

GREENWICH PANEL CONSIDERS THE EFFECTS OF WEALTH DISPARITY



Greenwich First Selectman Fred Camillo addressing the "Exploring the Wealth Divide in Greenwich" public forum. Photo by Edward Arriaza.

BY EDWARD ARRIAZA

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The balance between the haves and have-nots was considered in "Exploring the Wealth Divide in Greenwich," a recent public forum hosted by Greenwich First Selectman Fred Camillo's Diversity Advisory Committee. A panel of representatives from government, academia and the nonprofit sector addressed the subject before an audience at Greenwich Town Hall.

State Rep. Stephen Meskers began the discussion by going against the narrative of Greenwich as an all-affluent, all-white town. According to Meskers, Greenwich is both ethnically and economically diverse, with a population that is around 14% Hispanic and 8% Asian, and approximately 28% falling under the ALICE (asset limited, income constrained, employed) designation, with income levels that just narrowly afford necessities such as food and gas.

"We're a fairly diverse town,"

Meskers said. "The reputational expectation up in Hartford is that everybody in Greenwich is driving around in a Mercedes."

With education, Meskers stated the achievement gap between rich and poor is wide and will continue to widen, due in large part to a minimum wage that is not keeping up with rising prices.

"At the state level, we've been relatively active," Meskers said. "We've kept sales tax off of all food products, we've initiated an earned income tax credit,

WEALTH DISPARITY 6

Self-storage and warehouse proposal for Armonk

BY PETER KATZ

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A proposal to amend an approved site plan for a new warehouse is under review by the town of North Castle. The proposed structure would be built at 100 Business Park Drive in Armonk. It's an 11.27-acre parcel where there already is a two-story 62,782-square-foot office and light industrial building occupied by a number of tenants.

On May 24 of this year, the North Castle Planning Board had granted site plan, tree removal and wetland permit approvals for the construction of a single-story 74,850-square-foot warehouse at the site. The applicant now wants to amend the site plan to maintain the same size building footprint while adding a self-storage component.

The Planning Board declared itself to be lead agency for the review of the amended plan.

The applicant is WMG Acquisitions LLC, based in Coconut Grove, Florida. The property currently is owned by A&R Real Estate Holdings LLC.

According to Attorney Kory Salomone of the White Plains-based law firm Zarin & Steinmetz, the footprint of the proposed building will be 74,850 square feet, which is identical to the footprint of the previously approved warehouse building. The self-storage portion of the proposed building would be three stories and have a footprint of 30,900 square feet. The

self-storage portion would have a total of 92,700 square feet inside. The warehouse portion of the building is proposed to be one story with a footprint of 43,950 square feet. It would include a 10,000-square-foot mezzanine for a total 53,950 interior square feet.

The Zoning Board of Appeals approved a variance for the previously approved site plan to allow the building to be constructed 57 feet from the front property line instead of the required 100 feet. A 36,750-square-foot wetland mitigation area was proposed by the property owner and an easement agreement with the town of North Castle was entered into in order to provide North Castle with a 200-foot control radius for the existing water supply well, which is located across the street from the proposed southern driveway access.

Salomone said that it is anticipated that the hours of operation for the self-storage facility will be from 7:30 a.m. to 6:30 p.m. and that there would be one or two full-time employees. Salomone said the applicant estimates that on average there will be two to four users of the facility every four hours.

Salomone said that anticipated hours of operation of the warehouse would be the same as the self-storage facility, 7:30 a.m. to 6:30 p.m., and there would be from 25 to 30 warehouse employees.

Salomone said that the **ARMONK PROPOSAL** 6



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A session in progress at CT Esports Academy's Southington facility. Contributed photo.

CT Esports Academy instills importance of teamwork and fosters social development

BY EDWARD ARRIAZA

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Esports, or competitive video gaming, is an industry that has taken off spectacularly in recent years. The esports market is currently valued at about \$1.38 billion, according to Statista, with much of the share of revenue coming from sponsorships and advertising. Popular titles played at the competitive level include Fortnite, Overwatch and Valorant.

Besides generating a lot of money, esports is also attracting the attention of colleges, with over 200 offering scholarships.

CT Esports Academy is part of this wave of interest in esports, offering kids a safe space to engage in esports and learn basic programming skills. Its first location opened last year in Southington and its second location in Norwalk recently opened this year. The latter facility is headed by both Peter Quinn and Adam Culver, who run the facility as site directors, managing and creating programs and lesson plans

and overseeing games being played.

Quinn attended the University of Hartford, where he received his degree in psychology. In the realm of esports, Quinn spent roughly three years playing semiprofessionally at the collegiate level. At the University of Hartford, he was a captain of its Overwatch team and member of its Esports Advisory Committee. Culver is also an alumnus of the University of Hartford and likewise served as a captain of the university's Overwatch team.

"If your kid enjoys video games or maybe he or she is even playing it too much or doesn't play with other people," Quinn said, "give them the opportunity to socialize properly, to hang out with friends who play the same video game as them, to make this interest less as just something that wastes time, but as a genuine hobby in which you can gain a lot."

Much like traditional sports, the Academy offers children the opportunity to learn the fundamentals and importance of teamwork and communication, collaborating with a group of

peers in a structured environment. The Academy provides lesson plans and action plans that demonstrate the most optimal way to play, leading members to attain high levels of skill.

"The biggest thing is to focus upon growth, utilizing lesson plans that our coaches who have experience in this have designed to bring a player from the beginning portion of their experience in playing video games or playing competitively or attempting to go pro, and bringing them to the terminus of whatever that is," Quinn said.

The Academy's competitive esports team, CT Storm, engages in various games such as Fortnite, Apex Legends, Overwatch, and Rocket League, with players sharpening their skills through 90 minutes of in-person, coach-led practice sessions. Each week, CT Storm goes head-to-head against another team from across North America in an online match.

CT Storm has three divisions: Recruit division for players aged seven to 11, Elite division for players aged 11 to 15

and Masters division for players aged 15 to 18. Because gaming is a relatively stationary activity, children with physical disabilities or conditions that prevent entry into traditional sports are able to participate.

STEM education is also part of the Academy's offerings. Its youth coding league stimulates and encourages an interest in STEM by providing kids with experience by way of the Scratch programming tool.

"It's still a competitive league," Quinn said, "but it's designed specifically for kids who are looking to try and problem solve and come up with creative solutions, all in a coding language that is designed for adolescents."

Kids' interest in STEM is also promoted through easy and enjoyable tasks, such as helping to run the server for Minecraft. The Academy introduces "these coding and engineering problems at soft levels early on in adolescence, so that they can enjoy or find a way to enjoy learning about these things, to make them lifetime hobbies, or even their core focus of career aspirations," Quinn said.

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'The Big Cheese' sues Chubb for \$1.2M over moldy mozzarella

BY BILL HELTZEL

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Anthony "The Big Cheese" Mongiello is demanding \$1.2 million from Chubb Insurance for losses his cheese company sustained when Sam's Club withdrew contaminated Caprese Salad Kits from the market.

Mongiello's Italian Cheese Specialties Inc., doing business as Formaggio in Hurleyville, Sullivan County, accused Chubb of unfair business practices in a complaint filed Sept. 29 in U.S. District Court, White Plains.

Formaggio has been combining mozzarella with vegetables, herbs, meats and other items, according to the complaint, and selling to national retailers for more than 30 years.

Mongiello depicts himself on Formaggio's website as a product creator, trendsetter, innovator, award-winning cheesemaker and descendant of notable cheesemakers. His father, Anthony Sr., invented a machine to replace the laborious handmade process of making mozzarella. His grandfather, Lorenzo, developed canning for ricotta cheese in 1925.

The Big Cheese himself takes credit for

inventing stuffed crust pizza.

Formaggio began marketing the Caprese Salad Kit exclusively with Sam's Club in March 2021.

The kit consisted of separate sealed trays with mozzarella mixed with garlic, herbs and oil on one side and roasted tomatoes from an outside supplier and marinated by Formaggio on the other side.

Three months later, June 2021, Formaggio began receiving complaints about bloated kits leaking on the tomato side. Sam's Club withdrew the kits from its stores and warehouses and cancelled future orders.

A food laboratory hired by Formaggio detected mold and yeast in the tomatoes tray.

The contamination was not a result of natural deterioration or decomposition and the trays had not reached their use-by-date, the complaint states.

The mold or yeast caused the tomatoes to ferment and generate carbon dioxide that in turn caused the packaging to expand, rupture and leak.

The cheese trays, Formaggio claims, were never found to be contaminated.

No known injuries were traced to con-

taminated kits, Formaggio says, but the mold and yeast can harm people.

Formaggio was insured for up to \$2 million by Chubb's Westchester Surplus Lines recall policy for consumable products.

The policy includes coverage for voluntary product recalls or market withdrawals by retailers, wholesalers and distributors, according to the complaint.

Last year Chubb denied a claim for compensation, stating in part that it "cannot be sure whether the yeast and the mold... may

be attributed to the potential 'insured event.'"

Formaggio submitted a detailed chronology and explanation to refute Chubb's denial, the complaint states, but Chubb still refused to honor the claim.

The Big Cheese is asking the court to declare that Chubb must cover Formaggio's losses and award \$1.2 million.

Chubb did not respond to email requests for its side of the story.

Formaggio is represented by Manhattan attorney John J. Appell.



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DECD Commissioner David Lehman offers update on the Connecticut economy

BY JUSTIN MCGOWN

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David Lehman, the commissioner of the Connecticut Department of Economic and Commercial Development (DECD), recently addressed members of the Greenwich Chamber of Commerce about the steps being taken by the state to secure and improve its economic future.

Lehman began by establishing his position as a fellow Greenwich resident, noting that he has lived in the city for the past 13 years while thanking the attendees for providing him with the shortest commute he has had since he started working for Gov. Ned Lamont. Lehman also recalled his 20 years commuting to New York City while working on Wall Street and recounted cold calling the Lamont administration for work in 2019 because the newly elected governor reminded him of Mike Bloomberg.

“I was in the city when Mike Bloomberg was mayor,” Lehman recalled telling the Lamont team. “He was a centrist, a pragmatist, someone that was really focused on outcomes. Now, three-and-a-half years later, here I am. It’s been a great experience working in state government, working with the governor.”

Lehman said the state government has a focus on recruiting downstate private sector talent in order to “have a very diverse group of people around the table providing perspectives and opinions as we try to tackle some of the challenges of the state.”

For Fiscal Year 2022, Lehman reported an anticipated budget surplus of \$1.3 billion.

“And that was for the fourth consecutive year,” he noted. “To pull the lens back a little bit over the past four years, you’ve got close to \$9 billion in surpluses. So, this is not just a one-year phenomenon. It’s gradually increased and there’s a budget surplus that’s actually forecast for the next fiscal year of roughly half a billion dollars.”

Lehman cited the Lamont administration’s \$600 million in tax cuts and noted the governor made covering state spending a core part of his agenda.

“If you look at this empirically, in this state it’s not a Democrat or Republican thing, but politicians historically have

done spending and deferred how that spending is going to be paid for,” he stated. “One of the governor’s focuses has been to make sure that any tax steps are sustainable, not something we need to continually give and take away.”

