, they’ll listen to you, but if people trust you, they’ll do business with you.”*  
– Zig Ziglar



MICAELA KEANE, 34

**Vice President**  
USI Insurance Services

Born and raised in White Plains, I attended The Ursuline School and then went on to Fairfield University, graduating in 2010. I began my professional career at PKF O’Connor Davies and spent eight years working with both for-profit and nonprofit organizations. In 2018, I joined USI Insurance Services as vice president in the property and casualty division. Outside of the office, I am involved with several local nonprofit organizations and sit on committees at Elizabeth Seton Children’s, Leukemia & Lymphoma Society, and RDC Center for Counseling and Human Development. Personally, my husband, Jireh Billings and I recently welcomed our first child, Montana Keane Billings in June.

*“Always have energy and pursue things that you are enthusiastic about. Be a lifelong learner and push outside of your comfort zone. Always treat people respectfully and opportunities will present themselves.”*  
– Kevin Johnson, former Starbucks CEO



MATUS KNOBLICH, 39

**CEO**  
Med-Stat Consulting Services, Inc. and Glo-Med Networks, Inc.

I was born in Czechoslovakia, grew up in New York and Florida and graduated from the University of Virginia with a Bachelor of Science degree in chemistry. Focusing on global business development, sales and marketing, I had an international assignment in Switzerland, conducting business in over 100 countries. In 201, I assumed management of Med-Stat Consulting Services Inc., a medical device service company with specific focus on hospital beds. I founded Glo-Med Networks, focusing on seed funding, development and distribution of next generation medical technology, also opening an office in Switzerland in 2020 to support Europe, Middle East and Africa. I am so proud of what I have been able to accomplish in the expansion of health care and in opening support businesses in medical logistics. With a devotion to family and staff, interests in snowboarding and boating, I look forward to the future of health care and how I can have a direct impact for positive change.

*“You’re either growing or dying, there is no middle ground.”*



DANA LAWLESS, 38

**Director of Development**  
Child Care Council of Westchester

I am proud to serve as the Child Care Council of Westchester’s director of development and will be celebrating my ninth anniversary in October. As a working mom, I am grateful to have a rewarding job that has positively shaped my own parenting philosophy. And as a Council client – I used our free referral services to find the best-quality care for our children – you can believe I feel strongly about the value of our work and impact. Before joining the Council, I worked in development at The Metropolitan Museum of Art. I have a master’s degree in art business from Sotheby’s Institute as well as a Bachelor of Arts degree in art history from Syracuse University. I enjoy exercising, baking and watching Syracuse basketball, and spending time with family and friends.

*“Be humble. Be hungry. And always be the hardest worker in the room.”*  
– Dwayne “The Rock” Johnson

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**Jorge Roman**  
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TROY LIPP, 35

**Partner**  
Cuddy & Feder LLP

I am a partner at Cuddy & Feder LLP, which has dedicated itself to the core values of excellence, service and community for over 50 years. I represent diverse corporate clients and individuals in complex commercial cases and real estate matters in state and federal court. My practice also includes estate litigation and guardianship cases. I currently serve on the Board of Directors of Cornell Cooperative Extension of Westchester County. Most importantly, I am a father of two precious girls: Saylor, 4; and Logan, 1; and husband to my supporting and loving wife, Olivia.

*“The true test of a man’s character is what he does when no one is watching.”*



MELODY MADERA, 38

**Director of Patient Services Administration**  
Lawrence Community Health Services-Lawrence Hospital

Born in Washington Heights, New York City, and raised in Yonkers, I am a first-generation Dominican-American Latina, and Registered Nurse certified in Advanced Public Health Nursing. I joined Lawrence Community Health Services in 2020 as the director of Patient Services Administration, a CBO affiliated with New York Presbyterian Lawrence hospital. I hold a Bachelor of Arts degree in romance languages and a Bachelor of Science Nursing degree from The State University of New York at Binghamton. In 2012, I graduated with a dual master’s degree in Community Health Education and Public Health Nursing (MS/MPH) from Hunter College, City University of New York (CUNY), Bellevue School of Nursing, and School of Public Health.

*“The meaning of life is to find your gift. The purpose of life is to give it away.”*

– Pablo Picasso



JACK MARTINELLI, 30

**Director of Business Development of 914INC. Magazine | Multi Media Account Manager of Westchester Magazine**  
914INC. Magazine & Westchester Magazine

As the director of business development at 914 INC, and multimedia account manager of Westchester magazine, I am thrilled to be acknowledged amongst this impressive group of young professionals. I am looking forward to developing strong relationships with each of this year’s Forty under Forty honorees, along with countless other members of The Business Council of Westchester. Every day I feel extremely fortunate to work in the county that was also the home of my childhood, which includes receiving my education in Yonkers Public Schools and Stepinac High School. I am excited to continue to watch Westchester evolve in the years ahead.

*“Baseball is 90% mental and the other half is physical.”*



MATT MCALLISTER, 35

**Chief Operating Officer**  
Statewide Abstract Corp.

My experience in title insurance and real estate sales has given me a broader appreciation for the real estate industry and the needs of my clients. I am working with people making one of the biggest decisions of their lives and the role I play in that is of great significance. I take that responsibility to heart, which is why I am constantly training body and mind so that I show up as my best self every time. My commitment to nonprofit organizations is an extension of that sentiment, which I see as a big part of my future as well.

*“With the exercise of self-trust, new powers shall appear.”*

– Ralph Waldo Emerson



CONGRATULATIONS TO  
**Joanna Simone**  
Principal & President  
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FOR BEING NAMED A  
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**Adam Frank**

*Interim Vice President of Student  
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Westchester Community College*

on being named a **2022 Rising Star 40  
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Westchester for the tremendous job you  
do in promoting student success.



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REBECCA PARELMAN, 36

Senior Project Manager of Development  
RXR

I am a senior project manager of development with RXR where I manage a handful of residential development projects in New Rochelle, as part of the RXR/City of New Rochelle Master Developer Agreement. I just delivered 1 Clinton Park, a 28-story mixed-use development with 352 units and I am currently managing the development of 2 Clinton Park, a 390-unit building, which is under construction and will deliver in early 2024. In addition, I am working on pre-development of two new residential buildings in White Plains. I love working in Westchester and I am so honored to have been named a 2022 40 under 40 Rising star.

*“Strive not to be a success, but rather to be of value.”*

– Albert Einstein



MICHELLE PARINELLO, 32

Director of Marketing  
Lippolis Electric, Inc.

It feels like I have been doing marketing for Lippolis Electric my entire life... well that is because in a way, I have. I grew up watching my father, Carmine Lippolis, work extremely hard to build a powerhouse company. From an early age, I have understood the value and drive you must have in yourself to make yourself known. As the director of marketing, I am responsible for enhancing the company’s footprint with branding, advertising, sponsorships and creating content for our social media and website. With the support of my husband, Steven, each day I am motivated to work hard to be the best role model for my two daughters, Briana, and Isabella. Balancing a personal and professional life has it challenges, but nothing is impossible.

*“Nothing is impossible, the word itself says ‘I’m possible.’”*

– Audrey Hepburn



LAURA PICONE, 38

Vice President  
TD Bank

I am a senior relationship manager, vice president in commercial banking at TD Bank where I am responsible for the development of commercial lending relationships with regional businesses and local nonprofits throughout Westchester County. I am the co-creator and program manager for TD’s Career Relaunch Program, the bank’s first return-to-work program for financial professionals. Additionally, I am the Commercial Business Line Lead for TD’s Metro New York Regional Diversity Council as well as active board member and treasurer of Open Door Foundation. I was one of the honorees of the American Banker, The Most Powerful Women in Banking, Top Banking Team awarded to TD in 2021.

*“Be happy with what you have, while working for what you want.”*

– Helen Keller



JARED PISAPIA, M.D., 38

Pediatric Neurosurgeon  
Maria Fareri Children’s Hospital at Westchester Medical Center

I am a board-certified pediatric neurosurgeon at Maria Fareri Children’s Hospital at Westchester Medical Center. I have a broad interest in all areas of pediatric neurosurgery with fellowship training in the surgical management of pediatric brain tumors and peripheral nerve injuries. I am privileged to provide care for pediatric patients. As a father, I deeply appreciate the trust bestowed on a surgeon to operate on a child, and I approach this responsibility with the utmost respect and care. I am dedicated to a multidisciplinary and compassionate approach to care to ensure the best possible outcome for my patients.

*“Failure is success in progress.”*

– Albert Einstein



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**Congratulations to Ashley De Paola and Rebecca Parelman on being named to the 40 Under 40 Rising Stars list by the Business Council of Westchester. This is a well deserved award and a terrific accomplishment. We look forward to continuing our professional working relationship with Ashley and Rebecca.**



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PAUL PRENDIEU, 31

Head of Community, Sustainability, and DEI  
Flordelisa, LLC

I am happy to have developed as an environmental leader in my community of New Rochelle and from my time as a member of Troop 11 New Rochelle of the Boy Scouts of America and now serving as the chairman of our municipal Environmental Advisory Committee. My tenure at Sustainable Westchester Inc. as the outreach manager has equipped me with the needed skills to address climate change in communities of color through the lens of environmental economics, with current work at my family-owned company Flordelisa LLC enabling me to be in the forefront of environmental justice programming.

*“People might not get all they work for in this world, but they must certainly work for all they get.”*

– Frederick Douglass



TYRE ROBINSON, 39

Regional President – Senior Vice President  
M&T Bank

As regional president for New York’s Tarrytown region, I serve as a convener for the community, bringing together diverse stakeholders to explore and address regional challenges. I am also responsible for building and managing small-business banking relationships throughout the region in Westchester and Rockland as business banking regional manager. I also conceptualized and implemented the Brand Builder Program, which helped more than 1,500 employees take an active role in their career development. I am also a sponsor for the Equity One Sponsorship program, an overarching education and awareness campaign that promotes diversity, equity and inclusion in the workplace.



JORGE ROMAN, 39

Housing Supervisor  
Municipal Housing Authority for the City of Yonkers

I was born in Mexico City and immigrated with my family at the age of 10 to the city of Yonkers, which I consider my home. I graduated with a business administration degree in 2008 from SUNY at Old Westbury. I was hired by the Municipal Housing Authority for the City of Yonkers in 2018 and feel blessed to be able to work here. I work closely in a community I feel part of and seeing the expression of happiness of a family when giving them the keys to an apartment makes everything, I do worthwhile.

*“Be Present. Be Kind. Compliment People. Magnify their strengths, not their weaknesses. This is how to make a difference.”*



KEITH ROSENTHAL, 39

Chief Financial Officer  
WBP Development, LLC

I live in New Rochelle with my wife, Catherine, and was born and raised in Brooklyn. The neighborhood I grew up in was rough, so I appreciate Westchester perhaps more than others. I attended Brooklyn College and LIU-Brooklyn and met Catherine in my freshman year, so we have been together basically half my life. My career started in public accounting and I earned my CPA license along the way working 80-plus-hour weeks. I have been with WBPD for the last six years and enjoy it. I donate blood about six times a year as a way of giving back.

*“There are three important decisions in life: What you do... with whom you do it... and where you do it. What. Who. Where. Keep it simple.”*

– Bill Bonner



Giuseppe Siena  
Associate Vice President  
Faculty Practice Group  
Montefiore Einstein

Montefiore Einstein's Faculty Practice Group congratulates our own Giuseppe Siena for being named one of the Business Council of Westchester's 40 Under 40 Rising Stars for 2022!

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DANIELLE SETTEMBRE, 27

**Owner**  
Hair Saloon & Cafe

The inspiration behind Hair Saloon and Cafe started as a vision of mine. We transformed an old insurance office space into a luxury hybrid salon and hospitality space. I saw the potential of the space and told myself I would do whatever it takes to make it happen. We have had our fair share of challenges with the pandemic, like many small businesses have, but the concept has come to life, and we have been able to offer a world-class hospitality experience. I am most passionate about helping my clients look and feel beautiful and delivering that to our loyal clientele is a dream come true.

*"See it, believe it, achieve it."*



GIUSEPPE SIENA, 38

**Associate VP of Faculty Practice Group**  
Montefiore Health System

I am the associate vice president within the faculty practice of Montefiore, overseeing physician services. In this role, I lead a department that provides several, vital central services that support Montefiore's core business functions. I have also taken on a more expansive role influencing overall business performance across the Faculty Practice clinical departments. The versatility of my role has allowed me to establish incredible relationships with various leaders within our organization. Most importantly, I am a proud father to three young children and am blessed to have a wonderful wife and partner who holds it all together for our family.

*"Treat others how you want to be treated."*

- Dad



JOANNA SIMONE, 38

**Principal and President of Leasing and Property Management Operations**  
Simone Development Company

As principal and president of leasing and property management operations at Simone Development, I oversee our 7- million-square-foot portfolio throughout the Bronx, Manhattan, Queens, Long Island, Westchester, Connecticut, and New Jersey. In Westchester, we own and manage over 2 million square feet of health care, office, industrial, retail and residential properties. I have a bachelor's degree from Boston University, and I am an active member of the March of Dimes of Westchester, where I serve on the Real Estate Committee and chair the Real Estate Committee's team for the March of Dimes annual March for Babies.

*"If opportunity doesn't knock, build a door."*

- Milton Berle



DONALD STEVENS, 36

**CEO & Co-Founder**  
A Better Wash

A.k.a. "The Hope Ambassador," I am the CEO and co-founder of A Better Wash LLC, mobile ecofriendly detailing spa. I, along with my father, have been cleaning cars for over 20 years in Westchester. My mission has always been to serve people first with every gift and talent given to him. Apart from being the owner of A Better Wash, I am also an Emmy Award Winning Singer and Producer for his song "You Can Change The World." This accomplishment has given me the opportunity to work along side the Garden of Dream Foundation in collaboration with the MSG Network. I also serve and work as a music therapist sharing his musical gift to bring joy to the special needs community in Westchester, serve on the Citizen Advisory Board of White Plains and serve as a minister at two local churches in White Plains. Community has been a big part of my life and one of my missions is to help bring unity back into the communities all over Westchester. In that effort, I was recently a featured speaker at the United Way's Nonprofit Leadership Summit where I spoke on Changing the World from the Inside Out. I am the proud husband of Arsenia for 13 years, and father to three amazing children. "The Hope Ambassador's" mission is clear, and that is to bring hope to world at any cost using all the resources and talents given to me.

*"But seek first the kingdom of god and righteousness, and all other things shall be added to you."*

- Matthew 6:33

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A special congratulations to

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MELISSA STRAUSS, 31

Senior Manager, Human Resources  
ConEdison Clean Energy Businesses

I am the senior manager of human resources at ConEdison Clean Energy Businesses where I am an incredibly dedicated and certified human resource professional with considerable knowledge and experience handling various human resource functions. At ConEd CEB, I play a pivotal role toward the execution of human resources, benefits and payroll-related initiatives. Prior to ConEd, I spent six years working in HR at PKF O'Connor Davies. I am also involved in many aspects of the Westchester community, including sitting on the Executive Board of Directors of the Westchester Human Resource Management Association and am an active member of the Society of Human Resource Management, the Junior League of Northern Westchester and the BCW's HR Council. When not at work, I enjoy spending time with my family.

"Keeping the HUMAN in human resources."



FRANCISCO TEJADA, 32

Airport Operations Training Supervisor  
Avports, LLC

I live in Danbury, Connecticut, with my wife and two children. I have loved aviation from a very young age and have been working in the industry since 2013. I was born in Brooklyn and lived in Orlando, Florida, during my teenage and early adult years. I completed my bachelor's degree in aviation administration at SUNY Farmingdale in 2014 and my master's degree in aviation and aerospace management at Purdue University in 2020.

"What you get by achieving your goals is not as important as what you become by achieving your goals."

- Zig Ziglar



LINNEA TEXIN, 35

Senior Director of Corporate Responsibility  
Regeneron Pharmaceuticals, Inc.

I am lucky to live and work in Westchester. I joined Regeneron, a biotechnology company based in Tarrytown, in 2018 to lead our global corporate responsibility efforts. In my role, I focus on applying the unique resources and expertise within our company to create a better world. Previously, I was the acting North American Director of Corporate Citizenship, a consulting firm specializing in corporate responsibility. I advised corporations around the world on how to develop responsible business strategies and create long-term value for both business and society. I live in Croton-on-Hudson with my husband, daughter, and high-energy dog, Homer.

"Whatever anybody says or does, assume positive intent. You will be amazed at how your whole approach to a person or problem becomes very different."

- Indra Nooyi



JEFFREY WU, 29

Partner, Portfolio Operations  
Altium Wealth

After earning my bachelor's degree in economics from Stony Brook University in 2015, I entered the financial services industry with the motivation to assist others through financial literacy. I am currently a partner at Altium Wealth, where I oversee our firm's trading system to ensure that our client portfolios are properly allocated. When I am not keeping busy with trade execution, you can find me playing basketball, walking my two dogs and supporting the New York Mets.

"If you want something you've never had, you must be willing to do something you've never done."

- Thomas Jefferson



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and our  
2022 Rising Stars – 40 under 40 Award Winner

## Melody Madera

Director, Patient Services Administration

## ARTS CENTER BENEFIT AND AUCTION

The Rotary Club of Rye and The Rye Arts Center's "Rye'sAbove" program will conclude at a benefit and auction on Thursday, Sept. 29, from 5:30 to 7:30 p.m. at Wainwright House in Rye.

While enjoying the festivities guests will be surrounded by 36 beautiful Rye'sAbove butterflies for their final stop before they are awarded to their highest bidders. Guests will have the opportunity to meet and speak with the artists who created these pieces of art as well as event sponsors and volunteers.

The Rye'sAbove butterfly auction closes just before dusk and winning bidders can take their butterfly home that evening or make arrangements to pick them up at The Rye Arts Center following the event.

"The goal of Rye'sAbove has been to beautify and uplift the community while supporting educational and scholarship programs," said Michele Thomas, president of the Rye Rotary and one of the producers of the event. "We are delighted the project has been met with so much interest and has been embraced by the Rye community and beyond."

Bidding for the Rye'sAbove butterflies is available until the evening of Sept. 29 at [accelevents.com/e/ryesabove2022](https://www.accelevents.com/e/ryesabove2022). Proceeds from the event will be split between



A butterfly artwork to be auctioned.

The Rye Rotary and the Rye Arts Center and used for each organization's scholarship and educational programs. A portion of this year's proceeds received by the Rye Rotary will be used for Ukrainian war relief.

Tickets to the Rye'sAbove Benefit and Close of Auction Event are \$100 each and can be purchased online at [https://www.eventbrite.com/e/ryes-above-benefit-and-](https://www.eventbrite.com/e/ryes-above-benefit-and)

[close-of-auction-tickets-396660019797](https://www.eventbrite.com/e/ryes-above-benefit-and-close-of-auction-tickets-396660019797).

The Rye Arts Center is a community-based, not-for-profit organization whose mission is to inspire interest and maximum participation in the arts in Westchester and the surrounding region. The Rye Arts Center is committed to offering programs that are characterized by artistic tradition, educational value and a spirit of innovation.



Professor Paulo de Bessa Antunes

Elisabeth Haub (1899-1977), a noted philanthropist and advocate for strong laws for the conservation of nature.

"The Elisabeth Haub School of Law's No. 1-ranked environmental law program continues to train lawyers to understand the intersection between climate justice, the environment and the law," said Haub Law Dean Horace E. Anderson Jr.

The ceremony for the 2022 Elisabeth Haub Award for Environmental Law and Diplomacy honoring Professor Paulo de Bessa Antunes will take place on Tuesday, Nov. 8 at 6 p.m. and be broadcast virtually. More details to come.

the destruction of highly toxic PCBs (polychlorinated biphenyls), so that they were not released into the environment; and the abandonment of plans to construct a bridge in indigenous territory over the objection of the indigenous Xerente. In gratitude, the Xerente presented him with an honorary citizenship.

Bessa is a leading contributor to, proponent and defender of the environmental rule of law in Brazil. He is the author of several books and his articles and work are regularly cited by Brazilian courts, including the Supremo Tribunal Federal (Federal Supreme Court). He is also influential in influencing public environmental policy, exhibiting courage and leadership by co-authoring an open letter critiquing political roll backs in Brazilian environmental policy. He has taught, mentored and inspired generations of students and young lawyers to care for their country's environmental heritage through law.

The Elisabeth Haub Award for Environmental Law and Diplomacy was established in 1997 by the School of Law in cooperation with the Haub Family, to honor the legacy of

## WALKWAY FRIENDS WELCOME MEMBER

Yuri Cort, a Hudson Valley native with more than 20 years of experience providing strategic business development services to Fortune 500 companies, including Microsoft and McKesson, has joined the Friends of the Walkway's all-volunteer Board of Directors.

Throughout his career, Cort has held a variety of senior leadership roles in health care, technology, marketing and operations. He currently has national responsibilities at Microsoft helping clients maximize their investment within the Azure Cloud environment and has previously served as director of business development at NTT (formerly DELL) and vice president at Leidos Health.

"...I have long loved venturing into the park as a guest and can't wait to have a more hands-on role in shaping the future of the Walkway," he said.

"Yuri is a dynamic strategic leader who joins our organization as we approach a new chapter in our history," said Diane Haight, interim executive director, Friends of the Walkway. "His global experience, deep expertise, and passion for the Hudson Valley will make him an invaluable part of our team."

Cort is an alumnus of the University of Maryland at College Park and The New School University in New York City. He currently resides with his family in Westchester County.

Supported by a diverse coalition of members, donors and corporate sponsors, the Friends of the Walkway organization is responsible for raising funds to enhance the Walkway experience, support capital



Yuri Cort

improvements and deliver innovative events that engage Hudson Valley residents and visitors that contribute to the vitality of the region.

Connecting the city of Poughkeepsie and the Hamlet of Highland in the Hudson Valley region of New York state, Walkway Over the Hudson State Historic Park is a renowned tourism and recreation destination visited by more than 620,000 people each year. Standing 212 feet above the river's surface and more than 6,700 feet (1.28 miles) long, the Walkway is the longest elevated pedestrian bridge in the world. The park provides unique access to the Hudson River's breathtaking landscape for pedestrians, hikers, joggers, bicyclists and people with disabilities. The park is open daily from 7 a.m. until sunset, weather permitting. For more information, visit [walkway.org](https://walkway.org).

## RIDGEFIELD CHAMBER'S NEW WEBSITE

The Ridgefield Chamber of Commerce's comprehensive new website has launched and is ready to bring "all things Ridgefield" to its residents, visitors and the local business community. The easy-to-navigate layout and engaging content will promote everything Ridgefield to the local community and beyond thanks to a strategic partnership with inRidgefield.com.

Diana Spence, the chamber's executive director said, "The website's content covers regularly updated information of value to our community, including things to do, community calendar, directory of shops and restaurants and much more.

Rudy Marconi, Ridgefield's First Selectman, said, "The chamber's new website is a welcomed new information resource for Ridgefield and for visitors to our town. This

site helps promote Shop Local, our restaurants and our cultural assets along with supporting our business community."

The inRidgefield team will continue its strategic partnership with the chamber to publish compelling content on the website to promote Ridgefield's rich arts and culture landscape and unique business community.

Julia Nable, the editor in chief of inRidgefield, said, "We're thrilled to welcome the Ridgefield Chamber on board and to join forces to promote the fascinating stories of Ridgefield and support the town's world-class arts and culture scene, shop local campaigns and promote this wonderful community..."

Check out the chamber's new website at [ridgefieldchamber.org](https://ridgefieldchamber.org) and inRidgefield at [inridgefield.com](https://inridgefield.com).

## BRAZILIAN ENVIRONMENTALIST PROFESSOR AWARDED

The Elisabeth Haub School of Law at Pace University will award Professor Paulo de Bessa Antunes, an environmental scholar and leading professor of environmental law at Universidade Federal do Estado do Rio de Janeiro, and head of the Environmental Practice of Campos Mello Advogados (Brazil) with Professor Paulo de Bessa Antunes, an environmental scholar and leading professor of environmental law at Universidade Federal do Estado do Rio de Janeiro, head of the Environmental Practice of Campos Mello Advogados (Brazil), and a Haub Visiting Scholar at the Elisabeth Haub School of Law in the spring of 2019 with the 2022 Elisabeth Haub Award for Environmental Law and Diplomacy.

He will receive the 2022 Award in recognition of his tireless advocacy to support the development and implementation of laws protecting the environment in Brazil, including filing several successful lawsuits to protect the environment over the three decades he worked in the Federal Public Prosecution Service. These lawsuits resulted in the establishment of the Reserva Beach protected area in Rio de Janeiro;

DEEDS

Above \$1 million

**57 West Patent LLC**, Bedford Hills. Seller: Patrick W. Dennis and Kara N. Dennis, Bedford Hills. Property: 57 W. Patent Road, Bedford. Amount: \$5.3 million. Filed Sept. 7.

**59 West Patent Road LLC**, Seller: Daniel H. Ginnel and Kathleen B. Ginnel, Katonah. Property: 59 W. Patent Road, Bedford. Amount: \$7.2 million. Filed Sept. 6.

**68 Jackson Yonkers LLC**, Monsey. Seller: Nourko and Sons LLC, Putnam Valley. Property: 68 Jackson St., Yonkers. Amount: \$950,000. Filed Sept. 8.

**296 Woodworth Yonkers LLC**, Monsey. Seller: Nourko and Sons LLC, Putnam Valley. Property: 296 Woodworth Ave., Yonkers. Amount: \$1.5 million. Filed Sept. 8.

**525 Harris LLC**, Bedford Hills. Seller: Sam Kellie-Smith and Cecilia Tay Kellie-Smith, Bedford Hills. Property: 525 Harris Road, Bedford. Amount: \$9.4 million. Filed Sept. 7.

**604 Warburton LLC**, Monsey. Seller: Nourko and Sons LLC, Putnam Valley. Property: 504 Warburton Ave., Yonkers. Amount: \$1.5 million. Filed Sept. 8.

**611 Fayette Realty LLC**, Mamaroneck. Seller: Fayette Avenue Realty Corp., Mamaroneck. Property: 611 Fayette Ave., Mamaroneck. Amount: \$2 million. Filed Aug. 8.

**CJM Builders LLC**, Bronxville. Seller: George Grossman and Tara Grossman, Rye. Property: 83 Orchard Ave., Rye. Amount: \$11.4 million. Filed Sept. 9.

**GSI 35 Management LLC, GSI 84 Management LLC and RH Crompond LLC**, Cedarhurst. Seller: Old Crompond Road LLC, White Plains. Property: 3360 Old Crompond Road, Yorktown. Amount: \$5 million. Filed Aug. 8.

**Lim, Elizabeth and Yung Hwei Ow**, New York City. Seller: EJK 4 Kingston LLC, Bronx. Property: 4 Kingston Road, Scarsdale. Amount: \$3.9 million. Filed Sept. 9.

**Lumaj, Jaklina and Geraldo Zefi**, Bronx. Seller: Byram Ridge Estates LLC, Armonk. Property: 1 Hunter Drive, North Castle. Amount: \$2.2 million. Filed Sept. 8.

**Pelham Green LLC**, New York City. Seller: Pelham House LLC, New York City. Property: 200 Fifth Ave., Pelham. Amount: \$2.3 million. Filed Sept. 9.

**Renovation 42 LLC**, Schenectady. Seller: Susan Maimon, Mount Kisco. Property: 20 Cross River Road, New Castle. Amount: \$1.4 million. Filed Sept. 9.

**Vyas, Deepali S. and Sapan P. Vyas**, Scarsdale. Seller: Landmark Realty Group LLC, Yonkers. Property: 320 Elm Road, Ossining. Amount: \$3.2 million. Filed Sept. 7.

Below \$1 million

**206 Millwood Road LLC**, White Plains. Seller: Miroslaw R. Kujawa and Marta Kujawa, Chappaqua. Property: 206 Millwood Road, New Castle. Amount: \$445,500. Filed Sept. 6.

**266 Woodworth LLC**, Yonkers. Seller: Barbara Davis, Blythwood, South Carolina. Property: 266 Woodworth Ave., Amount: \$275,000. Filed Sept. 9.

**405/409 Palisade LLC**, Yonkers. Seller: A&K Bhatti LLC, Yonkers. Property: 405 Palisade Ave., Yonkers. Amount: \$10,000. Filed Sept. 9.

**777 Putnam Partners LLC**, Houston, Texas. Seller: 777 West Putnam Avenue LLC, Greenwich, Connecticut. Property: Putnam Avenue, Rye. Amount: \$127,650. Filed Sept. 9.

**A.F. Development Group LLC**, Carmel. Seller: Katherine Trongone, Bedford. Property: 28 Marwood Lake, Yonkers. Amount: \$410,000. Filed Sept. 7.

**American Bright LLC**, Bronx. Seller: Marie Ward, New Rochelle. Property: 15 Moran Place, New Rochelle. Amount: \$799,000. Filed Sept. 9.

**Anaj 12 LLC**, White Plains. Seller: Kelvin Bezemore and Patricia A. Bazemore, West Columbia, South Carolina. Property: 8 Hudsonview Terrace, Yonkers. Amount: \$225,000. Filed Sept. 9.

**Antoine, Roger Waye and Marsha Melissa Antoine**, Elmsford. Seller: Drago Family Construction LLC, Middletown. Property: 19 Drago Way, Greenburgh. Amount: \$725,000. Filed Sept. 8.

**Caird, Duncan C.M. and Jill E. Caird**, Harrison. Seller: 59-61 Nelson LLC, Harrison. Property: 59 Nelson Ave., Harrison. Amount: \$950,000. Filed Sept. 8.

**Corbetts Gap Realty LLC**, New Rochelle. Seller: Shafi A. Sabir and Zeenat Sabir, New Rochelle. Property: 175 Huguenot St., New Rochelle. Amount: \$747,500. Filed Sept. 7.

**Darvishi, Atena**, White Plains. Seller: 78 Park Avenue LLC, White Plains. Property: 78 Park Ave., White Plains. Amount: \$740,000. Filed Sept. 6.

**Fenton, Mark and Cassandra Fenton**, Rye. Seller: 753 BPR LLC, Rye. Property: 753 Boston Post Road, Rye. Amount: \$1.6 million. Filed Sept. 9.

**Klot, Gregg and Susan Shea-Klot**, Brooklyn. Seller: MJD Contracting Corp., Yorktown Heights. Property: 1941 Longvue St., Yorktown. Amount: \$630,000. Filed Sept. 7.

**Mejia, Eduard Vargas**, Yonkers. Seller: Frank Carozza LLC, Yonkers. Property: 426 Palisade Ave., Yonkers. Amount: \$948,700. Filed Sept. 8.

**MJD Contracting Corp.**, Mahopac. Seller: Russell M. Smith, Rye. Property: 580A Heritage Hills, Somers. Amount: \$425,000. Filed Sept. 8.

**Rosewood Development LLC**, Rye. Seller: Jacques Loupiac , Rye. Property: 307 Oakland Beach Ave., Rye. Amount: \$800,000. Filed Sept. 7.

**Shelbourne 777 Holdings LLC**, Brooklyn. Seller: 777 West Putnam Avenue LLC, Greenwich, Connecticut. Property: N/A Putnam Ave., Rye. Amount: \$207,000. FiledSept. 9.

**USP85 LLC**, Woodside. Seller: 1127 Lake LLC, Greenwich, Connecticut. Property: 50 Mead Road, North Castle. Amount: \$160,714. Filed Sept. 6.

**Access Turnstiles Inc.**, Port Chester. \$38,275 in favor of Mercy College, Dobbs Ferry. Filed Sept. 7.

**Alvarez, Julio**, Yonkers. \$1,705 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Sept. 7.

**Auto Custom Leathers Inc.**, Ludlow, Massachusetts. \$85,755 in favor of Greenwich Capital Management Limited Partnership, White Plains. Filed Sept. 7.

**Castlerock REO 1 LLC**, White Plains. \$13,114 in favor of Aligraphics, White Lains. filed Sept. 9.

**Content Construction Company LLC**, Bronx. \$41,993 in favor of Kamco Supply Corp, Brooklyn. Filed Sept. 7.

**DiBuono, Frank**, New Rochelle. \$25,313 in favor of 132 Larchmont LLC, Briarcliff Manor. Filed Sept. 7.

**Honey Cone Construction Homes Inc.**, Cortlandt. \$18,985 in favor of Consolidated Edison Co. of New York Inc., New York City. Filed Sept. 7.

**Kirkland, Janay S.**, Newburgh. \$135,121 in favor of Advanced Surgery Center LC, Fort Lee, New Jersey. Filed Sept. 7.

**Marte, Giselle I.**, Scarsdale. \$5,747 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed Sept. 6.

**Otiniano, Carolina C.**, North White Plains. \$5,658 in favor of TD Bank U.S.A. National Association. Filed Sept. 7.

**Roberts, Paul**, Mount Vernon. \$2,605 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Sept. 7.

**Spadaro New York Ristorante Corp.**, New Rochelle. \$13,306 in favor of Conca Doro Importers Inc., Totowa, New Jersey. Filed Sept. 9.

**Steward Management Group LLC**, Mount Vernon. \$13,862 in favor of CS Brown Company Inc., Bronx. Filed Sept. 9.

**Stone, Keiwanna S.**, Tarrytown. \$5,344 in favor of Jefferson Capital Systems LLC, Saint Cloud, Minnesota. Filed Sept. 7.

**Tarar, Muhammad**, Millwood. \$6,238 in favor of American Express National Bank, Sandy, Utah. Filed Sept. 7.

**Wanderman, Charles J.**, Yonkers. \$9,615 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed Sept. 7.

**Weissbrot, Hanna**, Croton-on-Hudson. \$14,058 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed Sept. 7.

**Williams, Alonzo E.**, New Rochelle. 13,169 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed Sept. 7.

LIS PENDENS

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

**Cabrera, Miosotis and Jose F. Cabrera**, as owners. Filed by JPMorgan Chase Bank National Association. Action: Foreclosure of a mortgage in the principal amount of \$500,000 affecting property located at 180 Taxter Road, Irvington. Filed Sept. 9.

**Guiracocha, Luis**, as owner. Filed by U.S. Bank National Association. Action: Foreclosure of a mortgage in the principal amount of \$594,000 affecting property located at 61-63 Armett St., Port Chester. Filed Sept. 6.

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

**Hershman, Richard K.**, as owner. Filed by The Bank of New York Melon. Action: Foreclosure of a mortgage in the principal amount of \$1,165,000 affecting property located at 88 Paulding Ave., Tarrytown. Filed Sept. 9.

**Ingicco, Antoinette**, as owner. Filed by Reverse Mortgage Funding LLC. Action: Foreclosure of a mortgage in the principal amount of \$382,500 affecting property located at 822-824 John St., Peekskill. Filed Sept. 9.

**Miele, Stephen D.** and **Catherine G. Miele**, as owners. Filed by U.S. Bank Trust National Association. Action: Foreclosure of a mortgage in the principal amount of \$600,000 affecting property located at 191 Broad Brook Road, Bedford Hills. Filed Sept. 6.

**Milton, Ashley R.**, as owner. Filed by Wells Fargo Bank National Association. Action: Foreclosure of a mortgage in the principal amount of \$290,646 affecting property located at 35 Farrell Ave., Mount Vernon. Filed Sept. 6.

**Rosado, Jose**, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$305,000 affecting property located at 1376 Midland Ave., Unit 602, Bronxville. Filed Sept. 6.

**Smallwood, Jerry Jerod**, as owner. Seller: Midfirst Bank. Action: Foreclosure of a mortgage in the principal amount of \$333,841 affecting property located at 115 Croton Park Road. Filed Sept. 7.

**Torres, Edward S.**, as owner. Filed by Mortgage Assets Management LLC. Action: Foreclosure of a mortgage in the principal amount of \$780,000 affecting property located at 33 Puritan Drive, Port Chester. Filed Sept. 6.

**Vargas, Rosa** and **Maria T. Zhispoin**, as owners. Filed by Wells Fargo Bank National Association. Action: Foreclosure of a mortgage in the principal amount of \$365,000 affecting property located at 96 Soundview St., Port Chester. Filed Sept. 9.

## WORKERS' COMPENSATION BOARD

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

**Beau Dudley Corp.**, d.b.a. **Dudley's Parkview Restaurant**, New Rochelle. Amount: \$3,000.

**Matthew Gross**, Katonah. Amount: \$6,000.

**VSPOT Medi Spa PC**, Chappaqua. Amount: \$2,000.

## MECHANIC'S LIENS

**836-840 Palisades Avenue Owners**, Yonkers. \$17,841 in favor of ASAP Restoration Water Fire and MO., Woodmere. Filed Sept. 8.