The funds the state has raised have gone primarily to two places, according to Lehman. Part of it has been funneled into a \$3.3 billion Rainy Day Fund, which is capped at 15% of the state’s annual budget. As a result, Lehman said the Rainy Day Fund is now best-in-class and rated A, while funds over the cap have gone toward paying down the state’s pension liabilities. He added that almost \$6 billion in supplemental payments have been made in the past three years, cutting into a pension, which has not been fully funded since the 1940s.

Lehman made the case that there will be real savings for taxpayers as a result of pension payments.

“It obviously reduces debt for the state and taxpayers, but it actually also frees up money,” he said. “It lowers the required amortization payment each year in the budget. That \$3 to \$4 billion is now reduced by half a billion dollars a year that can be used for services like childcare, healthcare, or could be used for tax relief in the future.”

Lehman also pointed to the state’s overall bond rating, saying that all the major credit rating agencies put the state at AA- or AA, which he said was a significant improvement from previous years.

The bulk of the questions for Lehman from the audience concerned the pension annuity income exemption, and Lehman emphasized that the emphasis was on helping middle-class families, but he allowed that it would be worth examining the possibility of exempting the pension incomes of higher earners up to that point as well.

Traffic concerns were also raised, but Lehman explained that many for highways in the state, particularly at bottlenecks along I-95, there simply was not room for additional expansion. Instead, Lehman said the state is interested in promoting both transit-oriented development and promoting the use of the already heavily subsidized train networks, which are still only at 60% of their pre-Covid capacity.

Lehman concluded by painting



DECD Commissioner David Lehman. Photo by Justin McGown.

a bright future for the state, partially driven by increases in tech sector jobs. He stated Connecticut presents a strong offering for companies because of its widespread access to broadband, infrastructure and predictable tax structure, all categories that he expects to improve in coming years. The hang-up, however, is in housing.

“When big companies say, ‘I want to grow in Connecticut, but I hear it’s tough

to build there,’ it puts me on my back feet,” he said. “Places like Texas and Florida, they’re growing rapidly. They’re welcoming that growth, that development, and that does mean housing. So, we need to figure out a balance here where we can grow in places like Stamford and New Haven, and Greenwich for that matter. I think that’s really critical for a dynamic economy as opposed to one that’s just the status quo.”

Westchester accuses Garth Essex co-op of disability discrimination

BY BILL HELTZEL

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The Westchester County Human Rights Commission has accused Garth Essex, a cooperative housing complex in Eastchester, of discriminating against residents who are disabled.

For at least 14 years, the cooperative refused to build ramps at the entrances of its buildings, according to a complaint filed Sept. 18 in U.S. District Court White Plains, and required residents with disabilities to use rear service entrances that also were difficult to use.

The commission says it brought the action to vindicate the civil rights of more than 1,000 residents who have been denied equal access to their homes “due to defendants’ repeated and willful disregard for the needs of disabled residents.”

Brenda Hundley, the cooperative’s property manager and an employee of Stillman Management Realty Corp. that manages the buildings, did not respond to an email requesting comment on the allegations.

Garth Essex is comprised of 346 apartments in five, six-story structures on Garth Road near Scarsdale.

In 2020, a woman complained to the commission on behalf of her wheelchair-bound mother, a shareholder in the cooperative, and turned over a petition signed by 43 residents who had requested an entrance ramp.

The commission filed an administrative complaint in 2020, and the cooperative recently elected to have the action converted to a civil lawsuit.

The commission says it interviewed 26 witnesses, members of the cooperative’s board of directors, and officials who manage the property.

As far back as 2006, residents had asked for ramps to be installed in the lobbies of their buildings. Their requests were either ignored, the complaint states, or residents were told that the buildings had been grandfathered in, ramps would be ugly or impossible, or it was never going to happen.

Instead, residents with disabilities were told that they should use the rear entrances where, according to the complaint, sets of heavy doors were difficult to manipulate and some entrances were on steep slopes.

The cooperative also allegedly ignored requests to make a parking garage and parking lot easier to use and required written requests for accommodations, in violation of the Federal Fair Housing Act that

requires verbal requests to be considered.

Garth Essex did install ramps and automated doors at the front and rear entrances after the commission began investigating, the complaint states, but did nothing about the parking access.

The commission sued the cooperative and Stillman under federal, state and county housing laws for allegedly ignoring residents’ requests for reasonable accommodations.

It is asking the court to order the defendants to desist from discriminatory conduct, remedy their practices, compensate residents who were discriminated against,



Garth Essex cooperative, Eastchester

and award unspecified punitive damages and civil penalties.

The commission is represented by

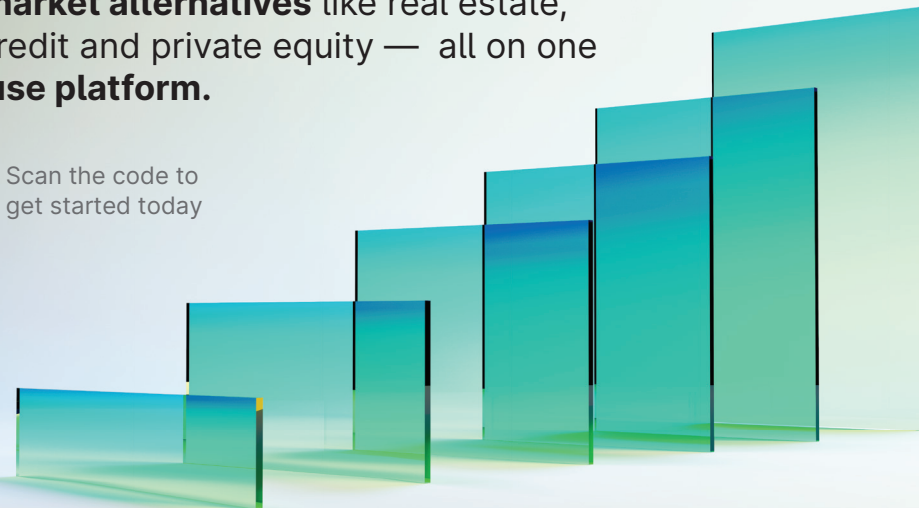
Westchester County Attorney John M. Nonna and Senior Assistant County Attorney David P. Polizzi.

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1 **Wealth disparity—**

which is basically a payment to families below a certain income level.”

Camillo followed Meskers and elaborated that many children in Greenwich rely on free or reduced lunch at school to not go hungry, a fact that posed logistical problems when schools shut down. Camillo related his experiences growing up in a blue-collar household, and so empathized with those in Greenwich today who just manage to afford living and rely on programs such as free or reduced lunch.

“Lots of people will go to bed tonight not knowing what next week brings because they struggle,” Camillo said.

Mehmet Cansoy, associate professor of sociology at Fairfield University, then followed by observing, “Being rich tends to be a very sticky thing, much like being poor.” Cansoy’s presentation focused specifically on the decline of social mobility – the ability in a meritocratic society to earn more than one’s parents. He noted how social mobility has seen a dramatic decline, especially among persons born after 1960.

Cansoy cited how wealth is concentrated amongst the upper class as the cause of

the decline. Using the Great Recession as an example, he highlighted the ability of the upper class to stay afloat during times of crises through their concentrated wealth, which acts as a sort of safety net. And so, during the Great Recession, despite fluctuating incomes across the board, “people that had a lot of money were able to hang on,” Cansoy explained.

“This is why we care about wealth, because it doesn’t fluctuate as much as income does, and it allows us to see inequality getting baked in,” he said.

Cansoy also pointed out that wealthy individuals have an edge with better access to resources and less difficulty attaining credentials through higher education, further “baking in” wealth disparities. Cansoy made several policy recommendations the town of Greenwich can take to combat the disparities, including expanding education programs and providing affordable housing.

David Rabin, president and CEO of Greenwich United Way, took a uniquely interactive approach to presenting findings made on ALICE families’ economic struggles. According to Rabin, a family of four

in Greenwich requires \$115,000 dollars to survive.

“That’s rent,” Rabin said. “That’s child-care, which is really expensive in town, transportation, food and other necessities.”

Rabin’s interactive presentation, “Making Tough Choices,” follows the life of a hypothetical ALICE family, composed of two parents and two children, making ends meet through the span of a month.

At certain points in the time frame, Rabin asked the audience, taking on the role of one of the parents, to make financial decisions without going over budget. These included purchasing nutritious food versus unhealthy but cheap food and the choice of electing whether to see a doctor about ongoing physical pain versus buying an over-the-counter remedy.

Although the audience members managed to wade through the financial hurdles and difficult decisions for a month, the interactive exercise demonstrated that ALICE families in Greenwich lead a stressful existence, often on the brink of financial ruin.

Demetria Nelson, commissioner of the

Greenwich Department of Human Services, rounded out the panel by examining the “social determinants of health,” of which she identified five. The first, economic stability, would require steady employment, food security and housing stability, and the second determinant, education access and quality, would be elevated by both early childhood education and higher education.

Health care access and quality, as well as neighborhood and infrastructure were the next determinants highlighted by Nelson, who also cited a community’s cohesion, which can be sustained through civic participation and a lack of discrimination.

Nelson detailed the number of services available to Greenwich residents under economic strain and which have or will be expanded, including mentoring programs for teenagers, temporary financial assistance and continued efforts to increase affordable housing.

“What I want to do, and I hope that I’ll be able to do, is decrease the amount of stigma associated with asking for help, because we are here, this is what we are here for, this is the nature of what we do,” Nelson said.

1 **Armonk proposal—**

required number of parking spaces for the new building is 277 and the applicant is proposing 220 spaces, requiring a variance of 57 spaces.

“We believe that the self-storage use will satisfy an unmet demand in the community,” Salomone said.

Anthony Scavo of WMG Acquisitions said even people who live in large houses such as are found in Armonk have a need for self-storage. He said his wife grew up in Armonk and they will be soon moving to the area. He said that there is not an abundance of self-storage facilities in the area.

“It’s a useful thing to have. It’s a very low-impact kind of resource for the neighborhood and most people barely visit the places they store in and they usually come once or twice a year,” Scavo said. “It’s an interesting site. We’re going to try to make it look as good as possible for a self-storage building. We’re probably going to use Extra Space to manage it.”

Extra Space Storage is headquartered in Salt Lake City, Utah. It reports owning or operating more than 2,000 self-storage properties in 41 states and the District of Columbia, offering approximately 1.4 million individual storage units.

“They actually have very high hopes for the area and they’re very bullish about the building of it,” Scavo said. “They think they’re going to rent it up pretty fast and they’re very happy about getting into this area.”



Rendering of self-storage and warehouse building proposed for Armonk.