**Bien LLC**, Rye. \$2,600 in favor of Salem Mostafa. Filed Sept. 8.

**Mount Vernon Storage JC LLC**, Mount Vernon. \$25,000 in favor of Sandyston Construction Corp., Sandyston. Filed Sept. 8.

**Opra III LLC**, Rye. \$764,293 in favor of C&B Plumbing & Heating Inc., Pelham. Filed Sept. 8.

**Stergiou, Andrew** and **Jessica Stergiou**, Rye. \$158,056 in favor of Royalty Concepts & Development I, Mamaroneck. Property: 7 Mount Holly Drive, Rye. Filed Sept. 7.

## NEW BUSINESSES

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

## PARTNERSHIPS

**Celtic Condor**, 1107 Brown St., Apt. 4H, Peekskill 10566, c/o Lori MacIntosh and Pedro Manrique. Filed Sept. 7.

Dancing Needles, 234 Cleveland St., Port Chester 10573, c/o Daniela Cifuentes, Fanny Cuartas and Ana Cifuentes. Filed Sept. 6.

**Mazel Taco**, 38 Bellwood Ave., Dobbs Ferry 10522, c/o Shari Ascher and Martha Lopez. Filed Sept. 8.

## SOLE PROPRIETORSHIPS

**1 Oak Realty**, 11 W. Prospect Ave., Mount Vernon 10550, c/o Mia Williamson. Filed Sept. 9.

**Comfort Foods**, P.O. Box 165, Bedford Hills 10507, c/o Howard Kaplan. Filed Sept. 6.

**Core Four Consulting**, 46 Cherrywood Road, Yonkers 10710, c/o Sabrina Santiago. Filed Sept. 8.

**Dabs Yarrd**, 108 S. Fourth Ave., Mount Vernon 10550, c/o Hannah Browning. Filed Sept. 7.

**ITL Services**, 349 Mundy Lane, Mount Vernon 10550, c/o Alvis Christian. Filed Sept. 9.

**J. Lotano Photography**, 342 Westchester Ave., Port Chester 10573, c/o Jeaha Lotan. Filed Sept. 6.

**Jefferson Lawn Care**, 8 Hillcrest Ave., Ossining 10562, c/o Roman Rumipulla Garcia. Filed Sept. 7.

**Kenneth Andoh Exports**, 155 N. Broadway, Apt. 3F, Yonkers 10701, c/o Kenneth Andoh. Filed Sept. 7.

**LC&S Remodeling**, 270 N. Washington St., Sleepy Hollow 10591, c/o Luis Alfredo Navarrete. Filed Sept. 7.

**Ive Love Life Bears**, 21 Hemlock Circle, Peekskill 10566, c/o Elaine Jones. Filed Sept. 7.

**NY Contractors Service**, 14 Moultrie Ave., Yonkers 10710, c/o Esmaralda Ramirez. Filed Sept. 7.

**Sweetgreen**, 480 N. Bedford Road, Chappaqua 10514, c/o Jonathan Neman.

# HUDSON VALLEY

## BUILDING LOANS

Above \$1 million

**4 Dunhill Lane LLC**, as owner. Lender: Northeast Community Bank. Property: 4 Dunhill Lane, Monsey. Amount: \$1.7 million. Filed Sept. 7.

**Fischer, Aron**, as owner. Lender: TD Bank National Association. Property: 112 Ramsen Ave., Monsey. Amount: \$1.8 million. Filed Sept. 8.

**Gables of Warwick LLC**, as owner. Lender: Northeast Community Bank. Property: 1573, 1575, 1579 and 1581 State Highway 17A, Warwick. Amount: \$1.9 million. Filed Sept. 8.

Below \$1 million

**1256 North LLC**, as owner. Lender: Wisdom Funding U.S.A. LLC. Property: in Beacon. Amount: \$576,000. Filed Sept. 7.

**Cedar VN Holdings LLC**, as owner. Lender: Loan Funder LLC Series 40870. Property: 118 Cedar Hill Ave., Nyack. Amount: \$93,940. Filed Sept. 6.

**Dederick, August** and **Alexid Dederick**, as owners. Lender: Salisbury Bank & Trust Co. Property: in Newburgh. Amount: \$375,000. Filed Sept. 6.

**HGTR Holdings LLC** and **Wheatley Harbor LLC**, as owners. Lender: Big Z Holdings LLC. Property: 41, 46 and 47 Parsons Way, Wawayanda. Amount: \$650,000. Filed Sept. 8.

**Minisink Valley Home Builders LLC**, as owner. Lender: EH Capital LLC. Property: in Newburgh. Amount: \$380,000. Filed Sept. 6.

**Nack, Michael** and **Hope Nack**, as owners. Lender: National Bank of Cossackie. Property: in Red Hook. Amount: \$350,000. Filed Sept. 9.

**Thomaselli, Anthony R.** and **Erika R. Thomaselli**, as owners. Lender: TEG FCU. Property: in Wappingers Falls. Amount: \$614,000. Filed Sept. 7.

## DEEDS

Above \$1 million

**3 Vivian Holdings LLC**, New York City. Seller: Tyler Kulp and Krista Kulp, Montebello. Property: 3 Vivian Place, Montebello. Amount: \$1 million. Filed Sept. 9.

**21X Broadway LLC**, Pomona. Seller: Berman Real Estate Associates, Haverstraw. Property: 21 Broadway, Haverstraw. Amount: \$1.8 million. Filed Sept. 6.

**Carta Romana LLC**, Cold Springs. Seller: 17 Market Partners LLC, Poughkeepsie. Property: in Poughkeepsie. Amount: \$1 million. Filed Sept. 9.

**Spitz, Shmuel** and **Faigy Spitz**, Brooklyn. Seller: Cong Lizensk Inc., Nanuet. Property: 7 Golar Drive, Ramapo. Amount: \$1.3 million. Filed Sept. 6.

Below \$1 million

**396 Holding Group LLC**, Beacon. Seller: Un-Locked LLC, Beacon. Property: in Beacon. Amount: \$905,000. Filed Sept. 7.

**Amec Broadway Inc.**, Haverstraw. Seller: Cyril Kerr, Tompkins Cove. Property: 52 Broadway, Haverstraw. Amount: \$401,700. Filed Sept. 7.

**Amec Broadway Inc.**, Haverstraw. Seller: Broadway Realty Management Inc., Tompkins Cove. Property: 52 Broadway, Haverstraw. Amount: \$515,000. Filed Sept. 7.

**ASMF Properties LLC**, Monsey. Seller: Enrico Petti and Patricia Coleman, New City. Property: 219 South Mountain Road, Clarkstown. Amount: \$370,000. Filed Sept. 6.

**Beacon Realty Management of America Corp.**, Beacon. Seller: Janet M. Wilson, Fishkill. Property: in Beacon. Amount: \$145,000. Filed Sept. 6.

**Beis Arye LLC**, Monsey. Seller: Gary Herzog, Monsey. Property: 5 Horizon Court, Unit 302, Ramapo. Amount: \$570,000. Filed Sept. 8.

**Berne, Joseph** and **Moneeka Zaman**, Pelham. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$706,500. Filed Sept. 9.

**Bhatia, Sahej** and **Manveet Sethi**, Monroe. Seller: Lener Rawan Properties LLC, Bronx. Property: in Poughkeepsie. Amount: \$260,000. Filed Sept. 8.

**Brotherssahiti Corp.**, Wappingers Falls. Seller: Lorenzo Herman, Poughkeepsie. Property: in Poughkeepsie. Amount: \$225,000. Filed Sept. 6.

# Facts & Figures

**BSD3 LLC**, Monsey. Seller: Moses Davidowitz and Jacob Davidowitz, Monsey. Property: 1 Andrew Drive, Chestnut Ridge. Amount: \$740,000. Filed Sept. 8.

**Bui, Linda** and **Maurice Singer**, Brooklyn. Seller: Right Homes LLC, Stormville. Property: in Hyde Park. Amount: \$135,000. Filed Sept. 9.

**Dering, August Emil** and **Victoria Lynn Dering**, Saratoga Springs. Seller: Arcadia Fields LLC, Bronxville. Property: in Washington. Amount: \$485,000. Filed Sept. 6.

**Guttman, Joel**, Brooklyn. Seller: Union Road SV Properties LLC, Monsey. Property: 16 Zwill Court, Spring Valley. Amount: \$990,000. Filed Sept. 9.

**JNR Holdings LLC**, Ridgefield, Connecticut. Seller: Robert L. Chapman, Brewster. Property: in Amania. Amount: \$300,000. Filed Sept. 6.

**Johnson, Eugene M.** and **Suzanne B. Johnson**, Pacific City, Oregon. Seller: 25 Old Farm Road Development LLC, Poughkeepsie. Property: in Red Hook. Amount: \$85,000. Filed Sept. 7.

**Joseph, Rony**, Airmont. Seller: Wells Fargo Bank National Association, Mount Laurel, New Jersey. Property: 39 Farley Drive, Stony Point. Amount: \$305,000. Filed Sept. 8.

**Keehner, Daniel** and **Robin Keehner**, Brooklyn. Seller: ABD Stratford LLC, Poughkeepsie. Property: in Poughkeepsie. Amount: \$569,000. Filed Sept. 7.

**Klein, Eli** and **Devorah E. Klein**, Brooklyn. Seller: HYL T Holding LLC, Monsey. Property: 3 Zwill Court, Spring Valley. Amount: \$920,000. Filed Sept. 6.

**Lichter, Yenty** and **Berel Lichter**, Spring Valley. Seller: West Clarkstown LLC, Brooklyn. Property: 489-491 W. Clarkstown Road, Clarkstown. Amount: \$719,000. Filed Sept. 8.

**Ocean Light LLC**, Lakewood, New Jersey. Seller: Tal Properties of Pomona LLC, Monsey. Property: 12 High Mountain Road, Haverstraw. Amount: \$215,000. Filed Sept. 8.

**Red Investors Inc.**, Poughkeepsie. Seller: Shane Bartholomew, Poughkeepsie. Property: in Poughkeepsie. Amount: \$200,000. Filed Sept. 7.

**Rosenthal, Mordechai**, Brooklyn. Seller: Union SV Properties LLC, Monsey. Property: 16 Zwill Court, Spring Valley. Amount: \$950,000. Filed Sept. 6.

**Tismont LLC**, New York City. Seller: Carol Delisser, Piermont. Property: 127 Paradise Ave., Piermont. Amount: \$390,000. Filed Sept. 6.

**TTT Management LLC**, Spring Valley. Seller: Danny Mitlof, Congers. Property: 29 E. Catherine St., Nyack. Amount: \$385,000. Filed Sept. 7.

**Weber Capital LLC**, Spring Valley. Seller: Nicholas Panebianco and Donna Panebianco, Airmont. Property: 7 Shuart Road, Airmont. Amount: \$550,000. Filed Sept. 8.

**Zwillc LLC**, Spring Valley. Seller: HYL T Holding LLC, Monsey. Property: 15 Zwill Court, Spring Valley. Amount: \$850. Filed Sept. 6.

## JUDGMENTS

**331 Angola LLC**, Campbell Hall. \$1,700 in favor of Palm Nina, Newburgh. Filed Sept. 6.

**A Car for Less Auto LLC**, Port Jervis. \$53,423 in favor of 128 Windemere Realty, Greenwood Lake. Filed Sept. 7.

**Amoyaw, Rodney**, Middletown. \$1,464 in favor of Midland Funding LLC, San Diego, California. Filed Sept. 7.

**Berroa, Betty**, Middletown. \$1,355 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Sept. 7.

**Christensen, Denise**, Middletown. \$1,972 in favor of Second Round Sub LLC, Austin, Texas. Filed Sept. 7.

**Court, Sherry**, Middletown. \$8,735 in favor of Parrotta Realty Inc., New Hampton. Filed Sept. 7.

**Delpianom Philip A.**, Pine Bush. \$11,166 in favor of Community Bank, Canton. Filed Sept. 7.

**Gallivan, Andrew W.**, New Windsor. \$2,092 in favor of Bank of America, Charlotte, North Carolina. Filed Sept. 6.

**Marin, Jonathan, Hannah Rossman** and **Jose Oquendo**, Walden. \$6,875 in favor of Bergen Corner LLC, Monroe. Filed Sept. 7.

**Prestige Real Estate of the Hudson Valley LLC**, New Windsor. \$42,716 in favor of American Builders and Contractors Supply Company Inc., Beloit, Wisconsin. Filed Sept. 6.

**Rodriguez, Luis**, Middletown. \$1,812 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Sept. 7.

**Vikara, Anita M.**, Highland Falls. \$6,610 in favor of Discover Bank, New Albany, Ohio. Filed Sept. 6.

**Waithe, Andrew**, Newburgh. \$1,237 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Sept. 6.

**Washington, Howard**, Middletown. \$1,835 in favor of Pyod LLC, Las Vegas, Nevada. Filed Sept. 7.

**Williams, Carla**, Maybrook. \$1,382 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Sept. 6.

**Zingale, Raymond**, Pine Bush. \$5,680 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Sept. 6.

## 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.

**Dederick, August** and **Alexis Dederick**, as owners. \$2,403 in favor of Cranesville Block Company Inc., Amsterdam. Property: 6 Glen Lane, Newburgh. Filed Sept. 6.

**Forge Hill Holdings LLC**, as owner. \$33,197 in favor of Johnson Controls Fire Protection LP, Westminster, Massachusetts. Property: in New Windsor. Filed Sept. 9.

**Hudson Valley Golf Foundation**, as owner. \$165,435 in favor of Delea Leasing Corp., East Northport. Property: 18 Ridge Road, Cornwall-on-Hudson. Filed Sept. 9.

**Hudson Valley Golf Foundation**, as owner. \$596,528.04 in favor of Delea Landscape Supplies Inc., East Northport. Property: 18 Ridge Road, Cornwall-on-Hudson. Filed Sept. 9.

**Kuriplach, Matthew**, as owner. \$35,000 in favor of All Mine of Orange Inc., Washingtonville. Property: 28 Beaver Brook Road, New Windsor. Filed Sept. 8.

**Norris, David** and **Mary Norris**, as owners. \$34,195 in favor of Gagliardi Builders Inc., Sugar Loaf. Property: 20 Dorian Way, Goshen. Filed Sept. 9.

**Pollock, Sahron**, as owner. \$5,025 in favor of Cioffi 1 Inc., Conger. Property: 19 White Birch Drive, Ramapo. Filed Sept. 8.

**Putnam Valley Volunteer Ambulance Co.**, as owner. \$24,895.67 in favor of KNR Construction LLC. Property: 218 Oscawana Lake Road, Putnam Valley. Filed Sept. 9.

**Salma, Carol E.**, as owner. \$66,264 in favor of Belfor U.S.A. Group Inc., North White Plains. Property: 335 Shawangunk Road, Wallkill filed Sept. 8.

**Tussy, Frank**, as owner. \$8,816 in favor of Maximum Advantage Building Solutions, Bloomsburg, Pennsylvania. Property: 40 Ohio Ave., Congers. Filed Sept. 6.

**Wenzel, Gary** and **Patricia Wenzel**, as owners. \$11,700 in favor of Prestige Mechanical & Construction Corp., Salisbury Mills. Property: 34 Brandywine Crossing, Newburgh. Filed Sept. 9.

## NEW BUSINESSES

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

## PARTNERSHIPS

**Bounce New York**, 8 Crystal Road, Wallkill 12589, c/o Shehernaz C. Bunt and Steven C. Bunt. Filed Sept. 6.

**Shock And Soul**, 32 Grand Ave., Tappan 10983, c/o Dawn Dickow and Darren J. Dickow. Filed Sept. 8.

## SOLE PROPRIETORSHIPS

**A Stylishbling**, 1 Galleria Drive, Middletown 10941, c/o Jarline Marie Almodovar. Filed Sept. 6.

**Douglas Klein**, 14 W. George Ave., Pearl River 10965 c/o Douglas G. Klein. Filed Sept. 6.

**E Hair Studios**, 400 Route 211, Middletown 10940, c/o Karimah E. Bowens. Filed Sept. 9.

**Exclusively Monicas**, 18 Heck Road, Garnerville 10923, c/o Monica Iris Katz. Filed Sept. 8.

**Garage Genie**, 293 Ridge Road, Campbell Hall 10916, c/o Eric R. Lester. Filed Sept. 9.

**Hudson Valley Window Kings**, 128 Jogee Road, Middletown 10940, c/o Jessica Lynn Gerlach Hurd. Filed Sept. 8.

**Integrated Automation Services**, 130C Edison Court, Monsey 10952, c/o Tzvi Klahr. Filed Sept. 6.

**Latin Fusion**, 170 Coutant Road, Circleville 10919, c/o Rosemary Ingenito. Filed Sept. 8.

**Marios Trucking**, 306 Shawangunk Lake Road, Pine Bush 12566, Mariano A. Velazco. Filed Sept. 9.

**Putnam Play Therapy**, 1663 Route 22, Suite 6, Brewster 10509, c/o Rachel Williamson Broadman. Filed Sept. 6.

**Slick Rick Tattoo & Piercing**, 88 Dunning Road, Suite 206, Middletown 10940, c/o Richard A. Michaelson. Filed Sept. 6.

**Smell Like Ooo**, 350 W. Shore Drive, Carmel 10512, c/o Bethany Brown. Filed Sept. 9.

**TMW Landscaping Supplies**, 11 Lakeside Road, Newburgh 12550, c/o Theresa Marie Felicello. Filed Sept. 6.

**Western Chic Boutique**, 374 Dunn Road, Montgomery 12549, c/o Rebecca Lynn Hoeffner. Filed Sept. 9.

BUILDING PERMITS

Commercial

**A Papp john Company,** Norwalk, contractor for West Avenue Industrial LLC. Install new prefabricated bathrooms and elevators at 650 West Ave., Stamford. Estimated cost: \$8,604,180. Filed Aug. 5.

**A. Pappa John Company,** Norwalk, contractor for Merritt 7 Venture LLC. Install new dumpster enclosure at existing loading decks at 401 Merritt 7, Norwalk. Estimated cost: \$40,000. Filed Aug. 2.