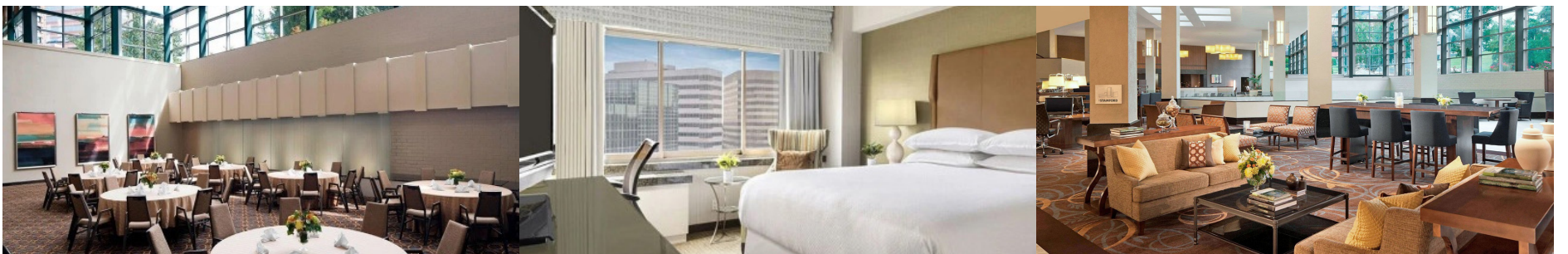
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The Opus, Westchester positions itself as an 'urban resort destination'

BY GEORGETTE GOUVEIA

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We arrived at The Opus, Westchester in White Plains breathlessly, having taken the wrong turn and then exited the car with the key in hand, leaving the valet speechless.

Yet all that dissipated on the hotel's ninth floor at the new Opus Spa. Maybe it was the warm greeting by Director Jasmine Warren – formerly of Heydey Skincare, WTS International and Elizabeth Arden Red Door Spas – and her staff. Maybe it was the soothing gray and blue palette of the 10,000-square-foot space. Maybe it was all of the above. Whatever it was, we exhaled and smiled.

We've not been the only ones. Recently, the spa hosted a birthday party for 11 women who had 16 different treatments, said hotel General Manager Elizabeth Andrews. That confirmed her faith in bringing the spa back. When the 146-room hotel, which has 38 suites, held a ribbon cutting in May of last year on the site of the former Ritz-Carlton New York, Westchester, which had a spa – the notion of the spa returning was not a foregone conclusion. But Andrews said she saw an opportunity to create a wellness center in a hotel that occupies pride of place in the appropriately named Renaissance Square, overlooking the site of the \$585.2 million, mixed-use Hamilton Green development.

With rates rebounding at The Opus and across the hotel industry, "we're really positioned to be an urban resort destination," Andrews said over coffee with us and Warren in the hotel's Lobby Lounge.

Besides an array of facials, body wraps and massages in 11 treatment rooms, The Opus Spa is home to cupping therapy, in which suction removes toxins, improving circulation; and Reiki healing, a Japanese form of alternative medicine in which gentle touch conveys energy from the

palms of the healer to the recipient to promote physical and emotional well-being. We experienced Reiki healing and Le Opus Grande Classique facial, which uses Yon-ka Paris products, with aesthetician and Reiki healer Courtney Leff, a Bridgeport resident whose expert touch and kind, supportive manner left us glowing inside and out. (Other facials use Biologique Recherche Paris and emerginC products, Warren said.)

But The Opus Spa is about more than these treatments. A hair and nail salon is scheduled to open at the end of the month.

"We do a lot of events," said Andrews, whose 20 years in hospitality began when she was a dancer working the front desk at what is now Sixty SoHo in Manhattan. "We host a lot of wedding groups." Why not, she added, make the hotel their one stop for event preparedness?

Indeed, the spa is home to the oversize 919 Opus Spa Suite, with one bedroom and one and a half bathrooms for any group getting ready for a big day.

For spa and hotel guests looking for a one-stop wellness destination, an antioxidant Himalayan Salt Chamber to aid respiration is also slated to open at the end of the month. The spa also has a sauna, nutrition coaching, a 2,500-square-foot Fitness Center and an indoor, heated, rooftop swimming pool, where guests can get a bite to eat and where poolside sound baths – featuring meditation with singing bowls, which produce echoing sounds when you touch them – will be part of the spa's programming, Andrews said.)

The pool is, of course, not your only dining option. The music-accented, American-flavored Lobby Lounge serves breakfast, dinner and cocktails, while Kanopi on the 42nd and 43rd floors offers a Mediterranean tasting menu, courtesy of chef Anthony Gonçalves, and panoramic



From left: Jasmine Warren, director of The Opus Spa, and Elizabeth Andrews, general manager of The Opus, Westchester in White Plains. Courtesy The Opus, Westchester.

views of the Hudson Valley and the New York City skyline by reservation only Wednesday through Sunday evenings.

However, tell anyone you're doing a story on The Opus and they'll say, "Yes, but what about Red Horse?"

Ah, yes, Red Horse by David Burke is the new Asian-infused steakhouse coming to the 7,900-square-foot Opus space formerly occupied by BLT in the winter. Recently, David Burke Hospitality Management (DBHM) signed an 11-year lease with Renaissance Hotel Partners to create a 200-seat restaurant (with another 80 seats outdoors) that will be the second steakhouse under the Red Horse banner – the flagship being in Rumson, New Jersey – signaling Burke's

intention to grow the brand in the Hudson Valley. (DBHM also has a number of other New York state restaurants in Manhattan, Garden City and Saratoga.)

Unlike the former BLT, Red Horse will allow patrons to charge their meals there to their Opus rooms, Andrews said, adding that while the White Plains Red Horse will be distinct from its Rumson cousin, there will be familiar features, from signature menu items (Popovers, Clothesline Bacon, Lobster Dumplings, Salmon Pastrami, Angry Lobster and Pork Chops with Sandy Hook Clams Casino) to the décor (red-and-white stirrup print wallpaper, hand-blown red glass rods and a copy of the oil painting of a ruby-colored horse from Burke's collection

that inspired the name).

Among the most dramatic design elements – a pink Himalayan salt wall separating the open kitchen from the dining room (but not hiding one from the other, thanks to a row of windows).

The salt wall is a reminder of Burke's patented technique for dry-aging prime beef. But it also evokes halotherapy at The Opus Spa – a symbol that The Opus is determined to sound a holistic experience for visitors.

The Opus Spa offers two different membership programs that include unlimited access to the spa facilities, the pool and the Fitness Center. For more, visit theopuswestchester.com/spa/.

Commentary: Special to the Business Journals

BY MIKE OATES

Utilizing an executive order to launch a National Biotechnology and Biomanufacturing Initiative, the Biden Administration aims to “drive biomedical innovation that supports the health of all Americans.” This move by the White House not only recognizes the importance of the biotech industry but will put in place a strong framework to promote domestic biomanufacturing products. This is just the news that the industry, across the country and in New York, need.

Despite having one of the most complex and innovative biotech industries in the world, where research and development thrive, much of the manufacturing of these discoveries has moved overseas. This not only has left the United States vulnerable to supply-chain issues as witnessed during the Covid pandemic, but emboldened countries like China



Mike Oates

to fill the void and leverage that power over our country. Moving back to more domestic production and support of the biotech industry will be crucial to the economic success of the United States in decades to come.

While the Biden move is an excellent first step, there's more to do. Congress needs to act before the end of the year to pass legislation that will solidify this commitment to retaining America's status as the world's biotech leader. The MADE (Manufacturing API, Drugs, and Excipients) in America Act (H.R. 3927/S. 2082) will bring much-needed legislative incentives to the biopharmaceutical sector. It will help eliminate some of the risk that pharma companies are forced to deal with as part of their business model and help move innovations forward at a more rapid pace. Covid highlighted many of these issues, including issues with API – active pharmaceutical ingredients – the main ingredient in a pharmaceutical treatment that makes it effective for treating a medical issue. The MADE Act contains several common-sense strategies contained in this legislation to achieve these goals. These include changes to federal Food and Drug Administration protocols that will allow for advanced review of manufacturing technologies before being applied to a specific medication.

Additionally, the bill would require the FDA's Drug Shortages team to coordinate with FDA and manufacturers to resolve potential manufacturing risks before a shortage were to impact patients. The legislation also will have the FDA streamline the inspection processes with other countries to eliminate redundancies and red tape.

This all simply makes sense. As our world continues to evolve, the U.S. needs to remain the dominant leader in prescription drug research, development and manufacturing.

Reliance on other nations is simply not sustainable and puts our country at risk for shortages far worse than we experienced during the pandemic and months that followed. I urge our New York congressional delegation to get behind this bipartisan legislation, and for Congress to work swiftly to pass this into law.

Learn more at HVEDC.com.

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A consideration of retirement plan options

BY NORMAN G. GRILL

Employer-sponsored retirement plans have become an increasingly important tool for attracting and retaining high-quality employees. Also, they are a key component of retirement savings for many.

Besides helping employees save for the future, instituting a retirement plan can provide employers with benefits to make the most of a business' assets. Such benefits include: tax-deferred growth on earnings within the plan, current tax savings on individual contributions to the plan and immediate tax deductions for employer contributions. These plans are easy to establish and maintain, and they offer a low-cost benefit with a highly perceived value by employees.

Most private-sector retirement plans are either defined benefit plans or defined contribution plans. Defined benefit plans are designed to provide a desired retirement benefit for each participant. This type of plan can allow for a rapid accumulation of assets over a short period.

The required contribution is actuarially determined each year, based on age, years of employment, the desired retirement benefit, and the value of plan assets. Contributions are generally required each year and can vary widely.

On the other hand, a defined contribution plan does not promise a specific amount of benefit at retirement. In these plans, employees or their employer (or both) contribute to employees' individual accounts under the plan, sometimes at a set rate (such as 5% of salary annually). A 401(k) plan is one type of defined contribution plan. Other defined contribution plans include profit-sharing plans, money purchase plans, and employee stock ownership plans.

Small businesses may choose to offer a defined benefit plan or any of these defined contribution plans. Many financial institutions and pension practitioners make available both defined benefit and defined contribution "prototype" plans that have been pre-approved by the IRS. When such a plan meets the requirements of the tax code, it is said to be qualified and will receive four significant tax benefits.

1. The income generated by the plan assets is not subject to income tax because the income is earned and managed within the framework of a tax-exempt trust.
2. An employer is entitled to a current tax deduction for contributions to the plan.
3. The plan participants (the employees



or their beneficiaries) do not have to pay income tax on the amounts contributed on their behalf until the year the funds are distributed to them by the employer.

4. Under the right circumstances, beneficiaries of qualified plan distributors are afforded special tax treatment.

It is necessary to note that all retirement plans have important tax, business and other implications for employers and employees. Therefore, discussions with an accountant or financial adviser should be considered before any plan is implemented.

Here's a brief look at some plans that can help you and your employees save.

SIMPLE: Savings Incentive Match Plan

A SIMPLE IRA plan allows employees to contribute a percentage of their salary each paycheck and to have their employer match their contribution. Under SIMPLE IRA plans, employees can set aside up to \$14,000 in 2022 by payroll deduction. If the employee is 50 or older, they may contribute an additional \$3,000. Employers can either match employee contributions dollar for dollar – up to 3% of an employee's wage – or make a fixed contribution of 2% of pay for all eligible employees instead of a matching contribution.