**Arteffects Incorporated,** Bloomfield, contractor for Stamford Research Drive LLC and Newing LLC. Install a projection awning with fire system fabric and painted lettering measuring16 square feet, total awning sign and a single-pole freestanding sign, 10 feet overall height with nonilluminated 8.58 square feet, plus a double-face aluminum tavern style sign at 12 Research Drive, Stamford. Estimated cost: \$29,790. Filed Aug. 8.

**Atlantis Management Group LLC,** Mount Vernon, New York, contractor for AMG Pub LLC. Install new metal cladding over existing front and partial side facade at 38 W. Broad St., Stamford. Estimated cost: \$30,000. Filed Aug. 16.

**Banyan Construction Services LLC,** Brownsburg, Indiana, contractor for Stampar Associates LLC. Perform replacement alterations at 44 Commerce Road, Stamford. Estimated cost: \$806,750. Filed Aug. 4.

**Berkley Exteriors Inc.,** Milford, contractor for CIL Realty Inc. Remove existing roof and install new architectural asphalt shingles at 22 Depinedo Ave., Stamford. Estimated cost: \$10,700. Filed Aug. 24.

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

**Blackwell Construction LLC,** Fairfield, contractor for Spectrum Stamford LLC. Install temporary lobby and second-floor egress at 400 Atlantic St., Stamford. Estimated cost: \$10,000. Filed Aug. 22.

**Brothers Masonry LLC,** Danbury, contractor for Brothers Construction LLC. Build a retaining wall at 240 Wardwell St., Stamford. Estimated cost: \$24,600. Filed Aug. 12.

**Cannondale Generators Inc.,** Wilton, contractor for Eleanor H. Guss Living Trust. Install a 20kw Kohler generator connected to existing natural gas meter at 94 Three Lakes Drive, Stamford. Estimated cost: \$15,564. Filed Aug. 22.

**Carpentry Unlimited Inc.,** Stamford, contractor for Carpentry Unlimited Inc. Retail fit-up for statewide insurance at 916 Hope St., Stamford. Estimated cost: \$30,000. Filed Aug. 15.

**Carpentry Unlimited Inc.,** Stamford, contractor for 965 Hope LLC. Replace roofing, siding and windows at 193 Courtland Ave., Stamford. Estimated cost: \$50,000. Filed Aug. 25.

**Conboy & Mannion Contracting Inc.,** Saratoga Springs, New York, contractor for One Thousand Four Associates LLC. Perform replacement alterations at 1008 High Ridge Road, Stamford. Estimated cost: \$855,000. Filed Aug. 23.

**Cove Tent Company Inc.,** Stamford, contractor for Bernardine Sisters of Third Order of St. Francis Stamford. Install a 50' x 70' tent at 161 Skymeadow Drive, Stamford. Estimated cost: \$2,500. Filed Aug. 4.

**DFW Building Company LLC,** Easton, contractor for Baker Properties Ltd Partnership. Add coil door in existing opening and remove interior wall, install a steel beam and renovate two existing bathrooms at 49 John St., Stamford. Estimated cost: \$30,000. Filed Aug. 19.

**DFW Building Company LLC,** Easton, contractor for Baker Properties Ltd Partnership. Install a new emergency door and staircase at 49 John St., Stamford. Estimated cost: \$40,000. Filed Aug. 5.

Residential

**ABLE Construction Inc.,** Norwalk, contractor for White Barn LLC. Finish basement, gym, bathroom, office, attic and deck at 5 White Barns Lane, Norwalk. Estimated cost: \$50,000. Filed Aug. 2.

**ABLE Construction Inc.,** Norwalk, contractor for White Barn LLC. Install a generator at the side of a single-family residence at 5 White Barns Lane, Norwalk. Estimated cost: \$10,000. Filed Aug. 2.

**ABLE Construction Inc.,** Norwalk, contractor for White Barn LLC. Finish the basement, gym, bathroom, office, attic and deck at 6 White Barns Lane, Unit 6C, Norwalk. Estimated cost: \$35,000. Filed Aug. 2.

**ABLE Construction Inc.,** Norwalk, contractor for White Barn LLC. Install a generator at the side of a single-family residence at 6 White Barns Lane, Unit 6C, Norwalk. Estimated cost: \$10,000. Filed Aug. 2.

**Aguirre, Javier,** Norwalk, contractor for Dan Tyler. Alter the floor plan for an existing office at 125 Strawberry Hill Ave., Unit 302, Stamford. Estimated cost: \$45,000. Filed Aug. 9.

**Amici Power Solution LLC,** Norwalk, contractor for Michael A. Innaurato. Install a 24kw generator with propane fuel source at 284 Ingleside Drive, Stamford. Estimated cost: \$8,000. Filed Aug. 26.

**Antonelli, John E.,** Stamford, contractor for John E. Antonelli. Re-roof 123 Ridgewood Ave, Stamford. Estimated cost: \$52,000. Filed Aug. 10.

**B&Z Construction LLC,** Trumbull, contractor for Michael I. and Deena R. Ebright. Renovate an existing office, including installation of a new gas log fireplace, modification of electrical and HVAC at 20 Saddle Hill Lane, Stamford. Estimated cost: \$25,000. Filed Aug. 12.

**Burr Roofing Siding & Windows Inc.,** Stratford, contractor for David T. and Jill Beck Rockett Rowe. Tear off existing wood siding and trim on main house and remove full window and install new windows at 2 Phillips Place, Stamford. Estimated cost: \$118,939. Filed Aug. 5.

**Burr Roofing Siding & Windows Inc.,** Stratford, contractor for Ross I. and Caryn M. Bogatch. Tear existing wood siding and trim on main house and install new siding and trim at 72 Dogwood Court, Stamford. Estimated cost: \$54,027. Filed Aug. 25.

**Cannondale Generators Inc.,** Wilton, contractor for Keith A. and Lisa E. Schuman. Install a 24kw Generac generator powered by a 120-gallon propane tank at 28 Walter Lane, Stamford. Estimated cost: \$12,645. Filed Aug. 17.

**Cannondale Generators Inc.,** Wilton, contractor for Leila Bryner. Install a 24kw Generac generator powered by a 120-gallon propane tank at 299 Chestnut Hill Road, Stamford. Estimated cost: \$16,389. Filed Aug. 30.

**Carpentry Unlimited Inc.,** Stamford, contractor for Carol B. Weisbrot. Install new windows and perform interior renovations at 335 Soundview Ave., Stamford. Estimated cost: \$200,000. Filed Aug. 23.

**DiGiorgi Roofing & Siding Inc.,** Beacon Falls, contractor for Debra Ann and Charles Mestre. Remove existing deck and rebuild as per plans at 30 Grandview Ave., Stamford. Estimated cost: \$25,000. Filed Aug. 16.

**Dimeo, Michael,** Norwalk, contractor for Ann Selph. Renovate kitchen, master bathroom and den with all new fixtures and appliances in the same location as the existing at 123 Harbor Drive, Unit 403, Stamford. Estimated cost: \$150,000. Filed Aug. 26.

**Diversified Construction Group LLC,** Stamford, contractor for Kevin T. and Debra G. Bailey. Construct a two-story addition and perform interior alteration to a single-family dwelling consisting of new full bathroom, mud room, kitchen renovation and extensions at 75 Barmore Drive East, Stamford. Estimated cost: \$213,000. Filed Aug. 29.

**Divine Masonry & Concrete LLC,** Watertown, contractor for Michael Blank. Install a Wellis spa (hot tub) on a 10'x10' concrete slab placed flush with the current ground surface at 392 Hope St., Stamford. Estimated cost: \$2,500. Filed Aug. 5.

**Earthlight Technologies LLC,** Ellington, contractor for Jere D. Denny and Bronwyn Cross-Denny. Install and wire a roof-mounted 17.850kw grid-tied solar pv system consisting of 42 sun-power modules and inverters located on the roof and tied into the existing 200amp electrical service panel at 200 Quarry Road, Stamford. Estimated cost: \$59,800. Filed Aug. 22.

**FTS Contracting LLC,** Norwalk, contractor for Carlos A. Villareal. Remodel kitchen and remove bearing wall at 9 Oakledge Circle, Norwalk. Estimated cost: \$18,000. Filed Aug. 2.

**Giant Siding & Windows Inc.,** White Plains, New York, contractor for Jonathan Patrick and Nicole Jean Henry. Install siding on entire home, 1 four-light patio door and 1 three-light casement window at 162 Westover Road, Stamford. Estimated cost: \$59,390. Filed Aug. 31.

**Gravalis, Jessica,** Norwalk, contractor for Jessica Gravalis. Construct a detached garage for a single-family residence at 2 Murray St., Norwalk. Estimated cost: \$25,000. Filed Aug. 1.

**Green Power Energy LLC,** Annandale, New Jersey, contractor for Ceki Aluf Medina. Install a roof-mounted solar PV system at 108 N. Lake Drive, Stamford. Estimated cost: \$53,242. Filed Aug. 16.

**Green Power Energy LLC,** Annandale, New Jersey, contractor for Nicole Generales. Install roof-mounted solar panels at 24 Lewis Road, Stamford. Estimated cost: \$51,300. Filed Aug. 16.

**Gudino, Francisco,** Stamford, contractor for Lindsey and Tucker Boyer. Replace retaining wall, paver sidewalk and existing wooden front porch with a concrete landing at 26 Mohawk Trail, Stamford. Estimated cost: \$25,000. Filed Aug. 26.

**Guzinski, John J.,** Stamford, contractor for Amy Lynch. Add an automatic generator and a new above-ground tank at 57 Acre View Drive, Stamford. Estimated cost: \$12,500. Filed Aug. 18.

**Ha Renovations Inc.,** Bridgeport, contractor for Angela Megdanis and Nicholas Megdanis. Construct a walk-in closet with laundry over an existing garage and add a shower to first-floor powder room and master bathroom on second floor at 227 Thornwood Road, Stamford. Estimated cost: \$80,000. Filed Aug. 19.

**The Home Depot USA Inc.,** Atlanta, Georgia, contractor for Rosaura D. Cosinga. Remove and replace two windows, same size, no structural changes at the first-floor living room, 41 Fishing Trail, Stamford. Estimated cost: \$4,175. Filed Aug. 1.

**The Home Depot USA Inc.,** Atlanta, Georgia, contractor for Edward Earl Morrow and Gloria May. Remove and replace 19 windows, same size, no structural change at 20 Clorinda Court, Stamford. Estimated cost: \$13,861. Filed Aug. 1.

**The Home Depot USA Inc.,** Atlanta, Georgia, contractor for Chelsea Ennis and Daniel Podesla. Remove and replace 13 windows, three patio doors, same size, no structural change at 24 Mill Spring Lane, Stamford. Estimated cost: \$29,498. Filed Aug. 2.

**The Home Depot USA Inc.,** Atlanta, Georgia, contractor for Uppuluri Venkateswara and Sudha Venkateswara. Remove and replace four windows, same size, no structural change at 124 Buckingham Drive, Stamford. Estimated cost: \$3,033. Filed Aug. 12.

**The Home Depot USA Inc.,** Atlanta, Georgia, contractor for Carol Ann and Monia T. Taylor. Remove and replace one window and one patio door, same size, no structural change at 30 Elmcroft Road, Unit B6, Stamford. Estimated cost: \$5,157. Filed Aug. 3.

**The Home Depot USA Inc.,** Atlanta, Georgia, contractor for Glennis Keddo. Remove and replace eight windows, same size, no structural change at 54 Van Buskirk Ave., Stamford. Estimated cost: \$6,609. Filed Aug. 23.

**The Home Depot USA Inc.,** Atlanta, Georgia, contractor for Frederic and Allison Greenbaum. Remove and replace two windows, same size, no structural change at 67 E. Ridge Road, Stamford. Estimated cost: \$8,782. Filed Aug. 26.

**The Home Depot USA Inc.,** Norwalk, contractor for Alan Moy and Gunilla Arlemalm Moy. Remove and replace windows at 84 Dry Hill Road, Norwalk. Estimated cost: \$14,683. Filed Aug. 1.

**Pelletier, Michael P. and Nicole M. Borthwick,** Norwalk, contractor for Michael P. Pelletier. Finish attic for a bedroom at 59 Stuart Ave., Norwalk. Estimated cost: \$25,000. Filed Aug. 1.

# Facts & Figures

## COURT CASES

### Bridgeport Superior Court

**Perez, Luz Del**, Bridgeport. Filed by Nicole Colon Jones, Naugatuck, New York. Plaintiff's attorney: Law Offices of Edward Czepiga LLC, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-6116688-S. Filed July 15.

**Rivera, Daira**, Riverside. Filed by Lornette Lawrence, Bridgeport. Plaintiff's attorney: Millman & Millman, Westport. 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 and further relief the court deems appropriate. Case no. FBT-CV-22-6116607-S. Filed July 12.

**Suncar-Caceres, Miguel J.**, Waterbury. Filed by Ariel Mercado-Jackson, Bridgeport. Plaintiff's attorney: Carter Mario Law Firm, North Haven. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-6116946-S. Filed July 7.

**Thompson, John, et al**, Ansonia. Filed by Robert Dennison, Bridgeport. Plaintiff's attorney: The Flood Law Firm LLC, Middletown. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-6116752-S. Filed July 19.

**Vasquez, Josie Jean**, Bridgeport. Filed by Ashley Colon, West Haven. Plaintiff's attorney: Delia Gillooly Depalma LLC, New Haven. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-6116623-S. Filed July 13.

### Danbury Superior Court

**Docktor, James T., et al**, Brookfield. Filed by Meb Loan Trust, Fairfield. Plaintiff's attorney: Glass & Braus LLC, Fairfield. Action: The plaintiff is the current holder of the note and mortgage of the defendants who defaulted on the terms of the agreement and have failed to pay the plaintiff the amount due. The plaintiff claims foreclosure of the mortgage, possession of the mortgage premises, monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-22-6043146-S. Filed June 6.

**Kutnick, Laura**, New Milford. Filed by Clayton Brown, Redding. Plaintiff's attorney: Connecticut Trial Firm LLC, Glastonbury. 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-22-6043253-S. Filed May 16.

**Lovejoy, Dawna A., et al**, Sherman. Filed by Western Connecticut Health Network Inc., Danbury. Plaintiff's attorney: Michael V. Simko Jr. Law Office, Seymour. Action: The plaintiff provided hospital services and supplies to the defendants who have neglected or refused to pay the plaintiff for monetary damages. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-22-6043038-S. Filed May 19.

**One Above Farm LLC, et al**, Stamford. Filed by Riley Elizabeth Burke p.p.a. Maureen Riley, Danbury. Plaintiff's attorney: Ventura Law, Danbury. Action: The plaintiff was receiving a horseback riding lesson from an instructor employed by the defendants when the plaintiff was violently thrown to the ground after the horse was spooked by the noise of an ATV being operated by an employee of the defendant causing the minor plaintiff to sustain damages and injuries The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-22-6043605-S. Filed June 22.

**Town of Brookfield**, Danbury. Filed by Robert A. Kaczka, Danbury. Plaintiff's attorney: Cohen & Wolf PC, Danbury. Action: The plaintiff is the owner of a real property, which he claims was wrongfully assessed for taxation purposes. The plaintiff appealed the defendant's taxation and claimed the valuation of the property was not the percentage of its true and actual value, but was grossly excessive, disproportionate and unlawful. The plaintiff seeks a new evaluation of the property and monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-22-6043091-S. Filed May 27.

### Stamford Superior Court

**Afrika Tikkun USA Inc.**, Columbus, Ohio. Filed by Elizabeth Rubel, New Canaan. Plaintiff's attorney: Lucas & Varga LLC, Southport. Action: The plaintiff was recruited for potential employment by the defendant. The plaintiff entered discussions with defendant concerning the terms of her potential employment and made a 10-day visit to South Africa to familiarize herself with Afrika Tikkun South Africa's operations and programs. Defendant assured plaintiff that, if she accepted the position, she would be classified as a full-time employee. During her employment, plaintiff uncovered numerous material compliance issues within ATU's nonprofit fundraising operations, including, but not limited to, ATU's failure to obtain statutorily required licenses in states in which it solicited charitable donations. In addition, plaintiff learned that ATU's misclassification of her employment status as a 1099 independent contractor rather than as a W-2 employee. Plaintiff discovered that someone had used her name, without her knowledge or consent, on a tax receipt issued to an individual donor for a contribution made at a fundraising event conducted prior to plaintiff's employment, at which the funds were solicited without required statutory compliance. Plaintiff refused to produce a financial report containing false and/or inaccurate information to be presented to ATU's Board. To file the tax return, plaintiff repeated oral and written demands, defendant failed and refused to classify plaintiff as an employee rather than as an independent contractor. As a result of ATU's misclassification of plaintiff's employment status and refusal to treat her as an employee for tax purposes, plaintiff was rendered ineligible for substantial unemployment compensation benefits. As a result, the plaintiff suffered damages and seeks monetary damages of more than \$15,000, exclusive of interest and costs

and such other further relief the court deems appropriate. Case no. FST-CV-22-6057477-S. Filed July 19.

**Canevari, Tysen, et al**, Norwalk. Filed by Rolling Ridge Condominium Associations Inc., Stamford. Plaintiff's attorney: William Andrew Meehan, Wilton. Action: The plaintiff hired the defendants to perform landscape, snow, ice, sleet and freezing rain parking lot and walkway clearing services at and on the grounds of the community for the winter. The defendants left a pile of salt in the parking lot, not contained, uncovered and exposed to the elements. As a result, trees died, were damaged and plaintiff suffered damages. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-22-6057166-S. Filed June 27.

**Costco Wholesale Corp., et al**, East Hartford. Filed by Vincent Lopiano, Darien. Plaintiff's attorney: Lampert Toohey & Rucci LLC, New Canaan. Action: The plaintiff was at the premises maintained by the defendants, when plaintiff entered the elevator to return to his vehicle, which was parked in the garage when the elevator malfunctioned causing the plaintiff to become stuck in the elevator. Several of the defendant employees affirmatively instructed the plaintiff to try to help pry the door open when suddenly, and without warning, the elevator doors closed thereby trapping and crushing the plaintiff's right hand and causing him to sustain and suffer personal injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-22-6057457-S. Filed July 18.

**Daher, Tyler J., et al**, Wilton. Filed by Nelson Figueroa, Norwalk. Plaintiff's attorney: Zeldes Needle & Cooper, 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. FST-CV-22-6057420-S. Filed May 2.