SIMPLE IRA plans are easy to set up by filling out a short form. Administrative costs are low, and much of the paperwork is done by the financial institution that handles the SIMPLE IRA plan accounts. Employers may choose to allow employees to select the IRA to which their contributions will be sent or send all employees' contributions to one financial institution. Employees are 100% vested in contributions, get to decide how

and where the money will be invested, and keep their IRA accounts even when they change jobs.

The window for setting up a SIMPLE IRA for 2022 was Jan. 1 to Oct. 1. However, new employers that came into existence after Oct. 1 can establish the SIMPLE IRA plan as soon as administratively feasible.

SEP: Simplified Employee Pension Plan

A SEP plan allows employers to set up a type of individual retirement account – known as a SEP IRA – for themselves and their employees. Employers must contribute a uniform percentage of pay for each employee. Employer contributions are limited to less than 25% of an employee's annual salary or \$61,000 in 2022. Most employers can start SEP plans, including those that are self-employed.

SEP plans have low start-up and operating costs and can be established using a single quarter-page form. Businesses are not locked into making contributions every year, but they can decide how much to put into a SEP IRA each year – this offers some flexibility when business conditions vary.

401(k) Plans

401(k) plans have become a widely accepted savings vehicle for small businesses and allow employees to contribute a portion of their incomes toward their retirement. The employee contributions, not to exceed \$20,500 in 2022, reduce a participant's pay before income taxes so that pretax dollars are invested. If the employee is 50 or older, they may contribute another \$6,500 in 2022. Employers may offer to match a certain percentage of the employee's contribution, increasing participation in the plan.

While more complex, 401(k) plans offer higher contribution limits than SIMPLE IRA plans and IRAs, allowing employees to accumulate greater savings.

Profit-sharing Plans

Employers also may make profit-sharing contributions to plans that are unrelated to any amounts an employee chooses to contribute. Profit-sharing plans are well suited for businesses with uncertain or fluctuating profits. In addition to the flexibility in deciding the amounts of the contributions, a profit-sharing plan can include service requirements, vesting schedules, and plan loans that are not available under SEP plans.

Contributions may range from 0% to 25% of eligible employees' compensation, to a maximum of \$61,000 in 2022. The contribution in any one year cannot exceed 25% of the total compensation of the employees participating in the plan.

Contributions need not be the same percentage for all employees. Key employees may get as much as 25%, while others may get as little as three percent. A plan may combine these profit-sharing contributions with 401(k) contributions (and matching contributions).

This column is for information only and should not be taken as advice. The rules for setting up retirement plans are complex, and the tax aspects can be confusing. Consider consulting a tax and accounting professional before deciding which plan is best.

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

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Stewards of Pound Ridge estate take their leave

BY GEORGETTE GOUVEIA

ggouveia@westfairinc.com

With its multiple buildings and amenities, including an Art Barn and a Sculpture Garden, Buckhorn in Pound Ridge can be seen as a complex, a compound, certainly as an estate. But that's not how Sherry Mallin thinks of it.

"It's been our family home, loved by our children, our grandchildren and the community," said the options trader, who owns the property with her husband, Joel, an attorney and venture capitalist.

She recalled between 600 and 1,000 people coming to pick apples in the orchard. (The site could accommodate the parking.)

"Up until Covid, many families would say they would mark the change of seasons by the apple-picking at Buckhorn."

The 13.55-acre estate – listed with Houlihan Lawrence – is actually two properties, with lawns, gardens, a lake, a pool and woodland bordering The Henry Morgenthau Preserve. The front property consists of a 4,923-square-foot main house, with four bedrooms and five and a half bathrooms; the Lake House, which is connected to the main house by a porte-cochère; a caretaker's cottage, a pool house and a two-car garage with an apartment above.

The back property consists of the 9,162-square-foot Art Barn, built in 2001; a two-bedroom, two-bathroom guest house and a one-bedroom cottage, built in 1906. (All of the buildings, Mallin said, can be used as guest houses, as they are equipped with bathrooms and kitchens. Even the Art Barn, also home to a 3,000-bottle wine cellar, has a bathroom and is kitchen-ready.)

More on the Art Barn in a bit. But first the main house, which has a connection to local culinary and fashion history. Built in 1933, it was the farmhouse of the Emily Shaw family, Mallin said. From 1939 to '89, Shaw and son John owned the neighboring Emily Shaw's Inn – once a private residence, built in 1833, that had multiple uses before becoming their restaurant, serving fine American cuisine to the strains of a pianist playing standards of the day. (The restaurant is now The Inn at Pound Ridge by Jean-Georges.)

The Shaws, Mallin said, sold their farmhouse to a doctor, who in turn sold

it to Jerry Silverman and Shannon Rogers – founding partners of Jerry Silverman Inc., one of the most successful purveyors of women's ready-to-wear in New York in the second half of the 20th century – who used the place for entertaining.

Enter Mallin's husband, Joel. He bought the house some 40, 45 years ago and did some renovations. Subsequently, he married Sherry, and they divided their time between their home in Manhattan and Buckhorn – a place noted not only for its orchard and Art Barn but for the Buckhorn Sculpture Garden. The Mallins have some 1,500 Modern and contemporary works, including photographs, paintings and some 70 sculptures by the likes of Daniel Graham, Anish Kapoor, Sol LeWitt and Joel Shapiro. "We like things that make us sit and think," she said.

Over the years, thousands have viewed the collection – in keeping with the Mallins' sense of stewardship – on a site that is both expansive and secluded.

"We really don't own it," Sherry Mallin said. "We take care of it."

She sees art as an aesthetic investment not a financial one: "You can buy a piece for \$1 million and a piece for \$100. It's all about quality. And quality doesn't have anything to do with money."

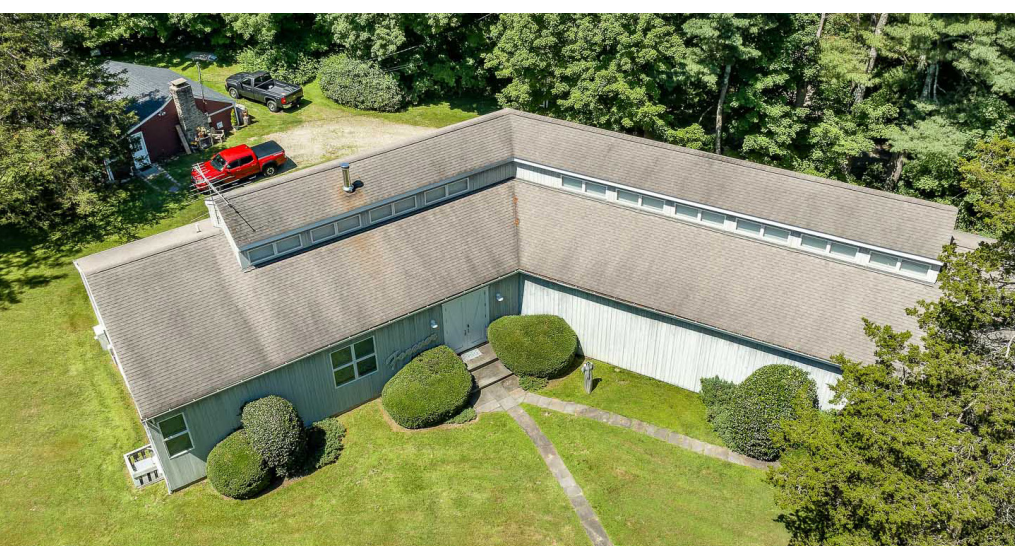
Her advice to nascent collectors: "Buy what you love."

The Mallins had thought of turning Buckhorn into an arts center, but, she added, "it is a complex process to leave it to the town and would have to be endowed sufficiently." Instead, they are selling the two properties, which are listed at \$3,495,000 and \$2,995,000 for the front property and the back property respectively, and selling the art collection separately, with some pieces to be donated.

The couple, who want to enjoy family and friends while remaining self-sufficient, are instead headed to the Sterling Park Independent Living Community at The Osborn in Rye.

"We are both 88," Mallin said, "and have been thinking about closing a chapter and opening a new one. Life is a series of chapters."

For more, contact Jody Rosen at 914-234-9099, ext. 22321, 914-907-3300 or JRosen@HoulihanLawrence.com; or Mary H. Palmerton at 914-234-9099, ext. 22369, 914-843-4158 or mpalmerton@houlihanlawrence.com.



Buckhorn in Pound Ridge consists of two properties and multiple buildings, including a main house connected to the Lake House via a porte-cochère, a pool house, the Art Barn, the Buckhorn Sculpture Garden and several guest/staff cottages. Courtesy Houlihan Lawrence.

Class action agent says PepsiCo sidestepped \$1M fee

BY BILL HELTZEL

Bheltzel@westfairinc.com

A Harrison company that helps businesses collect claims in class action lawsuits says Purchase-based PepsiCo Inc. has dodged more than \$1 million in fees for its services.

Kent Recovery Services accused PepsiCo of breach of contract in a Sept. 28 complaint filed in Westchester Supreme Court.

But a PepsiCo official claims that Kent did not do any significant work, according to exhibits of emails filed with the lawsuit.

The dispute is over the Mercedes-Benz Blue Tec settlement in a 2016 class-action lawsuit filed in New Jersey federal court. The case concerned sedans, SUVs and cargo vans manufactured from 2009 to 2016 that emit more nitrogen oxides than permitted under state and federal clean air laws.

Owners and lessees were eligible for cash payments of \$2,693 to \$3,590 per vehicle.

On April 13, 2021, PepsiCo senior litigation counsel Charles S. Biener signed a deal

with Kent managing director Leonard E. Veneziano appointing Kent as its exclusive claims agent in the Mercedes-Benz case. PepsiCo agreed to pay Kent 20% of the funds it received.

Two days later, Biener asked Veneziano to “hold off on doing anything further.” PepsiCo staff had already been working on the claim for several months, the email states, “directly with Mercedes and with another third-party.”

Three months later, Veneziano said in an email to Biener that Kent expected PepsiCo to honor the deal.

“I am surprised and disappointed by Kent’s position,” Biener replied the following day, and he revoked Kent’s authority to file anything on behalf of PepsiCo.

Fourteen months later, Veneziano messaged Biener: “I suspect PepsiCo has received their first distribution, as Kent has received checks for its other clients. Please advise of the total received so that Kent can prepare and send an invoice for payment.”

“Kent did not do any significant work for PepsiCo ... prior to my notice to you to ‘hold off.’” Biener replied 10 days later.



“Moreover, I presume Kent did not file a claim on our behalf (and therefore, did not perform its ‘duties’ under the agreement).”

Kent claims it has performed the terms of engagement, according to the complaint, and PepsiCo has repudiated the contract.

“Kent has been damaged in an amount in excess of \$1 million,” the complaint states, indicating that PepsiCo received at least \$5

million in the settlement “with the precise amount to be determined at trial.”

Biener was away from the office and unable to reply to emails on Oct. 3, and the media relations department did not respond to an email asking for PepsiCo’s response to the allegations.

Kent is represented by Purchase attorney Joseph N. Paykin.