**Gale, Jonathan, et al**, Stamford. Filed by Traceyann Titus, Stamford. Plaintiff's attorney: The Pickel Law Firm LLC, Stamford. Action: The plaintiff suffered a collision caused by the defendants and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-22-6057304-S. Filed July 6.

## DEEDS

### Commercial

**40 Pershing Avenue LLC**, Wilton. Seller: Jonna Marie Gabriele and Richard Gabriele, Wilton. Property: 40 Pershing Ave., Stamford. Amount: \$0. Filed Aug. 11.

**Cab Investments LLC**, Darien. Seller: Jason B. Rabinowitz and Jennifer A. Rabinowitz, Wilton. Property: Lot 2. Wilson St., Stamford. Amount: \$590,000. Filed Aug. 12.

**Callari, Paula C.**, Stamford. Seller: ZT Investments LLC, Stamford. Property: Unit 12E, The Classic Condominiums, Stamford. Amount: \$395,000. Filed Aug. 12.

**Classic Custom Coach Works LLC**, Greenwich. Seller: AK Properties Group LLC, New York. New York. Property: 282 Mason St., Greenwich. Amount: \$1,100,000. Filed Aug. 17.

**Cordova, Santiago and Laura Cronin**, Colts Neck, New Jersey. Seller: Hennic Associates LLC, Trumbull. Property: 57 Churchill St., Fairfield. Amount: \$835,000. Filed Aug. 8.

**Evans, Jeannie and Bruce Evans**, Greenwich. Seller: 61 East Elm LLC, Greenwich. Property: 61 E. Elm St., Greenwich. Amount: \$10. Filed Aug. 19.

**Gaudio, Raymond**, Dix Hills, New York. Seller: The Bank of New York Mellon, Coppell, Texas. Property: 3 Sayles St., Greenwich. Amount: \$819,000. Filed Aug. 17.

**MD Islam**, New York, New York. Seller: Bienvenue Chez Nous LLC, Stamford. Property: 223 Fairfield Ave., Stamford. Amount: \$749,000. Filed Aug. 12.

**North Point LLC**, Greenwich. Seller: Ryan D. Mollett, Greenwich. Property: 21 Woodside Drive, Greenwich. Amount: \$10. Filed Aug. 15.

**Reynwood LLC**, Greenwich. Seller: 80 Mason Street LLC, Greenwich. Property: 80 Mason St., Greenwich. Amount: \$10. Filed Aug. 19.

**Weiss, Emily K.H.**, Norwalk. Seller: CFJ Realty Development LLC, Fairfield. Property: 569 Old Strathfield Road, Fairfield. Amount: \$420,000. Filed Aug. 12.

**Wu, Tianyu and Liying Li**, Jersey City, New Jersey. Seller: Lutetia LLC, Old Greenwich. Property: 13 Center Drive, Old Greenwich. Amount: \$1,810,000. Filed Aug. 18.

**Zide, Stephen and Janet B. Zide**, Old Greenwich. Seller: Arlington OB LLC, Old Greenwich. Property: 36 Binney Lane, Old Greenwich. Amount: \$1. Filed Aug. 17.

### Residential

**Aviles, Rosinna**, Stamford. Seller: Mihkael Kolodny and Diane Yu, Stamford. Property: 141 Grove St., Unit A, Stamford. Amount: \$249,900. Filed Aug. 10.

**Baah, Hannah**, Bronx, New York. Seller: Divyesh Patel, Fairfield. Property: 850 E. Main St., Unit 328, Stamford. Amount: \$390,000. Filed Aug. 10.

**Bennis, Mary K. and Daniel R. Bennis**, Fairfield. Seller: Fran Glucroft and Rand Glucroft, Fairfield. Property: 277 Woodbine Lane, Stamford. Amount: \$827,000. Filed Aug. 8.

**Bergmann, Alena and Michael Hines**, Stamford. Seller: Sally Leung Hom and Dain Leith Carver, Stamford. Property: 7 Fourth St. Unit 1C, Stamford. Amount: \$290,000. Filed Aug. 12.

**Binaghi, Christian and Gladys P. Stradella**, Old Greenwich. Seller: Mary Simon Streep, Old Greenwich. Property: 18 West Way, Old Greenwich. Amount: \$N/A. Filed Aug. 15.

**Bivona Jr., Thomas**, Stamford. Seller: Lars Margolis and Lauren Krevet, Stamford. Property: 38 Kenilworth Drive West, Stamford. Amount: \$849,000. Filed Aug. 8.

**Bolan, Benjamin and Alexandra Bolan**, Fairfield. Seller: Gonzalo J. Diaz and Tracy Ann Brockman-Diaz, Fairfield. Property: 70 Lakeview Drive, Fairfield. Amount: \$750,000. Filed Aug. 8.

**Bradley, Mark and Sarah Bradley**, Freshwater, Australia. Seller: Robert Janelli and Cheryle Janelli, Old Greenwich. Property: 38 Forest Ave., Old Greenwich. Amount: \$2,125,000. Filed Aug. 16.

**Brown, Rosana**, Stamford. Seller: Alfredo L. Sanguinetti, et al. South Carolina. Property: 285 Sylvan Knoll Road, Stamford. Amount: \$220,000. Filed Aug. 8.

**Cannizzo, Joseph John and Amy Cannizzo**, Stamford. Seller: David Mannis and Nancy Klein, Stamford. Property: 34 Greenbrier Lane, Stamford. Amount: \$945,000. Filed Aug. 11.

**Carroll, John K.**, Rye, New York. Seller: Lisa Goodrich Page and William Chapman Page, Greenwich. Property: 53 Ridge St., Greenwich. Amount: \$1,205,000. Filed Aug. 16.

# Facts & Figures

**Dowling, Caitling T.** and **Victor J. Dowling III**, New York, New York. Seller: James Hugh Coffe and Heike Bundesen Coffe, Greenwich. Property: 36 Lockwood Drive, Old Greenwich. Amount: \$0. Filed Aug. 19.

**Farenga, Gregory** and **Elizabeth Farenga**, Fairfield. Seller: John Matthew Demassa and Grace Demassa, Fairfield. Property: 189 Tuller Road, Fairfield. Amount: \$790,000. Filed Aug. 8.

**Giuseppone, Diana J.**, Greenwich. Seller: Elizabeth A Schuette, Naples, Florida. Property: 110 E. Elm St., Unit 110 North, Greenwich. Amount: \$10. Filed Aug. 15.

**Gordon, Alan** and **Vicki Silverstein**, Harrison, New York. Seller: Jane Howard Bashan and Michael E. Basham, Cos Cob. Property: 78 River Road, Unit 13, Cos Cob. Amount: \$1,475,000. Filed Aug. 18.

**Guinta, Benjamin** and **Kimberly Guinta**, Stamford. Seller: Damien R. Fortune and Arianna E. Fortune, Stamford. Property: 239 Eden Road, Stamford. Amount: \$885,000. Filed Aug. 9.

**Jaffe, Anthony Leslie**, Fairfield. Seller: Joann Manzella and Stephen Manzella, Shelton. Property: 950 Mill Hill Terrace, Fairfield. Amount: \$1,675,000. Filed Aug. 12.

**Kirkup, Stephen Canon** and **MacKenzie Kirkup**, Norwalk. Seller: Thomas R. Shanley and Joan S. Shanley, Fairfield. Property: 478 Riverside Drive, Fairfield. Amount: \$830,000. Filed Aug. 10.

**Knoll, Robert** and **Rachel Mann**, Old Greenwich. Seller: Zhuoer Shi and Jing Du, Old Greenwich. Property: 29 Innis Lane, Old Greenwich. Amount: \$1,785,017. Filed Aug. 15.

**Lin, Yuping**, Hilliard, Ohio. Seller: Donna G. Kocot, Torrington. Property: 49 Hinckley Ave., Stamford. Amount: \$740,000. Filed Aug. 12.

**Lucero Juela, Nancy Luzmila** and **Carlos L. Guachun Calderon**, Stamford. Seller: Flamur Gjini and Adnan Gjini, Stamford. Property: 63 Belltown Road, Stamford. Amount: \$506,000. Filed Aug. 9.

**Mahmuti, Veton** and **Ermira Haraqui**, Stamford. Seller: Jorge Rosero and Maria C. Rosero, Stamford. Property: 18 Brown Ave., Unit 22, Stamford. Amount: \$370,000. Filed Aug. 10.

**Martin, Erik** and **Leia Sopata**, Fairfield. Seller: George Andrew Frank, Westport. Property: 1353 Mill Plain Road, Fairfield. Amount: \$519,000. Filed Aug. 10.

**Mascolo, Anthony Lee** and **Pamela Mascolo**, Fairfield. Seller: Joanne Muskus, Fairfield. Property: 2150 Sturges Highway, Fairfield. Amount: \$1,230,000. Filed Aug. 8.

**McManus, Joseph** and **Katherine McManus**, Fairfield. Seller: Frederic Spiegel and Felice Spiegel, Fairfield. Property: 220 Crest Terrace, Fairfield. Amount: \$631,500. Filed Aug. 12.

**Mellon, Sally A.** and **Brandon Gospodinoff**, Stamford. Seller: Lambert DiBattista, Stamford. Property: 11 Hastings Lane, Stamford. Amount: \$632,500. Filed Aug. 11.

**Palacios, Jimmy Fabian** and **Cristiane Fontoura Chrispim**, Stamford. Seller: Beatriz Lozano, Stamford. Property: 91 Strawberry Hill Ave., No. 928, Stamford. Amount: \$270,000. Filed Aug. 11.

**Pellegrino, Elaine C.** and **James V. Pellegrino**, Fairfield. Seller: James V. Pellegrino, Fairfield. Property: 342 Suburban Ave., Fairfield. Amount: \$10. Filed Aug. 11.

**Philipson, Carolyn** and **Jeremy Philipson**, Stamford. Seller: Joan Lowney and Meghan Lowney, Fairfield. Property: 60 Winnepoge Drive, Fairfield. Amount: \$615,000. Filed Aug. 9.

**Quintana, Alejandro** and **Judith Quintana**, Cos Cob. Seller: Hector E. Arzeno and Paula M. Picco, Greenwich. Property: 207 Valley Road, Cos Cob. Amount: \$10. Filed Aug. 18.

**Rahman, Khaliur** and **Nurun Rahman**, Greenwich. Seller: William Jenkins and Elizabeth Jenkins, Cos Cob. Property: Unit 41B, Harold Street Commons, Greenwich. Amount: \$885,000. Filed Aug. 18.

**Seivwright, Danielle** and **Conrad Seivwright**, Stamford. Seller: Irma Alejandra Real, Stamford. Property: 36 Depinedo Ave., Unit 2, Stamford. Amount: \$330,000. Filed Aug. 8.

**Shea, James P.** and **Kiley G. Shea**, Kinston, New York. Seller: Joseph P. Rigoglioso, Fairfield. Property: Lot 19, Map 218 Inwood Road, Fairfield. Amount: \$1,460,000. Filed Aug. 12.

**Silberhorn, Maria Malavenda** and **Evan T. Silberhorn**, Cos Cob. Seller: Maria Malavenda Silberhorn, Cos Cob. Property: 316 Valley Road, Cos Cob. Amount: \$10. Filed Aug. 19.

**Slavin, Lorraine**, Greenwich. Seller: Janeth M. Shanley, Greenwich. Property: 81 Sherwood Place, Unit D, Greenwich. Amount: \$10. Filed Aug. 17.

**Smith, Michelle** and **Garrett Smith**, Fairfield. Seller: Arnold R. Blumenfeld and Lisa V. Blumenfeld, Fairfield. Property: 431 Aran Hill Road, Fairfield. Amount: \$1,490,000. Filed Aug. 8.

**Sobel, David W.** and **Jacqueline K. Sobel**, Greenwich. Seller: Richard W. Oswald and Lisa A. Oswald, Savannah, Georgia. Property: 107 Overlook Drive, Greenwich. Amount: \$3,075,000. Filed Aug. 17.

**Valle Medina, Alvaro Armando**, Stamford. Seller: Aldo A. Vitti and Catherine F. Vitti, Stamford. Property: 28 Crescent St. Unit 6, Stamford. Amount: \$310,000. Filed Aug. 12.

**Wacker, Patrick**, Fairfield. Seller: Stephen Geremia and Jennifer Marotta, Fairfield. Property: 92 Pease Ave., Unit 92, Southport. Amount: \$815,000. Filed Aug. 9.

**Wang, Shiyang**, Old Greenwich. Seller: Margaret M. Mullen and Dennis P. Mullen, Old Greenwich. Property: 23 Manor Road, Old Greenwich. Amount: \$1,570,000. Filed Aug. 18.

**Weldon, Julian** and **Pamela Weldon**, Greenwich. Seller: James B. Tormey and Mary Anne Tormey, Greenwich. Property: 14 Deer Lane, Greenwich. Amount: \$5,351,000. Filed Aug. 17.

**Woodhull, Elizabeth J.** and **William H. Woodhull**, Norwalk. Seller: Brian McCarthy and Wendy McCarthy, Fairfield. Property: 284 Whiting Pond Road, Fairfield. Amount: \$800,000. Filed Aug. 12.

**Yorke, Patrick M.** and **Patricia Yorke**, Stamford. Seller: Charles C. Loop and Nancy O. Loop, Stamford. Property: 154 Cold Spring Road, Unit 64, Stamford. Amount: \$318,000. Filed Aug. 9.

## JUDGMENTS

**Ditas, Mariano**, Fairfield. \$2,564, in favor of Cavalry SPV I LLC, Greenwich, by Schreiber Law LLC, Salem, New Hampshire. Property: 482 Villa Ave., Fairfield. Filed July 18.

**Fernandes, Brian**, Fairfield. \$14,390, in favor of Absolute Resolutions Investments LLC, Bridgeport, by Cohen, Burns, Hard & Paul, West Hartford. Property: 254 Rakoczy Ave., Fairfield. Filed Sept. 7.

**Forte, Anne J.**, Fairfield. \$4,462, in favor of First National Bank of Omaha, Omaha, Nevada, by Leopold & Associates PLLC, Armonk, New York. Property: 184 Sigwin Drive, Fairfield. Filed July 5.

**Gilbert, Barbara S.**, Fairfield. \$30,562, in favor of Cavalry SPV I LLC, Greenwich, by Schreiber Law LLC, Salem, New Hampshire. Property: 777 Fairfield Beach Road, Fairfield. Filed July 18.

**Kelly, Josephine**, Fairfield. \$2,062, in favor of Cavalry SPV I LLC, Greenwich, by Schreiber Law LLC, Salem, New Hampshire. Property: 40 Benton St., Fairfield. Filed Aug. 23.

**Linnane, Matthew**, Fairfield. \$10,056, in favor of Citibank NA, Sioux Falls, South Dakota, by Rubin & Rothman LLC, Islandia, New York. Property: 305 Ruane St., Fairfield. Filed Aug. 4.

**Miller, Richard A.** Fairfield. \$6,422, in favor of Capital One Bank NA, Richmond, Virginia, by London & London, Newington. Property: 75 Berkeley Road, Fairfield. Filed July 5.

**Rodriguez, Eddie**, Fairfield. \$27,672, in favor of LVNV Funding LLC, Las Vegas, Nevada, by Schreiber Law LLC, Salem, New Hampshire. Property: 359 Fairland Drive, Fairfield. Filed Aug. 23.

**Rogers, Raymond F.**, Easton. \$8,339, in favor of Zachary Goldin and Talia Goldin, Shelton, by Abraham M. Hoffmann, Trumbull. Property: 150 Samp Mortar Drive, Fairfield. Filed Sept. 8.

**Zachariadis, Nicolaos**, Shelton. \$872, in favor of LVNV Funding LLC, Las Vegas, Nevada, by Schreiber Law LLC, Salem, New Hampshire. Property: 843 Westport Turnpike, Fairfield. Filed July 18.

## MORTGAGES

**79 Bel Air LN Fairfield LLC**, Easton, by William J. Neary. Lender: Groundfloor Real Estate I LLC, 600 Peachtree Street Northeast, Suite 810, Atlanta, Georgia. Property: 79 Bel Air Lane, Fairfield. Amount: \$542,840. Filed Aug. 2.

**Alter, Adam L.** and **Sara P. Ricklen**, Old Greenwich, by Lorraine Pennicott. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 17 Lincoln Ave., Old Greenwich. Amount: \$122,000. Filed Aug. 1.

**Amen, Brian Robert** and **Rachel Amen**, Greenwich, by Brett O'Donnell. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 15 Nedley Lane, Greenwich. Amount: \$230,000. Filed Aug. 5.

**Austrian, Neil R.** and **Nancy R. Austrian**, Old Greenwich, by N/A. Lender: JPMorgan Chase Bank NA, 3050 Highland Pkwy., Fourth floor, Downers Grove, Illinois. Property: 22 Ballwood Road, Old Greenwich. Amount: \$4,000,000. Filed Aug. 2.

**Autry, Jeremy J.** and **Betsy J. Autry**, Fairfield, by Stacy C. Surgeon. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 1172 Unquowa Road, Fairfield. Amount: \$142,000. Filed Aug. 3.

**Benitez, Ines** and **Alex Daniel Brito Quintana**, Stamford, by Mayra M. Rios. Lender: Caliber Home Loans Inc, 1525 S. Belt Line Road, Coppell, Texas. Property: 28 Jessup St., Stamford. Amount: \$550,009. Filed Aug. 4.

**Bernstein, Benjamin** and **Yael Lee Aura Shy**, Stamford, by Seth J. Arnowitz. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 37 Ledge Lane, Stamford. Amount: \$649,400. Filed Aug. 2.

**Capuno, Michael**, Stamford, by Jonathan T. Hoffman. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 127 Greyrock Place, Unit 502, Stamford. Amount: \$373,500. Filed Aug. 3.

**Cline, J. Michael** and **Pamela Berman Cline**, Greenwich, by Karen Adelsberg. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 772 North St., Greenwich. Amount: \$7,475,000. Filed Aug. 5.

**Cohen, Michael** and **Jessica Cohen**, Stamford, by Lisa Kent. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 125 Sawmill Road, Stamford. Amount: \$724,000. Filed Aug. 3.

**Cooleen, Michael J.**, Fairfield, by Elizabeth Ciancimino. Lender: People's United, 850 Main St., Bridgeport. Property: 205 Longdean Road, Fairfield. Amount: \$130,223. Filed Aug. 1.

**Coppola, Brian Paul** and **Ariana Coppola**, Fairfield, by Glen J. Moore. Lender: First Republic Bank, 111 Pine St., San Francisco, California. Property: 276 Taintor Drive, Southport. Amount: \$1,312,000. Filed Aug. 4.

**Czelada, Stephen** and **Patricia T. Czelada**, Stamford, by Kandy T. Almalah. Lender: PNC Bank NA, 222 Delaware Ave., Wilmington, Delaware. Property: 26 Nottingham Drive, Stamford. Amount: \$200,000. Filed Aug. 4.

**De Mayo, Lea O.** and **Richard J. De Mayo**, Stamford, by Brooke Cavaliero. Lender: Loandepot.com LLC, 26642 Towne Centre Drive, Foothill Ranch, California. Property: 205 E. Hunting Ridge Road, Stamford. Amount: \$906,400. Filed Aug. 1.

**Fernandez, Ronald**, Stamford, by Dennis Bujdud. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 2435 Bedford St., No.21S, Stamford. Amount: \$378,000. Filed Aug. 3.

**Ferraro, Sarah Ann** and **David Pepitone**, Fairfield, by Jeffrey M. Wosikorski. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 160 Fairfield Woods Road, No.10, Fairfield. Amount: \$285,000. Filed Aug. 4.

**Ficaro, Jessica A.** and **Justin M. Ficaro**, Greenwich, by Charles A. Fiore. Lender: Loandepot.com LLC, 26642 Towne Centre Drive, Foothill Ranch, California. Property: 1 Eugene St., Greenwich. Amount: \$654,550. Filed Aug. 1.

**Forlini, Sergio L.** and **Kristen M. Forlini**, Greenwich, by Kathryn L. Braun. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 100 Perkins Road, Greenwich. Amount: \$2,550,000. Filed Aug. 3.

**Fraioli, Rachel L.** and **Christopher M. Fraioli**, Greenwich, by Michael J. McIntosh. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 33 Benenson Drive, Cos Cob. Amount: \$500,000. Filed Aug. 4.

**Frey, Brendon E.** and **Marnie B. Frey**, Fairfield, by William Gardner Plunkett. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 1300 Mill Hill Road, Southport. Amount: \$400,000. Filed Aug. 2.

**Gorman, Robert** and **Hadlyn Califra**, Fairfield, by Joseph L. Furnari Jr. Lender: UBS Bank USA, 95 State St., Suite 2200, Salt Lake City, Utah. Property: 305 N. Pine Creek Road, Fairfield. Amount: \$686,250. Filed Aug. 1.

# Facts & Figures

**Gottlander, Daniel** and **Suzanne Gottlander**, Stamford, by Douglas I. Bayer. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 199 Van Rensselaer Ave., Stamford. Amount: \$1,644,000. Filed Aug. 1.

**Grossman, Jonas** and **Cari Hamlet**, Greenwich, by Naveed A. Quraishi. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 21 Mountain Wood Drive, Greenwich. Amount: \$1,252,000. Filed Aug. 3.

**Jones, Leigh Erica**, Greenwich, by Gillian V. Ingraham. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 40 W. Elm St., Greenwich. Amount: \$679,200. Filed Aug. 4.

**Kelly, Carolyn J.**, Stamford, by Benjamin McEachin. Lender: PNC Bank NA, 222 Delaware Ave., Wilmington, Delaware. Property: 57 Brooklawn Ave., Stamford. Amount: \$100,000. Filed Aug. 4.

**Khansalar, Sepehr**, Stamford, by Besnike Krasniqi. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 127 Greyrock Place, Apt. 1502, Stamford. Amount: \$322,000. Filed Aug. 5.

**Lee, Jedong** and **Hyejin Yoon**, Old Greenwich, by Heather R. Fusco. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 9 Ferris Drive, Old Greenwich. Amount: \$865,250. Filed Aug. 2.

**Lempel, Matthew S.** and **Elie Lempel**, Stamford, by Seth J. Arnowitz. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 21 Revonah Ave., Stamford. Amount: \$528,000. Filed Aug. 5.

**Mahoney, John B.** and **Tiffany K. Mahoney**, Fairfield, by N/A. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 520 Fulling Mill Lane, Fairfield. Amount: \$719,700. Filed Aug. 4.

**Maloney, Thomas J.** and **Nancy N. Maloney**, Greenwich, by N/A. Lender: JPMorgan Chase Bank NA, 3050 Highland Pkwy., Fourth floor, Downers Grove, Illinois. Property: 36 Twin Lakes Lane, Riverside. Amount: \$750,000. Filed Aug. 3.

**O'Farrell, Michael** and **Nancy O'Farrell**, Greenwich, by Besnike Krasniqi. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 693 River Road, Greenwich. Amount: \$1,000,000. Filed Aug. 5.

**Papadopoulos, John Sebastian**, Fairfield, by Russell S. Brinn. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 221 High Meadow Road, Southport. Amount: \$940,000. Filed Aug. 5.

**Phillips, Scott Y.** and **Isabel Boswell Phillips**, Greenwich, by Jeremy E. Kaye. Lender: JPMorgan Chase Bank NA, 3050 Highland Pkwy., Fourth floor, Downers Grove, Illinois. Property: 72 Rockwood Lane, Greenwich. Amount: \$5,000,000. Filed Aug. 4.

**Platter, Sharon**, Stamford, by Tanya Cruz. Lender: JPMorgan Chase Bank NA, 3050 Highland Pkwy., Fourth floor, Downers Grove, Illinois. Property: 182 Dolphin Cove Quay, Stamford. Amount: \$1,250,000. Filed Aug. 1.

**Roarty, Allison** and **David C. Prince**, Greenwich, by James Kavanagh. Lender: Prosperity Home Mortgage LLC, 14501 George Carter Way, Suite 300, Chantilly, Virginia. Property: 96 Londonderry Drive, Greenwich. Amount: \$700,000. Filed Aug. 1.

**Roche, Brendan** and **Rebecca Soltis**, Stamford, by Christian W. Bujdud. Lender: First Republic Bank, 111 Pine St., San Francisco, California. Property: 210 Joffre Ave., Stamford. Amount: \$552,000. Filed Aug. 2.

**Rodriguez, Rodolfo** and **Maria E. Cordova-Rodriguez**, Fairfield, by N/A. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 1335 Brooklawn Ave., Fairfield. Amount: \$335,000. Filed Aug. 5.

**Rutkowski, Carol** and **Rebekah Rutkowski**, Stamford, by Adam J. Hirsch. Lender: The Equity Trust Company, P.O. Box 451340, Westlake, Ohio. Property: 28 Oakdale Road, Stamford. Amount: \$600,000. Filed Aug. 5.

**Smith Morris, Molly** and **Timothy Morris**, Fairfield, by Janice Kopchik. Lender: US Bank National Association, 4801 Frederica St., Owensboro, Kentucky. Property: 88 Dwight St., Fairfield. Amount: \$1,100,000. Filed Aug. 2.

**Vinci, John Christian** and **Colleen Vinci**, Fairfield, by Antonio Faretta. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 38 S. Pine Creek Court, Fairfield. Amount: \$250,000. Filed Aug. 3.

**Vincini, Denise M.** and **Giorgio Vincini**, Fairfield, by Jonathan T. Hoffman. Lender: Homebridge Financial Services Inc., 194 Wood Avenue South, Ninth floor, Iselin, New Jersey. Property: 29 Osborne Place, Southport. Amount: \$647,200. Filed Aug. 1.

**Wells, Loren P.** and **Lauren E. Wells**, Stamford, by Robert Godzeno. Lender: Keybank National Association, 127 Public Square, Cleveland, Ohio. Property: 72 Fairmont Ave., Stamford. Amount: \$570,000. Filed Aug. 2.

**Yu Ku, Ching**, Greenwich, by Robert B. Potash. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 203 Riverside Ave., Riverside. Amount: \$2,310,000. Filed Aug. 2.

**Yu, Mengtao** and **Zhuo Xiao**, Fairfield, by Zionyamarquize Q. Bohannon. Lender: PNC Bank NA, 222 Delaware Ave., Wilmington, Delaware. Property: 225 Silver Spring Road, Fairfield. Amount: \$250,000. Filed Aug. 5.

**Zimmer, Zach** and **Briar P. Zimmer**, Fairfield, by Descera Daigle. Lender: US Bank National Association, 4801 Frederica St., Owensboro, Kentucky. Property: 66 Flax Road, Fairfield. Amount: \$925,000. Filed Aug. 3.

## NEW BUSINESSES

**Acti-Kare Responsive In-Home Care**, 1266 E. Main St., Suite 700R, Stamford 06902, c/o The Golden Peacock LLC. Filed Aug. 9.

**Ann Home Care**, 88 Lenox Ave., Stamford 06906, c/o Margarette Dort. Filed Aug. 5.

**Baseball U Prep Connecticut**, 36 Kenosia Ave., Danbury 06810, c/o Nicholas Rhodes. Filed Aug. 1.

**Bitcoin Depot**, 910 High Ridge Road, Stamford 06905, c/o Lux Vending LLC. Filed Aug. 2.

**Bitcoin Depot**, 495 W. Main St., Stamford 06902, c/o Lux Vending LLC. Filed Aug. 2.

**Boys and Girls Club of Stamford**, 350 W. Main St., Stamford 06902, c/o Boys and Girls Club of Stamford Inc. Filed Aug. 1.

**Boys and Girls Club of Stamford**, 347 Stillwater Ave., Stamford 06902, c/o Boys and Girls Club of Stamford, Inc. Filed Aug. 1.

**Brisaleve Essence**, 100 Greyrock Place, First floor, Stamford 06901, c/o Andreia Aparecida Marques. Filed Aug. 1.

**Carlos Landscaping**, 43 Young Dixon Way, Stamford 06902, c/o Carlos Rene Palma. Filed Aug. 2.

**Cms/Nextech**, 1045 S. John Rodes Blvd., Melborne, Florida 32904, c/o Rick Chrysler. Filed Aug. 1.

**Connecticut Breathe Free**, 1290 Summer St., Suite 2300, Stamford 06905, c/o Free Sinus & Allergy Centers. Filed Aug. 2.

**Curves Boutique LLC**, 7 Benedict Court, Norwalk 06850, c/o Andrea D. Waymer. Filed Aug. 1.

**Dealers Resource Center**, 167 Lamp and Lantern Village, No. 127, Chesterfield, Missouri 63017, c/o Pessada Holdings LLC. Filed Aug. 1.

**Dealers Resource Center**, 167 Lamp and Lantern Village, No. 127, Chesterfield, Missouri 63017, c/o Deric Kalamitsiotis. Filed Aug. 2.

**Jackie's Styling Salon**, 513 Glenbrook Road, Stamford 06906, c/o Jacqueline A. Dudek. Filed Aug. 8.

**Kitchen Refacing Connecticut**, 142 East Ave., Norwalk 06851, c/o Michelle Sawyer. Filed Aug. 5.

**L.M.C. Enterprises**, 56 Lockwood Ave., Stamford 06902, c/o Luis M. Cordova. Filed Aug. 2.

**Lashbrow Art by Julia Inc.**, 1023 Hope St., Lower level, Suite 21, Stamford 06907, c/o Yuliia Drebit. Filed Aug. 11.

**McBody Contouring Sculpting, By Camelta**, 335 Ely Ave., Norwalk 06854, c/o Narcisse Camelta Florial. Filed Aug. 8.

**My Medicare Coverage Registrants**, 6 Landmark Square, Fourth floor, Stamford 06901, c/o BRP Medicare Insurance LII, LLC. Filed Aug. 12.

**My Medicare Coverage**, 6 Landmark Square, Fourth floor, Stamford 06901, c/o Guided Insurance Solutions LLC. Filed Aug. 12.

**Patio Café**, 888 Washington Blvd., Stamford 06901, c/o George Moschos. Filed Aug. 1.

**Premier Party Rentals**, 515 West Ave., Unit MB298, Norwalk 06850, c/o Alicia Phillipos. Filed Aug. 5.

**Scottsdale Rei**, 1501 Newfield Ave., Stamford 06905, c/o Scottsdale Rei LLC. Filed Aug. 11.

**Sergio Rodriguez Masonry LLC**, 101 Woodward Ave., Apt. 1N, Norwalk 06854, c/o Sergio Rodriguez. Filed Aug. 2.

**St. Leo Parish**, 24 Roxbury Road, Stamford 06902, c/o Saint Leo Roman Catholic Church Corp. Filed Aug. 3.

**Studio 11**, 100 Greyrock Place, Suite F221, Stamford 06901, c/o Ana Lucia Soares Ranzi Colangelo. Filed Aug. 1.

**Super Clean**, 69 Cove Road, Apt. A-2, Stamford 06902, c/o Victor A Tremesani. Filed Aug. 8.

**The Chef Catering Connecticut**, 761 Cove Road, Stamford 06902, c/o 761 Cove Road Deli LLC. Filed Aug. 11.

**Wilson Power**, 157 Lawn Ave., Stamford 06902, c/o Wilson Power LLC. Filed Aug. 5.

# LEGAL NOTICES

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

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 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

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

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

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

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

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

LARIX 325, LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 8/12/2022. Cty: WESTCHESTER. SSNY desig. as agent upon whom process against may be served & shall mail process to 900 BOSTON POST ROAD, RYE, NY 10580. General Purpose #63241

Notice of Formation of Earrings by Erica, LLC Art. Of Org. filed with SSNY on 8/12/22. 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, 30 Campwoods Road, Ossining, NY 10562. Purpose: any lawful purpose. #63242

Lee & Kayis Private Care LLC. Art. of Org. filed with NY Secy. of State on 08/31/22. Office located in Westchester Co. Secy. of State designated as agent upon which process may be served. Secy. of State shall mail a copy of any process against it served upon him/her to: 75 South Broadway, 4th Floor, White Plains NY, 10601 (the LLC is primary business location). LLC may engage in any lawful act or activity for which a limited liability company may be formed. #63245

Mickel LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 6/13/2022. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 342 North Main St., Storefront, Port Chester, NY 10573. General Purpose #63248

Notice of Formation of Travel By Oshika LLC. Arts. of Org. filed with SSNY on 08/17/2022. Offc. Loc.: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to Travel By Oshika, 125 Glendale Rd., Scarsdale, NY, 10583. Purpose: Any lawful purpose. #63251

Notice of Formation of WREC WASHINGTON STREET LENDER LLC. Arts. of Org. filed with Sec. Of State of NY (SSNY) on 8/31/22. Office location: Westchester Cty. SSNY desig. as agent of LLC upon whom process against may be served. SSNY shall mail process to: c/o Marc Samwick, 100 Manhattanville Road, Suite 4E20, Purchase, NY 10577. Purpose: any lawful purpose. #63247

Notice of Formation of Ferris World Ball, LLC. Articles Of Organization filed with the Secretary of State of NY on July 31, 2022. Office location Westchester County, SSNY designated as agent of the LLC whom process against may be served, shall mail process to: United States Corporation Agents Inc. 7014 13th Ave, Ste. 202, Brooklyn, NY 11228. Purpose: any lawful act or activity. #63243

Sonder Publishing LLC filed with NY Secy. of State on 01/25/22. Office located in Westchester Co. Secy. of State designated as agent upon which process may be served. Secy. of State shall mail a copy of any process against it served upon him / her to: 282 Katonah Avenue, Suite 166, Katonah, NY 10536. Purpose of business of LLC is any lawful act or activity. #63246

Doci Management, LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 5/17/2022. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 43 Morgan St. Eastchester, NY 10709. General Purpose. AD #63162.

# *Join us to Honor Extraordinary Health Care Providers*

## **MEET THE HONOREES**

### **ALL IN THE FAMILY**

**Dr. Jyotindra Shah and S.J. Shah**  
*Amari Health*

### **COMPASSIONATE CONCIERGE DOCTORS**

**Dr. Judith Shea**  
*Glenville Medical Concierge Care*

**Dr. Nitin Gupta**  
*Rivertowns Pediatrics*

### **CUTTING EDGE**

**Dr. Jeffrey Geller**  
*NewYork-Presbyterian  
Westchester Hospital*

### **DOCTORS WITHOUT BOUNDARIES**

**Dr. Charles Kutler**  
*Optum*

**Dr. Mario J. Garcia**  
*Montefiore Health System*

### **PROMISE FOR THE FUTURE**

**Redab Alnifaidy**  
*New York Medical College*

### **FEMALE INNOVATORS**

**Dr. Tabassum Firoz**  
*Bridgeport Hospital  
Yale New Haven Health*

**Dr. Beth E. Shubin Stein**  
*Hospital for Special Surgery*

### **LIFETIME ACHIEVEMENT**

**Dr. Anthony L. Pucillo**  
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Westchester Hospital*

**Dr. Spike Lipschutz**  
*Greenwich Hospital*

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**Jennifer Corbett**  
*Bridgeport Hospital  
Yale New Haven Health*

**Samantha Ruff**  
*Westchester Medical Center*

### **PHYSICIAN'S ASSISTANT**

**Rachel Snider**  
*Open Door Family Medical Center*

### **TEAM AWARDS**

#### **White Plains Hospital ICU Team**

Dr. John Cardasis , Dr. Nelky Ramirez, Dr. Beata Popis-Matejak, Dr. Artur Alaverdian, Dr. Walter Chua,  
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



**SEPT. 22 | THE STAMFORD HOTEL**

**PRESENTED BY**

**Westchester & Fairfield County  
Business Journals**

# Here's to our Doctors of Distinction who treat every patient with the greatest of care.

Here at Yale New Haven Health, we are proud to recognize all of the physicians representing Bridgeport Hospital and Greenwich Hospital who've been named Doctors of Distinction. Their compassion, talent, and dedication are exceeded only by their tireless commitment to treating each and every patient with the greatest of care.

**Lifetime Achievement award winner:**

Spike Lipschutz, MD  
Greenwich Hospital

**Outstanding Nurse award winner:**

Jennifer Corbett, RN  
Bridgeport Hospital

**Female Innovator award winner:**

Tabassum Firoz, MD  
Bridgeport Hospital

Yale  
NewHaven  
Health



# WELCOME

to the ninth annual Westchester and Fairfield County Doctors of Distinction awards and a special welcome to our 2022 honorees who are joining us this evening. This year's recipients are being recognized for their dedication, expertise, accomplishments and compassionate care. You will be inspired by their stories and their passion for the medical profession. Congratulations to all doctors and especially our 2022 honorees.