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Rockland businessman awarded \$3M for undelivered Covid-19 test kits

BY BILL HELTZEL

Bheltzel@westfairinc.com

A Rockland businessman has been awarded nearly \$3 million from two businesses that failed to deliver Covid-19 test kits.

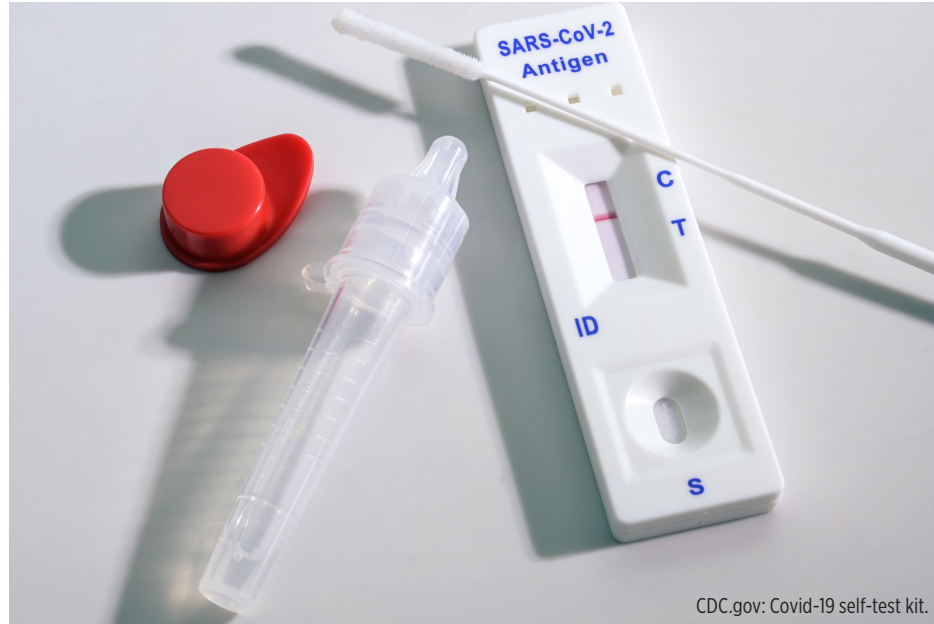
U.S. District Court Judge Philip M. Halpern ordered Medical Engineering LLC, Viking Sales Group LLC and their principals to pay \$2,939,032 to Seven Trade LLC operated by Isaac Lefkowitz of Monsey.

The defendants received the complaint but did not answer, Halperin ruled on Sept. 13 in issuing a default judgment.

Seven Trade accused the companies and their principals of fraud, unjust enrichment and other charges in a complaint filed Feb. 28 in federal court, White Plains.

Seven Trade had lined up a deal to sell Covid-19 self-test kits to Corizon Health Inc., a Tennessee company that runs healthcare programs in prisons and jails.

Shlomo E. Suissa, a purported test kit broker who operated Viking Sales Group in Aventura, Florida, and Lonnie Banks,



CDC.gov: Covid-19 self-test kit.

head of Medical Engineering in Temecula, California, allegedly claimed that Medical Engineering already had millions of test kits.

Suissa and Banks knew that Seven Trade wanted to buy the kits to resell to a customer and make a profit, according to a

declaration by Lefkowitz, and that he needed them quickly.

On Jan. 13, Seven Trade agreed to pay Medical Engineering \$2,065,000 for 350,000 Siemens Clinitest Rapid Covid-19 SelfTest kits, according to court records. It paid \$1.8 million upfront and agreed to pay

the rest on delivery. Medical Engineering was to pay a commission to Viking Sales Group for brokering the deal.

The kits were to be delivered to Corizon Health in Oklahoma City, Oklahoma by Feb. 3.

But Medical Engineering did not have the kits, the Seven Trade lawsuit alleges, and Suissa and Banks made a variety of excuses and created phony documents to buy time while they absconded with Seven Trade funds.

Viking eventually refunded \$200,000, to ward off legal action according to Lefkowitz, and Suissa promised to quickly refund the \$1.6 million balance. But the balance was never paid.

Seven Trade's calculation of losses includes \$1,161,500 in lost profits. It paid \$5.90 per kit and had a deal with Corizon Health to sell them for \$9.29 each plus shipping costs. Halperin added 9% interest from Feb. 3

Seven Trade was represented by Manhattan attorneys Aleksandra Lamontanaro, Jonathan A. Lynn and Glen B. Lenihan.

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‘Cent’sible ways to teach kids good money habits

BY GREGG MURSET

In school, most students learn algebra, calculus and trigonometry but not how to budget, save or invest. The older we get, the more responsibilities we have that make it challenging to focus on learning financial principles, which is why it is key to start teaching kids healthy money habits at a young age.

Lacking financial literacy and not knowing how to manage personal finances cost Americans \$352 billion in 2021. A Federal Reserve report indicates U.S. household debt increased to a record \$16.15 trillion in the second quarter of 2022, and Americans loaded an extra \$46 billion on their credit cards this year, the sharpest increase in more than 20 years.

But there is a way to reverse this trend, and it begins with sound financial principles:

Learn to earn – Kids today are addicted to OPM—other people’s money—but they need to learn to associate money with earning it. Chores are a great way to introduce kids to the “earning it” mentality. Starting as young as 5, parents can assign kids chores or tasks to do around the house as well as a set amount they will earn for correctly completing the chores. This can also help prepare kids for the real-world responsi-

bility of holding down a job and earning a paycheck.

Spreading the dough – Setting boundaries with kids and letting them know they can’t just squander all the money they earn on candy and knickknacks at the store can help them learn healthy spending habits. Any money kids make should be broken up into three categories – spend, save and invest/donate. Parents can discuss with their child the percentage of money they can spend from the total amount they earn as well as the amount they need to save and invest/donate. Parents need to stand firm with the numbers or percentages that are decided, even when kids are begging or crying for the latest toy or video game.

There will be rainy days. Saving doesn’t seem nearly as fun as spending, but after witnessing how Covid affected people’s finances and the way inflation made prices skyrocket this year, it’s a critical skill kids need to learn. Having kids put a certain percentage or amount away from the money they earn from doing chores, running a lemonade stand, mowing grass, babysitting or from money given to them for a birthday or holiday, can make a world of difference.

Investing is really saving (for your future). It might seem absolutely crazy to

introduce young kids to the stock market and the practice of investing, but we all saw what happened with GameStop and the other viral investing opportunities that have been plastered all over social media. It’s important that parents step in and help teach these lessons before social media becomes their child’s financial adviser. The stock market doesn’t have to be a scary and overwhelming thing. Parents should have their kids start slowly by picking a company (or product) they use and are familiar with for the first investment.

Borrowing has its price. Most kids think of credit cards as get-out-of-jail-free cards. Sit down with your children and lay your plastic out on the table. Have an open discussion with them that it isn’t free money and that you are having to pay more for whatever item you just purchased on the card unless you pay it off that month. With inflation the way it is, it’s important for parents to go in-depth with their children when discussing interest and how it works.

Tracking invisible money. Most kids just see their parents stick their debit or credit card into a machine and then walk out of the store with their purchases. They don’t understand the transaction behind the swipe. Parents can use their own debit

or credit card accounts to show kids what goes on behind the scenes. Pull up your online account and talk to kids about the different columns on the card statement as well as the balances. Also, there’s no better way to teach kids these skills than to provide them with hands-on experience. Parents can research the debit cards that are available on the market for tweens and teens and set their child up with one to get used to “invisible money.”

Focus on needs, not wants. When it comes to learning to budget, recognizing “want it” versus “need it” can save anyone a lot of money. The earlier your kids understand the difference, the better they will be at saving money. Have them get into the practice of asking “want it or need it” before each purchase, even while family grocery shopping.

The co-founder and CEO of BusyKid, busykid.com, which teaches kids how to save, spend and share money, Murset is a certified financial planner/consultant, father of six and grandfather of two, who has become an advocate for sound parenting, child accountability and financial literacy. In 2014, the National Financial Educators Council named him Financial Education Instructor of the Year.



Ella Fitzgerald Academy dedicated

BY PETER KATZ

pkatz@westfairinc.com

A Yonkers public school where singer Ella Fitzgerald was a student has been named in her honor. Long before becoming internationally known as “The First Lady of Song,” Fitzgerald lived in Yonkers with her mother and her mother’s boyfriend and attended the Yonkers Public Schools, first at School 10 and then School 18 at 77 Park Hill Ave. School 18 later was named the Scholastic Academy for Excellence. Earlier this year, the Yonkers School Board voted to rename the Scholastic Academy as the Ella Fitzgerald Academy for Excellence.

Fitzgerald was born April 25, 1917, in Newport News, Virginia. She died on June 15, 1996, in Beverly Hills, California. During her performing career that lasted 50 years she sold more than 40 million albums and won 13 Grammy awards.

During a Sept. 29 dedication ceremony, Dr. Valencia Brown-Wyatt, principal of the school, said, “Ella was a woman of strength. She was persistent. She never gave up on her own goals and dreams, despite her struggles. As a young girl who lived right here in Yonkers she attended School 10 in grades one through three and then she attended School 18 in grades four through six. School 18, also known as Scholastic Academy (is) now known as the Ella Fitzgerald Academy for Excellence.”

Brown-Wyatt praised Fitzgerald for overcoming many difficulties during her childhood and later in her life.

“She used her painful memories as a source of her strength for all of her performances,” Brown-Wyatt said. “She always held her head high in the face of racism. Due to her worldwide notoriety, other top performers stood by her to ensure she received the respect she deserved.”

Rev. Steve Lopez, president of the Yonkers Board of Education, read a letter from Fitzgerald’s son Ray Brown, Jr.

“I wish I was with you to be able to share this message, to be able to share a large ‘thank you’ in person to the Board of Education Trustees and the Superintendent of Schools for reaching out to me, for allowing me to thank you on behalf of my mother,” Brown’s message said. “I can only surmise the joy she would be feeling at hearing this name change. I can visualize a smile across her face and an extra bit of sparkle in her eyes.”

Brown encouraged students at the school to never give up trying to do what



(top) Mayor Mike Spano speaking at the Ella Fitzgerald Academy event.
(bottom) Ella Fitzgerald’s image on the school.

they really want to do and expressed confidence that “the Ella Fitzgerald Academy will help you get to where you want to go.”

Yonkers Mayor Mike Spano said, “Ella Fitzgerald was an inspiration and continues

to be an inspiration. Ella Fitzgerald loved the arts. She loved to learn. We see her in this room learning, just like you are, and no doubt she was courageous.”

Spano pointed out that in addition to a

statue of her in Getty Square, the city has an Ella Fitzgerald mural in Ridge Hill. He urged the students to listen to her music. Spano declared Sept. 29 as Ella Fitzgerald Day in Yonkers.

State Senate Majority Leader Andrea Stewart-Cousins recalled that her mother and father listened to Ella Fitzgerald’s music all of the time.

“Here was a Black woman who despite the racism, despite the obstacles, had a talent,” Stewart-Cousins said. “That talent was so big nobody could take it away and nobody could put it down.”

Dr. Edwin M. Quezada, the superintendent of schools, positioned Ella Fitzgerald as a trailblazer who made changes that conventional wisdom did not think possible.

“I never met any of the individuals that I admire the most in the world; I never got to interact with them,” Quezada said. “I have learned about them and how powerful they were. So, our students will learn how powerful Ella Fitzgerald was to Yonkers and to the United States and to the world. And, as you learn about her, then you will realize that there are possibilities for each and every one of you because equity is an action verb that tells you there are steps that I need to take to arrive at equity.”

Two Yonkers teachers, Alonda Hassell and Gwen Henderson, who also are active with the Kingdom Christian Cultural Center in Yonkers, sang a medley of Ella Fitzgerald songs followed by a songfest featuring students at the school.

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Sensory Garden at Grant Park.
Photo by Maurice Mercado, City of Yonkers.

Yonkers park appeals to the senses

BY PETER KATZ

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Yonkers has added something new to its more than 70 city parks: the Sensory Garden at Grant Park, which is located on High Street and Park Avenue in the Ashburton neighborhood.

The garden features an array of plants, flowers, herbs, trees and other sensory-heightening amenities. Plants appealing to taste and sense include basil, chives, dill, mint and parsley. Hydrangea, Crepe Myrtle Bush and Diablo Ninebark Shrub are among

the plantings appealing to sight. The garden includes four wheelchair accessible planters, natural wind chimes, a rock garden and tree plantings.

Although Grant Park has been a long-time fixture in the neighborhood, a Sept. 16 ceremony was held marking the formal opening of the Sensory Garden.

Steve Sansone, the city's parks, recreation and conservation commissioner, explained that the park is named after U.S. President Ulysses S. Grant who signed legislation in 1872 creating Yellowstone as the world's first national park and led to the creation of

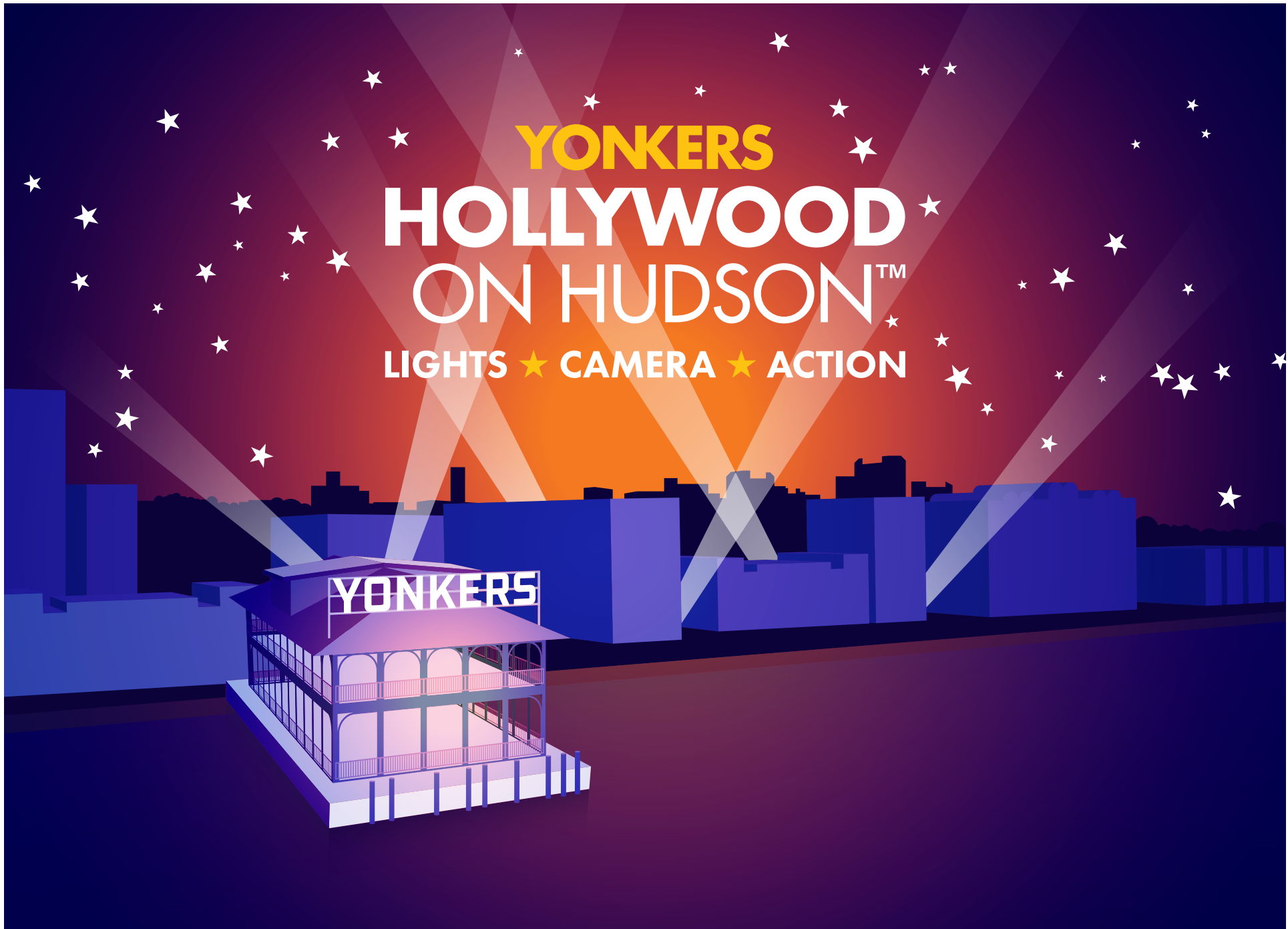
the U.S. National Park Service.

"Our park here was opened in 1899, completed in 1901 and is the second oldest park in Yonkers behind City Hall's Washington Park," Sansone said. "For years we've wanted to create a sensory park and looked for the right location. The Sensory Garden allows visitors to enjoy a variety of sensory experiences. Sensory gardens are designed to provide opportunities to stimulate the five senses of sight, sound, taste, smell and touch. This garden also has components that are accessible."

Yonkers Mayor Mike Spano said, "Each

day, we strive to enhance the quality of life for our residents and this new Sensory Garden is a unique and creative way to do just that. Its accessibility and inclusiveness to every resident, despite disabilities or hindrances, allows all of us to appreciate the diverse beauty of nature and our parks."

The garden was created in cooperation with the Rotary Club of Yonkers-East Yonkers, Westchester School for Special Children and the Mayor's Disability Advisory Board. It was designed and constructed by the Yonkers Department of Parks, Recreation & Conservation.



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Conviction in Newburgh restaurant arson trial

BY PETER KATZ

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A jury in Orange County Court has convicted a Newburgh man in the 2017 arson fire that burned down Andiamo's Restaurant, which had been located at 5025 Route 9W in the Town of Newburgh. The jury found that he conspired with a relative to set the fire in order to collect insurance money.

Orange County District Attorney David M. Hoovler reported that Zef Gjurashaj, age 60, was convicted of arson, conspiracy, reckless endangerment, insurance fraud and tax fraud charges. Prior to the trial, Gjurashaj's co-defendant, Marina Gjurashaj, age 38

of Yonkers, who is the wife of his nephew, entered guilty pleas to lesser charges. She testified against him during the trial.

The fire occurred on Sept. 6, 2017. The district attorney had alleged that Zef Gjurashaj, who operated the restaurant business, knew that it was in financial trouble and decided to burn it for insurance purposes. It was charged that he instructed Marina Gjurashaj on how to start the fire and he removed a plug from a propane line in the kitchen. Tampering with the line allowed for the free flow of propane gas into the room once the propane valve was turned on. The investigation into the fire revealed that the woman sprayed a flammable liquid onto the floor of the kitchen, opened the pro-



pane valve and lit the liquid as instructed. An intense fire broke out.

District Attorney Hoovler said the investigation also revealed that Zef Gjurashaj under-reported cash income

from the restaurant when submitting required New York State tax filings.

"Arson for profit is, by its nature, an incredibly challenging crime to prosecute because of the complexity of the evidence as well as because, as in this case, the perpetrator often intentionally attempts to destroy any link between themselves and the crime," Hoovler said. "This fire, which was set solely for the financial gain of the defendant, created an extremely dangerous situation for first responders who valiantly fought the fire. The utter disregard for human life and property exhibited in this case is appalling."

Zef Gjurashaj is due to be sentenced on Dec. 19. He faces a possible sentence of 25 years to life in state prison.

Report shows HV infrastructure spending isn't what people may think

BY PETER KATZ

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A report from the Construction Industry Council of Westchester & Hudson Valley (CIC) shows that infrastructure spending by municipalities remained fairly stable during the 10 years from 2010 to 2020 but spending on roads dropped 16% from \$420 million in 2019 to \$351 million in 2020. Total infrastructure spending from 2010 to 2020 showed an average annual increase of 1.1% for roads, bridges, sewers and water until adjustments were made for inflation. Once that was done and figures were expressed as 2020 dollars, the amount spent on infrastructure in 2020 of \$766 million was actually lower than what had been spent in 2010 -- \$818 million.

CIC commissioned the "Hudson Valley Infrastructure Gap" study, which was carried out by the organization Hudson Valley Pattern for Progress. For purposes of the study, the Hudson Valley was defined as consisting of Westchester, Putnam, Dutchess, Columbia, Rockland, Orange, Ulster, Sullivan and Greene counties.

"The impact of inflation is particularly evident from 2015 to 2018," the report said. "Over this three-year time period, infrastructure spending increased every year for an average annual increase of 1.6%. However, after adjusting for inflation, this trend is reversed and shows an average



Repaving a local road. NYS Department of Transportation photo.

annual decrease in infrastructure spending of 0.5% per year. This means that over this time period the rate of inflation outpaced increases in infrastructure spending."

The report determined that municipalities have been having trouble finding qualified employees for jobs that deal with infrastructure such as in public works departments. It found no single reason for the problem but suggested that early retirements and people moving out of the

region contributed to the issue. The report also noted that some municipalities have been hiring recent graduates and providing on-the-job training but the graduates soon leave for jobs in the private sector.

"This is not without risk as these recent hires may use the municipality to get a foot in the door, and then leave for a better paying job after the municipality has spent the time and resources to train them," the report said.

The report found that some money available for infrastructure improvements has gone unspent because municipalities have had difficulty applying for state or federal grants.

"Paperwork and other administrative demands are typical of virtually all grant funding, and project oversight is a necessary component," the report said. "However, the interviews conducted in this study provided overwhelming input that many of the state and federal sources for infrastructure funding are overly burdensome. In fact, the complexities and 'red tape' associated with state and federal funding has caused instances where municipalities decide not to apply for needed infrastructure dollars."

The report found that an estimated \$671 million is needed for municipal bridge improvements, and \$1.8 billion is needed for county bridge improvements in the Hudson Valley. These figures do not include improvements to bridges maintained by the state and other agencies. The report says that less than half of the money that is needed has been awarded to municipalities since the state's Bridge-NY program was founded as the primary source for financial assistance with work on bridges.