## PROGRAM:

**5:30 – 6:15 p.m.: Cocktail hour**

Cocktails • Buffet style food • Networking • Vendor tables

**6:20 – 7:30 p.m.: Awards ceremony**

Formal awards ceremony. Auditorium-style seating

**Opening Remarks**

**Anne Jordan Duffy**, Associate publisher, Westfair Communications

**Marc Kosak**, Executive Vice President - Chief Operating Office at Greenwich Hospital

**7:30 – 8 p.m.: Closing**

Closing program remarks, dessert, coffee and tea

PRESENTED BY

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Westchester & Fairfield County  
**Business Journals**

THE **STAMFORD**



Mario J. Garcia, MD  
Chief, Division of Cardiology  
Co-Director, Montefiore  
Einstein Center for Heart  
and Vascular Care  
Professor, Departments of  
Medicine and Radiology  
Montefiore Einstein

## Montefiore Einstein Congratulates Mario J. Garcia, MD

For being honored by the *Westchester and Fairfield County Business Journals'* Doctors of Distinction 2022 as a "Doctor without Boundaries." Throughout his career, Dr. Garcia has led the development and implementation of the most advanced, noninvasive cardiac diagnostic technology used in hospitals worldwide—making significant advancements in the diagnosis and treatment of heart disease.

**Montefiore Einstein**

# THANK YOU

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## BRONZE SPONSORS:

  
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# CClean Commercial Cleaning congratulates the 2022 Doctors of Distinction

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# ALL IN THE FAMILY



## DR. JYOTINDRA SHAH AND S.J. SHAH

CEO

*Amari Health:*

*Functional & Integrative Medicine*

Dr. Jyotindra Shah has been a practicing physician in New York for over 54 years. After years of seeing that his patient's chronic health symptoms were not being resolved with conventional medicine, he founded and is the chief medical officer of Amari Health – Functional & Integrative Medicine in Scarsdale. In the early years, with amazing clinical protocols in hand, Dr. Shah had the foresight to bring on his son S.J. to build the business processes that have helped Amari Health rapidly grow. As a former strategy consultant, S.J. has been instrumental in creating systems and technology to aid the clinical team in efficient and accurate care delivery. Today, using food and lifestyle change as medicine, the Amari Health team of doctors and nutritionists, are helping patients from around the U.S. address the root cause of hormonal imbalances, digestive issues, autoimmune disease, metabolic dysfunction and more, with incredible outcomes.

# OPEN DOOR CONGRATULATES



**"Physician's Assistant" Award Honoree**

**Rachel Snider, PA**

Physician Assistant  
Open Door Family Medical Center

and all of the 2022 Doctors of  
Distinction Honorees.

Thank you for your outstanding dedication to improving  
the health and quality of life of our community.



OPEN DOOR  
FAMILY MEDICAL CENTER

Building healthy, strong communities since 1972.

## WE START WITH GREAT CARE AND GROW FROM THERE.

We're expanding NewYork-Presbyterian in Westchester, offering more great care in more places. From a modern maternity unit and advanced heart center at our Hudson Valley Hospital, to renaming Lawrence Hospital as NewYork-Presbyterian Westchester, with a comprehensive cancer center, and introducing Och Spine. More great health care is now even closer to home.

**MORE AMAZING  
MORE WESTCHESTER**

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**STAY  
AMAZING**

**NewYork-  
Presbyterian**

WITH WORLD-CLASS DOCTORS FROM

 COLUMBIA

 Weill Cornell  
Medicine



# COMPASSIONATE CONCIERGE DOCTOR



## DR. JUDITH SHEA

*Physician*

*Glenville Medical Concierge Care*

Judith Shea, M.D., graduated from Manhattanville College in 1981. A two- time Division 3 National Swimming Champion and 18 time All-American, she was elected to the inaugural class of the Athletic Hall of Fame at Manhattanville. Dr. Shea graduated from Cornell University Medical College in 1985, completed a residency from 1985 to 1988 at Greenwich Hospital/Yale University and was chief resident there from 1986-to 1988. She joined Glenville Medical in Greenwich in 1988. Presently, she is the attending physician at Greenwich Hospital/Yale New Haven Health since 1988. Previous teaching appointments include Yale University School of Medicine, New York Medical College and leading teams of students and residents at Greenwich Hospital and serving as a mentor for residents. She founded Glenville Medical Concierge Care in 2015 with two partners to continue to deliver high-quality medical care. She has been listed in Connecticut Top Doctors 2019 and 2021, and Castle Connolly Top Doctors in 2022.

## DR. NITIN GUPTA

*Owner, President, Pediatrician*

*Rivertowns Pediatrics PC*

Nitin Gupta, M.D., F.A.A.P, is a board-certified general pediatrician who has a passion for delivering the best possible care for children. After earning a bachelor's degree in nutritional sciences: physiology and metabolism from the University of California at Berkeley, he graduated from St. George's University School of Medicine and completed his residency in pediatrics at the University of Medicine and Dentistry of New Jersey-New Jersey Medical School. He also trained at Weill Cornell Medical College in pediatric gastroenterology and nutrition. In addition to being the owner and practicing pediatrician of Rivertowns Pediatrics, Dr. Gupta is also the school physician for The Masters School in Dobbs Ferry. He is an active member of the Rivertowns Chamber of Commerce, Rivertowns Rotary Club and served as the chair of the Dobbs Ferry Human Rights and Diversity Committee for the village and was a co-host on Westchester Eye on the Radio on 1460AM.



# How You Move Inspires Us.

Congratulations to



**Dr. Beth E. Shubin Stein**

Sports Medicine

and all the

**Doctors of Distinction  
2022 Honorees.**

[HSS.edu/Westchester](https://HSS.edu/Westchester)





## CUTTING EDGE



### DR. JEFFREY GELLER

*Nas Eftekar Professor of Orthopedic Surgery, Chief of Orthopedic Surgery, New York Presbyterian Lawrence Hospital, Vice Chair of Orthopedic Surgery, Columbia University Medical Center  
NewYork-Presbyterian Westchester Hospital  
Columbia University Medical Center*

Jeffrey Geller, M.D., specializes in the treatment of arthritic disorders of the hip and knee, utilizing the latest and most advanced minimally invasive techniques to help patients regain mobility and improve their quality of life. These procedures include partial knee replacements, anterior hip replacements, robotic knee surgery, as well as minimally invasive surgical approaches. Dr. Geller performs both primary joint replacement surgery and revisions of failed or painful joint replacements, but only after considering all nonoperative treatment options. He has been the chief of the Adult Reconstruction Division at Columbia Presbyterian and the chief of the Orthopaedic Department at Lawrence Hospital for five years where he spearheaded the development of the orthopaedic department transforming the department into a state-of-the-art center for orthopaedic surgery. Dr. Geller is also deeply invested in residency and fellowship educational training and was previously the residency director for two years. He is also a member of the prestigious Knee Society, a small, select international group of the best knee surgeons. Previously, Dr. Geller was the physician leader of the comprehensive care for joint replacement committee for implementation, and most recently was chosen as the 2022 New York Presbyterian Physician of the year.



# DOCTORS WITHOUT BOUNDARIES



## DR. CHARLES KUTLER

*Infectious Disease  
Optum*

Charles Kutler, M.D., has more than 20 years of experience as an infectious disease specialist. He obtained his undergraduate degree from New York University, completed his graduate medical education at Mount Sinai School of Medicine, residency training at St. Vincent's in New York and his Infectious Disease Fellowship training at Beth Israel Hospital. Dr. Kutler has extensive experience in immunosuppressive disorders, including HIV, transplant, oncology, chronic immune system disorders; tick-borne diseases, including Lyme; infections of all organ systems; acute and chronic viral and bacterial illnesses; wound care; and travel medicine. He was the associate medical director of one of the largest HIV centers in the country – the Center for Comprehensive Care AIDS Center. He was the medical director of Wound Care for the Health Alliance in New York and the medical director of Antibiotic Stewardship at Nuvance in Rhinebeck, New York. Dr. Kutler taught "The Art of Medicine" at Albany Medical Center for many years. He has performed multiple medical missions in resource-poor countries, including Nicaragua, Honduras and Tibet. Dr. Kutler has been named a Castle Connolly Top Doctor for more than 12 years and he was also the recipient of the Gold Foundation Humanism in Medicine Award in 2016.

## DR. MARIO J. GARCIA

*Chief, Division of Cardiology and Co-Director, Montefiore Einstein Center for Heart and Vascular Care; Professor, Departments of Medicine and Radiology, Albert Einstein College of Medicine  
Montefiore Einstein Advanced Care - Westchester*

Mario J. Garcia, M.D., chief, division of cardiology and co-director, Montefiore Einstein Center for Heart and Vascular Care; and professor, in the departments of medicine and radiology at Albert Einstein College of Medicine. He is an internationally known leader in the development and clinical advancement of cardiac diagnostic technology, including cardiac CT, echocardiography and cardiac magnetic resonance imaging. His pioneering work with CT coronary angiography, a noninvasive technology that has revolutionized the diagnosis of coronary artery disease, has led to establishing a new standard of care. As a practicing cardiologist and professor of medicine and radiology, Dr. Garcia continues to research and make clinical advancements to improve the diagnosis and treatment of patients with diastolic heart failure, cardiomyopathies and valvular heart disease. Over the past two decades, Dr. Garcia has been awarded National Institutes of Health, National Aeronautics and Space Administration and industry funding to explore novel, noninvasive methods that improve our ability to evaluate the cardiovascular system.





# FEMALE INNOVATOR



## DR. TABASSUM FIROZ

*Assistant Clinical Professor, Department of Medicine and Obstetrics, Gynecology & Reproductive Sciences, Yale School of Medicine*

*Bridgeport Hospital, Yale New Haven Health*

Tabassum Firoz, M.D., established the Bridgeport Hospital Obstetric Medicine clinic to support women who experience medical issues before, during or after their pregnancies. She launched the Cardiovascular Risk Reduction Clinic in 2020, one of only a handful of such clinics in the U.S. that addresses the heart health of women during one of the most critical times in their lives. Her career has been defined by establishing practices where underserved women access care that incorporates their lifestyle, goals and overall health into their care plan. She is also the director of the Comprehensive Women's Health Services at Bridgeport Hospital, which brings together different services to ensure women experience the best possible care. She has led maternal health research nationally and internationally focusing on pregnancy hypertension. Dr. Firoz is a member of several expert workgroups, including the Connecticut Maternal Mortality Review Committee and is a consultant for the World Health Organization.

## DR. BETH E. SHUBIN STEIN

*Sports Medicine Surgeon, Co-director of the HSS Women's Sports Medicine Center  
Hospital for Special Surgery*

Beth Shubin Stein, M.D., is a sports medicine surgeon and co-director of the Women's Sports Medicine Center at Hospital for Special Surgery (HSS). She has developed a particular interest and expertise in arthroscopic and reconstructive surgery of the shoulder and knee. In her clinical practice, Dr. Stein employs the most advanced arthroscopic and minimally invasive techniques to treat patellofemoral disorders of the knee, meniscal tears and other common knee ligament injuries such as ACL tears, sports-related injuries, including shoulder instability, labral and rotator cuff tears in addition to shoulder arthritis and shoulder replacements. She specializes in patellofemoral instability and patellofemoral arthritis in both her practice and research and has published, taught and spoken on this topic at the national level. Dr. Stein is an associate professor in the Department of Orthopedic Surgery at Weill Cornell Medical College. She completed her medical degree from Columbia College of Physicians and Surgeons and her residency at NewYork-Presbyterian Hospital. Her affiliations with professional sports teams include having served as assistant team physician for the New York Power, the professional women's soccer team and as a team physician for the United States Federation Cup Tennis team.





# LIFETIME ACHIEVEMENT

**DR. ANTHONY L. PUCILLO**

*Director of Cardiology Operations  
NewYork-Presbyterian Westchester Hospital*

Anthony L. Pucillo, M.D., FACC, is a highly experienced cardiologist who has amassed impressive credentials during his career at NewYork-Presbyterian Hospital. As the director of cardiology operations he oversees cardiac-care services and also is the associate chief medical officer. In addition, Dr. Pucillo serves as an associate professor of cardiology at NewYork-Presbyterian/Columbia University Irving Medical Center, as well as the principal investigator for an NIH study on the use of stenting in carotid artery disease. He graduated from Mount Sinai School of Medicine in 1978, completed an internship at the former Presbyterian Hospital, a fellowship at the Columbia University College of Physicians and Surgeons, and completed a clinical fellowship in cardiology and an interventional fellowship at the former Columbia-Presbyterian Medical Center. Dr. Pucillo earned his undergraduate degree at The Johns Hopkins University, with a Bachelor of Arts degree in biology. Both an administrator and a physician, Dr. Pucillo has provided high-caliber leadership in a variety of settings throughout his long career. He continues to see patients at the Columbia Doctors Medical Group in Hawthorne and White Plains. His clinical practice and research deal primarily with coronary artery disease and peripheral arterial disease.

**DR. SPIKE LIPSCHUTZ**

*Vice President Medical Services  
Greenwich Hospital, Yale New Haven Health*

Spike Lipschultz, M.D., received internal medicine training at the University of Pennsylvania from 1968 to 1971. He then spent two years in the Army Medical Corps, and was co-founder of an internal medicine/multispecialty practice in Massachusetts. Dr. Lipschultz practiced for 25 years, 14 of which as medical director of a post-acute skilled nursing facility. During his 24 years as administrator in medicine, he spent three years as medical director of Beth Israel/Deaconess Physician Organization; was one of the medical directors of Harvard Pilgrim Healthcare; spent six years as chief medical officer (CMO) and chief quality officer (CQO) at a 300-bed community hospital in Massachusetts; and 15 years at Greenwich Hospital, the first 13 as CMO and CQO. His leadership responsibilities for many quality improvements included sepsis, mortality, rapid response, hospital-acquired infections, length of stay, utilization review, clinical documentation, Schwartz Center rounds, staff wellness and medical staff wellness.





# OUTSTANDING NURSE



## JENNIFER CORBETT

*Registered Nurse*

*Bridgeport Hospital Yale New Haven Health*

A graduate of DePauw University in Indiana with a Bachelor of Arts degree in communications, Jennifer Corbett dedicated the following 20 years to raising her three children. She had long dreamed of a career in health care and was inspired to return to school to become a nurse after interacting with the team who cared for her youngest son following an accident. Jennifer earned her nursing degree at Bridgeport Hospital School of Nursing in 2010, after which she worked at a long-term care facility for a few years before joining the medical surgical floor at Bridgeport Hospital in 2014.

## SAMANTHA RUFF

*Registered Nurse*

*Westchester Medical Center*

Samantha Ruff grew up in Westchester County where she studied nursing at Westchester Community College before receiving her bachelor's degree in nursing from Chamberlain University. She has been an operating room nurse at Westchester Medical Center for the past four years. She thrives in the complex surgical environment and demonstrated her commitment to the specialty by becoming a Certified Perioperative Nurse. Samantha was inspired to begin her career in nursing because she always admired the work her parents did. Her father was a respiratory therapist and her mother just retired after 30 years as an intensive care unit nurse, and they taught her how to use intelligence, critical thinking and compassion to help those in need and give back to the community. She is very grateful to have the privilege of serving in this beautiful career.





# PHYSICIAN'S ASSISTANT

**RACHEL SNIDER***Physician Assistant**Open Door Family Medical Center*

A graduate in 2007 from SUNY Albany with a Bachelor of Science degree in biology, Rachel Snider went on to attain her Master of Science degree in science and physician assistant studies at Philadelphia University graduating in 2009. Rachel spent her first year working in internal medicine at Montefiore in the Bronx, followed by two years specializing in hemochromatosis in Poughkeepsie, New York. She then moved abroad to Jarabacoa, Dominican Republic, and opened seven rural mountain clinics from 2012-2016. After moving back to the U.S., Rachel began work at Open Door in 2016 working with primarily Hispanic immigrants. This past year she has had leadership opportunities to improve patient flow, organization and prevent clinician burn out. She is passionate about equal access to high-quality medical care for all patients.



# PROMISE FOR THE FUTURE

**REDAB ALNIFAIDY***Medical Student MS4**New York Medical College*

Redab Alnifaidy is a fourth-year medical student at New York Medical College in Valhalla, concentrating in obstetrics and gynecology. She grew up in Silver Spring, Maryland, to Sudanese parents and completed her bachelor's degree at Princeton University in Near Eastern Studies, with certificates in translation and Arabic language and culture. Redab went on to complete a Master of Science degree in biochemistry and molecular biology at Georgetown University, before conducting research at the Food & Drug Administration Division of Hematology of the Center for Biologics Evaluation and Research through the Oak Ridge Institute for Science and Education (ORISE) fellowship program. Her interests include medical education, catering to underserved populations and antiracism and anti-bias training curricula.



# TEAM

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From left: Dr. Nelky Ramirez, Beata Popis-Matejak, John Cardasis, Miriam Lagunas Fitta, Piotr Wyrwinski, Artur Alaverdian, Francisco Salgueiro and Erica Bang. Not pictured: Dr. Walter Chua and Dr. Joseph Taddeo.

## WHITE PLAINS HOSPITAL ICU TEAM

### *White Plains Hospital*

When a patient at White Plains Hospital requires complex care, the White Plains Hospital ICU team is there to help. This 10-member team of highly trained intensivists provides continuous services to the hospital's most vulnerable patients: those with life-threatening illnesses and injuries, those undergoing surgery, and those arriving via the hospital's emergency room – the busiest in Westchester – with medical emergencies.