When it comes to money for sewer and water projects, the report cited a finding by the New York State Comptroller that less than 11% of \$3.9 billion that had been appropriated had been spent as of March 2020.



United Brain Association provides community and resources for brain and mental health

BY EDWARD ARRIAZA

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The nonprofit organization United Brain Association (UBA) raises awareness and funds research into diagnoses and treatments of brain and mental health disorders such as anorexia and Angelman syndrome, as well as empowering those affected by providing information resources on various disorders and issues known to science.

Incorporated in 2018, UBA operates out of Vails Gate in Orange County and was founded by John A. Boulton, who serves as the organization's president and CEO. Boulton's background was in electrical engineering, and prior to retirement he had been involved in the radio and audio industry as an entrepreneur and businessman selling high-end sound systems. Since retiring, "he spent a lot of his time looking into ways to make the world a better place on a small scale that he could afford to finance," explained UBA Vice President and Executive Director Jay Matey.

Like Boulton, Matey had a background in electrical engineering, having worked in an electrical and mechanical engineering firm and served as senior project manager for construction companies. In college, he minored in biology, intending to go into neuroscience.

"I kind of have a working knowledge of how the brain works anyway, and so this happened to be something really appealing as I kind of worked my way into retirement," Matey said, adding "this is an interesting



John A. Boulton

application of electrical engineering to current science associated with the brain."

The two shared a vision that involved looking into brain and mental health issues, and they set out to form an organization that would provide comfort and optimism to individuals afflicted by brain and mental health issues, and fund research.

"We keep a finger on the pulse of research throughout the industry that are related to brain and mental health issues," Matey said.

Some of UBA's notable contributions has been its funding of research projects at Johns Hopkins Medical Institute relating to depression, Parkinson's disease, anorexia and bulimia; Yale University relating to post-traumatic stress disorder; and New York University – Langone relating to alcoholism.

Much of the research funds comes from



Jay Matey, Contributed photos.

annual philanthropic contributions courtesy of Boulton himself. Crowd-sourced donations are collected through UBA's website and generate \$1,000 to \$1,500 per month. Community outreach efforts like fundraising events provide another source of revenue, though this avenue is somewhat new to the organization.

"When the pandemic was in the swing of things in 2020," Matey said, "a lot of the community outreach that we have tried to do and had scheduled to do with 2020 got canned."

UBA has since revved up its outreach efforts this year and is making preparations for a virtual walkathon later this fall. It has hosted events in Newburgh Brewing Co. in March, and at the Oak & Reed in Middletown last month, generating more than \$2,500.

UBA provides education and information

through its online database or "brain resources." Presently, the website's database sports a little over 300 entries, each covering one of more than 600 known brain and mental disorders, and each touching upon salient issues and progress made in research.

The database updates every month with about 10 to 12 new entries. UBA's long-term objective being to catalog all 600-plus known disorders.

"We're the only entity that approaches them all with equanimity – they're all important," Matey said.

The brain resources are complemented by "brain stories" with the intention of further empowering the afflicted. UBA compiles and curates the personal experiences of individuals directly affected by brain and mental health issues, and currently boasts 17 brain stories on its website and seven in video form on its YouTube channel. In this manner, the nonprofit offers a safe, understanding and informative community anchored by stories revolving around adaptation or successful treatment.

The first brain story featured was that of Matey's brother-in-law, Bill Baker, a veteran of the Vietnam War who suffered from PTSD.

"It took about eight months to get the story out of him," Matey said. "We have received a lot of very positive comments about his brain story, of people that really never thought to go out and seek help. Some people said that it's 'just something we don't talk about,' and Bill was able to talk about it, and that really led people to follow their own diagnoses and their own treatments."

Walmart ordered to pay South Nyack man \$1.6m for faulty bike brakes

BY BILL HELTZEL

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A federal judge has ordered Walmart to pay a Rockland man \$1.6 million for injuries he suffered while testing a bicycle at a store in Suffern.

A jury in U.S. District Court, White Plains, issued a \$3.1 million verdict for Cosmo Campodonico of South Nyack, on Aug. 5, but reduced the award after finding that Walmart 49% liable and Campodonico 51% liable for the accident.

U.S. Magistrate Judge Andrew E. Krause issued the \$1,579,340 judgment against Walmart Stores East LP, the operator of the Suffern Walmart. The award includes past damages, future pain and suffering, attorneys fees and litigation costs, and interest for 39 days following the jury verdict.

Krause ordered Wal-Mart Stores East to use nearly \$634,000 of the judgment to buy a 10-year insurance annuity that will pay Campodonico \$61,067 a year plus yearly increases of 4%.

The accident happened on Aug. 23,

2016 when Campodonico, according to his account, was given permission to test a bike in the garden center at Walmart. As he rode forward for a few feet he tried to use the brakes to make a turn, the brakes failed, he crashed into a row of bikes on display, fell and injured his right shoulder.

Campodonico accused Walmart of negligence in a 2018 lawsuit filed in Rockland Supreme Court and moved at Walmart's request to federal court. He claimed that the bike was assembled improperly and no warnings were posted about the hazard.

Walmart answered that it did not create a hazardous condition because bikes were delivered to the store with the brakes already assembled. Campodonico was solely responsible for the accident, the retailer claimed.

Campodonico underwent four surgeries, according to pleadings. Part of his collarbone was removed, his right shoulder was replaced and then the procedure had to be reversed. He has recurring dislocations. The shoulder got infected and he was hospitalized for more than a month while receiving IV antibiotic therapy. He has difficulty using his right shoulder and right arm and he has developed emotional and psychological distress due to fears of losing use of his arm.

Walmart argued that the injury amounted to a minor aggravation to a pre-existing condition.

Campodonico was represented by attorneys Robert Lucchese of Brewster and Nicholas E. Tzaneteas of Brooklyn. Walmart was represented by Thomas M. and Patricia A. O'Connor of Suffolk County.



Green but no tonic to foodies

BY JEREMY WAYNE

I'm as keen to reduce my meat consumption and improve my diet as the next mung sprout-chomping new-ager, but I can't help thinking there's an element of Emperor's New Clothes to our current obsession with plant-based cooking. Let's face it: It's been a slippery slope. From avocados in the 1970s to tofu, quinoa and soybeans going mainstream in the 1990s; from pumpkin flowers, brassicas and kelp in the noughties and 2010s to this year's faves – finger millet, teff and khorosan wheat – we can surely be forgiven for wondering what the future may hold. (Tree bark, cacti and the front lawn is my guess.)

Put it this way: Some 20 years ago, you'd have been laughed out of Le Cirque at New York's Helmsley Palace Hotel if you'd announced yourself as vegetarian, let alone vegan, but today its offspring, Le Cirque Las Vegas, proudly offers an eight-course vegetarian tasting menu and it's not exactly a snip of trendy Siberian chive at \$388 per person, plus tax and service.

Thinking about a less wallet-busting option, I'd heard good things about Green & Tonic, though never visited any of its Westchester and Fairfield plant-based eateries. Established in Darien in 2012 but now with outlets in Cos Cob, New Canaan, Westport, Chappaqua and Rye Brook – with

a further franchise at Stamford's Harbor Point slated to open over the coming months – this popular local chain claims that its food is not only healthy but “craveable.” What's more, says the blurb, it “will nourish mind, body and soul.”

Time to test the waters. At the Rye Brook establishment – which is the only one without indoor seating, although there are some tables and chairs and picnic-style seating outside – I found a full complement of hot and cold beverages, smoothies, breakfast acai bowls, salads, wraps and soups, all made from organic raw ingredients. What's more, the packaging – the drinks display especially, with its cheery yellows, reds, deep blues and oranges – was arresting, tempting me to buy more than I intended.

But issues quickly arose. While I'm no purist, labeling an assembly of rice noodles, kale, cabbage, red pepper, carrot, edamame, scallion, almond butter, sesame oil, tamari, ginger and sriracha as a “pad Thai salad,” when an authentic pad Thai comprises no more than rice noodles, peanuts, sesame oil and bean sprouts, struck me as over-egging the custard. None of which would have mattered had this very “busy” salad tasted good, but it didn't. It was bland, undressed and crying out for salt.

Adding a slightly farcical element, when I returned to the shop to ask for salt, the unsmiling manager told me there was none

but suggested a dollop of Caesar dressing instead. That, I think, would have been a mixed salad metaphor too far.

Instead I tried a “Fuel-Up” falafel salad, this one comprising no fewer than 23 separate ingredients. While it may have provided fuel, it offered no kind of kick, its kaleidoscope of pulses, vegetables and seeds being indistinguishable one from the other, all lacking any “bite” or contrast in texture. I felt this salad could have been twice as delicious with half the ingredients, had they been well deployed. Less is more, right?

The most successful mid-day snack I sampled was a small tub called “Kelp Me Out” – kelp noodles, watermelon radish, snow peas, almonds, sesame oil and dates, among the many ingredients in a light salad that at least warbled even if it didn't quite sing.

You'll fare better with drinks, I reckon – a thick Mango-Tango smoothie with coconut milk, orange juice, mango and banana, for instance; or a Berry Garcia, with coconut water, acai, strawberry, blueberry and banana, although both had a slightly chalky texture. Then again, a customer sitting at right-angles to me around the picnic table raved about her green energy bowl (which included kale, spinach, banana and avocado) and her Sweetie Beety (a cold-pressed apple, ginger, orange, lemon and kale juice). One man's moringa is another woman's

psyllium husk, I guess.

Green & Tonic also sells what it calls Meal Plans and Cleanses, each comprising eight drinks to be sipped hourly or bi-hourly throughout the day and designed to “reboot your system” or “make you flour-ish.” They can be ordered online for in-store pick-up or delivery. If it works – and far be it from me to say it doesn't – better health is always an appealing proposition and the business plan, catching the zeitgeist as it does, seems sound.

Just remember to add salt to taste.

For more, visit greenandtonic.com.

TABLE TALK



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

COMPILED BY PHIL HALL

Connecticut's real GDP down 4.7% in Q2

Connecticut's real gross domestic product (GDP) shrank by 4.7% during the second quarter of this year, the second-worst economic contraction among the states, according to data from the U.S. Bureau of Economic Analysis.

Real GDP declined in 40 states and the District of Columbia, with Wyoming registering the worst slide at -4.8% in Wyoming; nationally, second quarter real GDP was down by 0.6%. Within Connecticut, the finance and insurance industries were the major contributor to the real GDP decrease.

Gov. Ned Lamont, who is running for re-election, did not publicly acknowledge the federal data. Bob Stefanowski, Lamont's Republican challenger, tweeted, "Is the recent report on GDP decline and the recession @GovNedLamont's idea of CT 'getting its mojo back'? We are leading the nation in all the wrong categories under this adminis-

tration, but hope is on the horizon."

Chris DiPentima, president and CEO of the Connecticut Business and Industry Association (CBIA), stated the new data "clearly highlights the impact the state's labor shortage crisis – along with inflation and supply chain bottlenecks – is having on our economy. The finance and insurance and manufacturing sectors, two critical components of our economy, saw some of the biggest declines in the second quarter. The performance of those sectors, along with contraction in the construction and real estate sectors – which typically act as early warning signs – is very troubling."

Connecticut receives SBA grant to encourage exports by smaller businesses

The U.S. Small Business Administration (SBA) has awarded \$200,000 to the state of Connecticut's Department of Economic and Community Development through the federal agency's State Trade Expansion Program (STEP), which seeks to expand export growth

among U.S. small businesses.

STEP aims to increase the number of small businesses involved in exporting while increasing the value of exports for small businesses.

"With nearly 96% of consumers living outside the U.S. and two-thirds of the world's purchasing power in foreign countries, it's critical we level the playing field of opportunity for small businesses to access these potential customers and clients," said SBA New England Regional Administrator Mike Vlachich. "Thanks to this federal funding, the Connecticut Department of Economic and Community Development can support new and existing small-business exporters to increase sales and expand markets through SBA's STEP."

While Plains multifamily complex sells for \$113 million

Windsor at The Gramercy, a 260-unit multifamily community in White Plains, was sold for \$113 million.

Built in 2003, Windsor at The Gramercy is an eight-story Class-A multifamily community located adjacent to the White Plains central business district and next to J Harvey Turnure Memorial Park.

CBRE represented the seller, GID, an institutional investment manager, while also procuring the buyer, Friedkin Property Group, a privately held real estate investment group based in San Francisco with a national portfolio spanning 13 states.

"There was significant interest in the offering due to its central location in White Plains and the opportunity to add value by renovating apartments and upgrading amenities to contemporary resident tastes," said CBRE Vice Chairman Jeff Dunne. "While southern markets are seeing a significant slowdown in rental growth and transaction activity, the New York City metro still offers compelling value to investors in terms of yield, durability of incomes, and constrained supply growth."

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SPECIAL REPORT

The Marijuana & CBD markets



Fine Fettle's Stamford dispensary.
Contributed photos.

Fine Fettle marijuana dispensary gets ready for recreational sales

BY EDWARD ARRIAZA

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Since first opening its doors in Willimantic in June 2019, Fine Fettle has provided marijuana products for medical purposes. Currently, Fine Fettle has two other locations in addition to its Willimantic location: a Newington store that opened in September 2019 and a Stamford location that opened March of this year.

The business has expanded outside of Connecticut, with Massachusetts locations in Rowley and Martha's Vineyard plus a planned location in Georgia. As for expansions in Connecticut, CEO Benjamin Zachs is looking to open six additional dispensaries.

"The fascinating piece about cannabis is this intersection of medical, business, political, social justice, social equity, crim-

inal justice," he said. "You're not just an entrepreneur starting a company – you're an entrepreneur creating an industry."

In Connecticut, Fine Fettle's stores highlight the benefits of medical marijuana for treatments of debilitating medical conditions such as chronic pain or Parkinson's disease, as well as helping those who suffer from post-traumatic stress disorder, reducing the severity of anxiety and depression.

In Stamford, products commonly sold to relieve conditions include Indicol or Sativarin micro tables, Goudaven BA, Lexikan flower, Haracept T29 and Fioraden B pre-rolls. Consumers seeking to use these treatments must be in possession of a medical marijuana certificate from the Connecticut Department of Consumer Protection, which they may receive if they have a qualifying medical condition.

According to Zachs, Fine Fettle prides itself on quality customer service. The

Stamford store has about a dozen employees on hand, including dispensary technicians and pharmacists. To maintain affable customer–employee relations, the management at Fine Fettle strive to maintain good working relations between themselves and their employees.

"It's a trickle-down effect," Zachs said. "If you have happy employees, you're likely to have happy customers."

Although customers praise Fine Fettle's products and services, the dispensary company has run into some trouble keeping its business running. For instance, Fine Fettle is not able to use a national bank and its customers cannot use credit cards for their purchases. Additionally, the licensing process to enter was found to be excessively difficult and insurance is more expensive.

"We are playing with hands tied behind our back," Zachs said. "But we don't complain about it, we just sort of keep our head

down and focus on working."

Although Connecticut law allows for the use and possession of small amounts of recreational marijuana by adults aged 21 and older, recreational sales in the state have not yet commenced, thus preventing Fine Fettle's Connecticut locations from converting to a hybrid model as utilized by the Massachusetts locations, which sell marijuana both for medicinal and recreational or adult use.

Presently, the company has put in the necessary preliminary work such as submitting all required documentation and taking care of conversion fees. Its facilities are zoned and ready when sales are finally allowed, which Zachs believed will happen by the end of 2022 or beginning of 2023. When it does, Zachs said, "I think the industry as a whole in just the first year will probably bring 500 to 1,000 additional jobs to the state."

Cannabis and the workforce: A legal consideration

BY CHRISTOPHER S. AVCOLLIE

The legal landscape for marijuana use has changed. Thirty-nine states have legalized cannabis for medical use and eighteen states plus the District of Columbia have legalized adult recreational use as well. Notwithstanding this tidal wave of state legalization, the federal government has maintained its blanket prohibition against cannabis. Under the Controlled Substances Act, marijuana remains a Schedule I drug along with heroin and cocaine.

But what does this dual state and federal status mean for the traditional prohibition against marijuana use at work? Can someone be fired for using pot at work in states where its legal for all adults? Can people be fired for

using medical marijuana on duty? What about pre-employment drug tests? Can they be used to screen out cannabis users in fully legal states? Can you be fired for off-duty use?

The answers are elusive and depend on a confluence of state and federal law as well as employer policies. Although there are cannabis reform bills making the rounds on Capitol Hill, including the Marijuana Opportunity Reinvestment and Expungement (MORE) Act, which would federally legalize cannabis, employers and individual states have struggled to deal with the evolving workplace issues that have recently developed.

What Can Employers Do?

Some states and local jurisdictions have made laws prohibiting

discrimination based on medical and, in some cases, even recreational marijuana use. These laws prevent employers from taking adverse actions against employees who lawfully use cannabis – provided they do not do so on the job.

But that too is complicated. Because marijuana can take up to 30 days to fully metabolize in the human body (unlike alcohol or cocaine), it is often difficult to determine whether an employee who tests positive for pot used it at work or outside of work. This makes it hard to determine whether the employee was actually impaired on the job. Employers must be careful in enforcing their drug policies against lawful cannabis users.

It is clear that employers can prohibit marijuana use during

working hours – employers have a definite right and financial interest in ensuring that employees are not coming to work impaired. The issue is how can an employer prove marijuana intoxication and how can a prohibition on marijuana off-duty be enforced in weed-legal jurisdictions?

The issue for employers is often workplace safety. Because it's very difficult for employers to determine if a positive drug test for cannabis is the result of drug usage during work or on off-work hours, some employers find it logistically simpler to just have a complete ban on marijuana on- or off-duty. Since marijuana is still illegal under federal law, zero tolerance weed policies may still be enforced in many jurisdictions.

But state and local laws protecting legal cannabis have been increasingly complicating that situation. Most states with medical marijuana laws provide more protections in the workplace for med-

ical marijuana use rather than recreational use. Even where medical marijuana is protected, however, employers can require drug testing before employment and at random times, so long as there is no discrimination against medical marijuana users.

Some employers are continuing tight restrictions and zero-tolerance policies, even for out-of-work weed use. Others are changing their policies and disciplining employees for cannabis use only if an accident results or performance is affected. Very few employers are even permitting open consumption of marijuana during work.

As more states begin to legalize, employee attitudes are changing. Employee morale can be affected by these changing attitudes. Many workers believe that legal use of cannabis outside of work should not be grounds for their termination if they

CANNABIS

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fail a drug test. Employers need to consider changing attitudes in their workforce when deciding how to handle the new cannabis landscape.

Legal Challenges

The potential risks often associated with cannabis use on the job have caused changes in workers' compensation laws in a few states. For example, in Wisconsin a worker injured while under the influence of any substance, including cannabis will suffer a reduction in compensation benefits. In Michigan, workers under the influence of any substance, including marijuana at the time of their injury are not entitled to workers' compensation benefits at all.

Yet another wrinkle in the patchwork tapestry of workplace marijuana laws is the issue of improper or illegal drug testing. Even in jurisdictions where employees can be terminated for a positive marijuana drug test, if the screening itself is unlawful then the employee cannot be fired.

While federal law does not place limits on drug testing, many states and local jurisdictions regulate how and when employers can conduct drug tests. In general, employers may test new applicants more freely than permanent employees.

Employers may usually drug test applicants after making a conditional offer of employment. In some jurisdictions, however, an employer cannot conduct routine or random drug tests of their current employees. Often the employer is required to test only under certain conditions such as when an employee is involved in a workplace accident or when an employee is returning to work after a drug rehabilitation program. Some state drug testing laws require that the employee have notice of a drug test and that the test be administered by the least invasive means possible.

The Courts Weigh In

An interesting place to view these workplace marijuana policies is from a judicial perspective. How are our courts interpreting this patchwork of laws and regulations around workplace use of cannabis?

During the early years of legalization, courts tended to favor employers enforcing anti-drug policies over newly legalized cannabis users. In California, employers have been permitted to terminate workers who test positive for weed provided that the employer complies with its own "drug-free" workplace policies.

In Colorado's *in Coats v. Dish Network*,

350 P.3d 849 (Colo. 2015), the Colorado Supreme Court decided a case brought by an employee who was quadriplegic and needed medical marijuana to control leg spasms. The employee used medical cannabis with a valid prescription during off-duty hours. The employee was fired after testing positive in a random drug screening test given by the employer.

According to the Colorado Supreme Court, the state's medical marijuana law, which protected lawful off-duty use of marijuana did not preempt the company's "zero tolerance" policy. Because the court said that "lawful activity" is defined by federal as well as state law, the state statute did not protect the off-duty use of cannabis.

In recent years, however, the courts have increasingly sided with employees whose medical and even off-duty recreational use of cannabis is protected by new state and local laws. In Arizona in the case of *Whitmire v. Walmart Inc.*, a federal district court judge ruled against Walmart Inc. for terminating an employee who tested positive on a workplace drug test following an injury she sustained on the job. The woman had been prescribed medical marijuana and the court held that she was protected under the state's Arizona

Medical Marijuana Act, A.R.S. § 36-2813(B) ("AMMA").

The key fact in that case was that the employer could not establish with scientific evidence that the employee had used marijuana at work or just outside of work. This is a real-life example of the testing difficulties described earlier. In this case, the employee was able to maintain her action for wrongful termination.

In Connecticut's *Nafziger v. SSC Niantic Operating Company LLC*, the federal district court in Connecticut held that an employer violated Connecticut's Palliative Use of Marijuana Act (PUMA) when it rescinded a conditional offer of employment following a positive initial drug test for cannabis. The prospective employee was qualified as a medical user under PUMA due to treatment for PTSD. The court held that the employer had violated the PUMA by withdrawing the offer of employment. The employee was able to bring a private right of action.

In *Chance v. Kraft Heinz Foods Co.*, a Delaware state Superior Court recently faced facts similar to those at issue in the cases above. The court held that