The team includes:

- Dr. John Cardasis
- Dr. Nelky Ramirez
- Dr. Beata Popis-Matejak
- Dr. Artur Alaverdian
- Dr. Walter Chua
- Dr. Miriam Lagunas Fitta
- Dr. Piotr Wyrwinski
- Dr. Francisco Salgueiro
- Dr. Erica Bang
- Dr. Joseph Taddeo



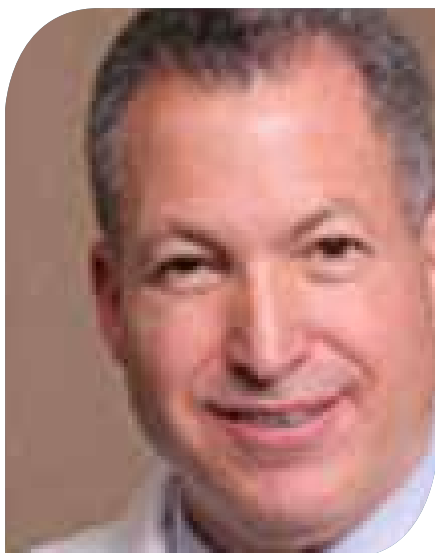
# TEAM

## NEWYORK-PRESBYTERIAN HUDSON VALLEY HOSPITAL'S INTERVENTIONAL CARDIOLOGY TEAM

*NewYork-Presbyterian Hudson Valley Hospital*



**DR. ALAN H. SLATER** is board-certified in internal medicine (cardiovascular disease). He is a graduate of New York University and received his medical degree from Albert Einstein College of Medicine. Dr. Slater completed his fellowship in cardiovascular medicine and interventional cardiology at Yale University School of Medicine. He practices from the Putnam Valley and Cortlandt Manor locations, and is an assistant clinical professor of Medicine at Columbia University Irving Medical Center.



**DR. HOWARD TARKIN** is board certified in internal medicine and cardiology and is an assistant clinical professor of medicine at Columbia University Irving Medical Center. He has been treating Hudson Valley residents for 20-plus years with device implantations, including traditional, leadless pacemakers and implantable, bi-ventricle cardioverter defibrillator. He is a graduate of SUNY College at Oneonta and received his medical degree from SUNY Health Science Center at Brooklyn-College of Medicine. Dr. Tarkin completed his fellowship at the University of Connecticut Health Center and his internship and residency at Montefiore Medical Center. He is board certified in device implantation and is a Certified Cardiac Device Specialist by the International Board of Heart Rhythm Examiners.



# TEAM

## NEWYORK-PRESBYTERIAN HUDSON VALLEY HOSPITAL'S INTERVENTIONAL CARDIOLOGY TEAM

*NewYork-Presbyterian Hudson Valley Hospital*



**DR. WILLIAM J. PRABHU** is an interventional cardiologist at Columbia. He graduated from SUNY Upstate Medical School in Syracuse in 2009, completed residency and chief residency at University of Vermont Medical Center from 2009 to 2012, and general cardiology, interventional cardiology, structural heart and peripheral vascular fellowships at Brown University from 2013 to 2018. From 2018 to 2021 he practiced primarily in Rockland County, performing the highest volume of cardiac catheterizations, PCIs, and TAVRs in the county during his time there. He joined the faculty at Columbia University Irving Medical Center (CUIMC) in 2022 as part of the Interventional cardiovascular care program. Along with his busy clinical responsibilities, Dr. Prabhu participates in multiple randomized controlled trials as part of his academic work with CUIMC.



**DR. GIORA WEISZ** is an associate professor in clinical medicine at Columbia University Irving Medical Center and director of the catheterization laboratory and interventional cardiology at NewYork-Presbyterian Hudson Valley Hospital. Dr. Weisz graduated from the Hebrew University-Hadassah Medical School in Jerusalem, Israel. He completed his residency in internal medicine and cardiology fellowship at the Carmel Medical Center in Haifa, Israel, and completed full training in interventional cardiology at Lenox Hill Hospital in New York. As a practicing interventional cardiologist, Dr. Weisz has a particular interest in current and innovative technologies. He has pioneering experience with novel robotic-enhanced coronary interventions, including navigation and positioning technologies.



# TEAM



## **NEW YORK MEDICAL COLLEGE HEALTH SERVICES TEAM**

### *New York Medical College*

As director of health services and professor of medicine at New York Medical College (NYMC), Marisa A. Montecalvo, M.D., leads a team of health care professionals responsible for supporting the health of NYMC students. The Health Services team shoulders the intricate task of monitoring Covid-19 cases, exposures and vaccination of all NYMC students and employees. Dr. Montecalvo joined NYMC in 1990 and has served as hospital epidemiologist at the Westchester Medical Center and as director, Community Health, Westchester County Department of Health. She earned her medical degree at Albert Einstein College of Medicine, completed residency at Bronx Municipal Hospital Center, chief residency at Cambridge Hospital, and an infectious diseases fellowship at Boston University. She has conducted funded research on hospital-acquired infections, lectured widely and has published more than 50 papers in peer-reviewed journals. She is the recipient of the 2021 Gold Foundation Champion of Humanistic Care award.

The team includes:

- Ruby Lantigua
- Katherine Kowalski, ANP-C
- Donna McKenna, ANP-C
- Marisa A. Montecalvo, MD
- Christine Moronta, ANP-C
- Rosemarie Raffa, APRN FNP-C
- Rochelle G. Saks, MPA



## JUDGES



**GARY SASTOW** is a partner at the law firm of Danziger & Markhoff LLP and has over 30 years of experience in the practice of law. While maintaining a broad scope of practice, Sastow focuses on representing health care professionals in all aspects of their business, professional and personal lives. Having been raised in a family of physicians, he possesses a unique understanding and insight into the business of practicing a health care profession. Combined with his years of practice in what has become a more complex and highly regulated industry, Sastow's clients see him as a trusted advisor, confidant and advocate. On an ongoing basis, he works with clients on transactional matters, regulatory compliance issues and problem solving, including providing representation to clients under professional investigation before OPMC, OPD or the Justice Center. He is a prolific speaker and author of professional articles in various publications. He has also served as an adjunct professor at Pace University teaching Health Law and Policy and Not-for-Profit Organizations, and he is a recommended legal services provider for the New York State Dental Association.

**JANINE MILLER** joined the Westchester County Medical Society (WCMS) and the Westchester Academy of Medicine as the executive director in March 2015. Prior to her role with WCMS and Westchester Academy of medicine, Miller held positions at Columbia University and the Bronx County Medical Society. In her role with WCMS Miller is in charge of overseeing the day-to-day operations and functions of its administrative office and of more than 1,000 members. Her roles encompass the whole of the society's functions, including administrative, legislative, meeting organization and overseeing CME accrediting body through the Academy of Medicine. Miller works very closely with the WCMS physician Board of Directors and Executive Committee to achieve the goals of the Society and Academy as put forth by the mission of each organization. In doing this, she has built relationships with community leaders and organizations to further the interests and priorities of the WCMS, its members and New York state physicians as a whole. One of the top priorities of the WCMS is advancing State Medical Society legislative priorities by building relationships with state and county legislators and members of Congress who represent portions of Westchester County. Miller also works closely with the Medical Society of the State of New York (MSSNY), New York - based county medical societies, New York specialty societies and business partners in all advocacy efforts to strengthen organized medicine and enhance the value of membership. She is married to her husband of 15 years, Rich Miller, and has two children, Maeve (12) and Patrick (9).





# GOLD SPONSOR

## Yale NewHaven Health

**Greenwich Hospital**, founded in 1903, has been a member of Yale New Haven Health since 1998 and is an academic affiliate of the Yale School of Medicine. It is a progressive, 206-bed regional medical center and teaching institution serving residents of Fairfield and Westchester counties. The hospital has garnered a national reputation for patient safety, clinical excellence and customer service, combining the latest technological advances with skilled, compassionate physicians and health care professionals who deliver the highest level of patient care. The Women's Choice Awards has named Greenwich Hospital as one of America's Best Hospitals for Patient Experience and Cancer Care in 2022. Greenwich Hospital's patients have access to a comprehensive range of medical, surgical, diagnostic and wellness programs. The multimillion-dollar neuroscience program includes lifesaving mechanical thrombectomy, state-of-the-art technology and advanced treatment for acute stroke. The hospital offers medical innovations from robotic surgery to sophisticated diagnostic imaging to national clinical trials. The hospital is recognized by the American Nurses Credentialing Center as a Magnet Hospital, the highest honor of nursing excellence. The emergency department has Yale New Haven Children's Hospital pediatric specialists to care for the smallest patients any time of day or night. Yale New Haven's Smilow Cancer Hospital on the Greenwich Hospital campus is across from the main hospital and offers high-quality advanced cancer care close to home. Greenwich Hospital's offsite locations include 55 Holly Hill Lane, 500 W. Putnam Ave. and 15 Valley Drive in Greenwich; 2015 W. Main St. and 260 Long Ridge Road in Stamford; and 90 S. Ridge Road in Rye Brook, New York.

**Bridgeport Hospital** is a private, not-for-profit acute care hospital located in Connecticut's most populous city, primarily serving patients from Fairfield and New Haven counties. Burn patients are seen in the Connecticut Burn Center – the only burn center in Connecticut – from throughout the state and neighboring states. Bridgeport Hospital is a member of Yale New Haven Health, which is comprised of Yale New Haven Hospital, Greenwich Hospital, Lawrence + Memorial Hospital, Westerly Hospital and Northeast Medical Group. Bridgeport Hospital was founded in 1878 as Fairfield County's first hospital by a group of community leaders that included P.T. Barnum, who became the hospital's first president. It is a most comprehensive health care provider in Fairfield County, with 501 licensed beds on two campuses, plus 42 beds licensed to Yale New Haven Children's Hospital. Bridgeport Hospital is accredited by the Joint Commission on Accreditation of Healthcare Organizations (JCAHO) and has earned The Joint Commission Gold Seal of Approval. The hospital admits more than 23,000 patients and provides nearly 350,000 outpatient treatments annually. It has 2,600 employees; nearly 770 active attending physicians representing more than 60 subspecialties; 235 resident physicians, including 150 from Yale University School of Medicine programs (general surgery, emergency medicine, pediatrics and pathology) and 85 from Bridgeport Hospital-sponsored programs (including fellowships); 660 registered nurses; 286 volunteers and 245 auxiliaries.



# GOLD SPONSOR

## Montefiore Einstein

**Montefiore Einstein**, a world-renowned academic health system, is a premier destination for people from around the world seeking the highest levels of care, for the most complex medical conditions, delivered by the most-compassionate, world-renowned medical experts. We are the largest health network and employer in Westchester and the Hudson Valley and Bronx, New York, addressing the complex challenges facing one of the most diverse communities in America.

We are also one of the top-ranked research institutions in the country, with hundreds of millions of dollars of innovative research and over 800 active clinical trials. The work of our medical experts, scientists and researchers in medical care and biomedical research are leading profound advancements in patient care and in public health. And, we are training the next generation of medical experts at our top-ranked medical college, the Albert Einstein College of Medicine.

Montefiore Einstein's medical specialties are ranked in the top 1% of the nation's hospitals and Children's Hospital at Montefiore (CHAM) as one of "America's Best Children's Hospitals" by U.S. News and World Report.



# SILVER SPONSORS

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**CCLEAN Commercial Cleaning** provides environmental services and labor support in our region's leading hospitals and outpatient health care settings, educational institutions and corporate spaces. Environmental services and facilities directors trust CClean's highly trained professionals to seamlessly integrate and consistently exceed expectations for regular cleaning, compliance programs, joint commission surveys and more. Family-owned and operated for 35 years, CClean is proud to remain the reliable, responsive first choice in places where quality matters.



A MEMBER OF THE MONTEFIORE HEALTH SYSTEM

**White Plains Hospital** is a proud member of the Montefiore Health System, serving as its tertiary hub of advanced care in the Hudson Valley. The Hospital is a 292-bed not-for-profit health care organization with the primary mission of providing exceptional acute and preventive medical care to all people who live in, work in or visit Westchester County and its surrounding areas. Centers of Excellence include the Center for Cancer Care and The William & Sylvia Silberstein Neonatal & Maternity Center. The Hospital's Flanzer Emergency Department is the busiest in Westchester County. White Plains Hospital performs lifesaving emergency and elective angioplasty in its Joan and Alan Herfort, MD, Cardiac Catheterization Laboratory and Marie Promuto Cardiac Catheterization Laboratory and in 2021, the Hospital formally launched its cardiac surgery program with its first-ever open-heart surgery in partnership with world-class cardiac surgeons from Montefiore Einstein. White Plains Hospital has outpatient medical facilities across Westchester, including multispecialty practices in Armonk, New Rochelle, Somers and Yorktown Heights; and Scarsdale Medical Group locations in Harrison and Scarsdale.



# SILVER SPONSOR



**HSS** is the world's leading academic medical center focused on musculoskeletal health. At its core is Hospital for Special Surgery, nationally ranked No. 1 in orthopedics (for the 13th consecutive year), No. 3 in rheumatology by U.S. News & World Report (2022-2023), and the best pediatric orthopedic hospital in New York, New Jersey and Connecticut by U.S. News & World Report "Best Children's hospitals" list (2022-2023). In a survey of medical professionals in more than 20 countries by Newsweek, HSS is ranked world No. 1 in orthopedics for a second consecutive year (2022). Founded in 1863, the Hospital has the lowest complication and readmission rates in the nation for orthopedics, and among the lowest infection rates. An affiliate of Weill Cornell Medical College, HSS has a main campus in New York City and facilities in New Jersey, Connecticut and in the Long Island and Westchester County regions of New York state, as well as in Florida. In addition to patient care, HSS leads the field in research, innovation and education.



# BRONZE SPONSORS



**Open Door Family Medical Center's** mission has remained consistent since it opened in 1972: to provide high-quality health care that is affordable, accessible and efficient. From prevention and wellness programs, to the treatment of diseases, Open Door keeps the families of Westchester, Putnam and Ulster counties healthy and strong, regardless of their ability to pay. A pioneer Federally Qualified Health Center, Open Door provides more than 300,000 patient visits annually, serving nearly 62,000 individual patients who might not otherwise have access to services. Open Door offers integrated services and takes a holistic approach to building healthier communities. Primary care, dental care, behavioral health care, clinical nutrition, wellness programs and chronic disease management are the foundation of Open Door's clinical programs. For 50 years, Open Door has developed a proven model of cost-effective, preventive care for patients that benefits the entire community. Open Door operates centers in Brewster, Mamaroneck, Mount Kisco, Ossining, Port Chester, and Sleepy Hollow, in addition to nine School-Based Health Centers in the Port Chester, Ossining, and Webutuk School Districts. Open Door is accredited by the Joint Commission and recognized by the National Committee on Quality Assurance as a Patient-Centered Medical Home. Open Door achieves clinical results that consistently surpass national benchmarks for patient outcomes related to diabetes management, blood pressure control, and asthma, among others.

**NewYork-Presbyterian** is growing our state-of-the-art healthcare to even more locations across Westchester. Our Hudson Valley Hospital opened an all-new cardiac cath lab, modern maternity unit and expanded diagnostic and interventional radiology services. Along with our renewed commitment comes the renaming of Lawrence Hospital – now NewYork-Presbyterian Westchester – featuring a state-of-the-art cancer center and Och Spine, which offers some of the world's top orthopedic and neurosurgical spine surgeons. Discover all the places you can access great care in Westchester.

Whatever your medical needs, we've got you covered. With world-class doctors from Columbia and newly expanded services, you'll have more access to extraordinary care – even closer to home. For doctor visits, both Westchester and Hudson Valley are home to the NewYork-Presbyterian Medical Group, and include physicians from Columbia as well as many top specialists – all while offering convenient services to fit your needs.

More Amazing. More Westchester.



# PRESENTING SPONSOR

## Westchester & Fairfield County Business Journals

A privately held company based in Mount Kisco, New York, **Westfair Communications Inc.** is the home of the Westchester County Business Journal and the Fairfield County Business Journal, which you can find online and which now integrate content from former publication WAG magazine, providing readers with a greater variety of business news and features. Westfair also publishes the popular News @ Noon and the new Wake Up With Westfair e-newsletters, for late-breaking developments, as well as industry-specific newsletters.

For more than 60 years, the Business Journals have been the only weekly countywide business newspapers. They were founded by former Westchester resident David Moore, a grandson of influential New York publisher Joseph Pulitzer, and John Smith, a former Wall Street Journal editor. In keeping with their founders' principles, the publications focus on the business community in Fairfield, Westchester and the rest of the Hudson Valley with breaking news, trends, tips and behind-the-scenes profiles among the papers' specialties. (The new content takes you beyond the business world to explore, food, travel, health/wellness and the home, while the entertainment-flavored calendar suggests where you should be and when.) The papers and newsletters have gained credibility and respect in the region for their honest, timely insights. Westfair also sponsors interactive programs for its readers, some of which are joint ventures with other businesses or community organizations. These programs cover a variety of subjects and take different forms, including seminars, expos, conferences, roundtable discussions and debates. For more, visit [westfaironline.com](http://westfaironline.com) or call 914-694-3600.

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# HOSTED BY

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# THE STAMFORD

A wellness-oriented independent hotel in the heart of Stamford, Connecticut. Embracing a spirit of wellbeing, THE STAMFORD fosters relaxation and comfort for all travelers, at all times. This is where rejuvenation meets the vibrancy of city life. We look forward to becoming your Stamford destination, whether for business travel or a New England getaway. Close to the train and highway, our prime location offers direct access to New York City, as well as nearby restaurants and attractions.



THE **STAMFORD**

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## WELCOME TO THE STAMFORD

A wellness-oriented independent hotel in the heart of Stamford, Connecticut. Embracing a spirit of wellbeing, THE STAMFORD fosters relaxation and comfort for all travelers, at all times. This is where rejuvenation meets the vibrancy of city life.

We look forward to becoming your Stamford destination, whether for business travel or a New England getaway. Close to the train and highway, our prime location offers direct access to New York City, as well as nearby restaurants and attractions.

We create memories that guests will cherish — and spaces that keep you safe. When time to orchestrate a business meeting, corporate gathering, or wedding and reception, THE STAMFORD offers copious, versatile options. With over 16,000 square feet available, including two ballrooms, an atrium, and 16 meeting rooms, all events can find their ideal venue, whether for a meeting of 10 to a reception for 500.

THE STAMFORD's meeting spaces are large enough to hold safe, socially distanced events, and are thoroughly cleaned and sanitized before you arrive.



To book your next event, please contact our Catering and Events Manager:  
Amalia Franzese Todd • [afranzese@thestamfordhotel.com](mailto:afranzese@thestamfordhotel.com) • 203-358-8400 Ext.1503

**CONGRATULATIONS  
TO OUR INCREDIBLE  
WHITE PLAINS HOSPITAL  
ICU TEAM,**

**Led by Dr. John Cardasis**

**for receiving the  
2022 Doctors of Distinction  
Team Award**

**and all of tonight's  
other honorees,  
especially our  
Montefiore colleague,  
Dr. Mario J. Garcia**

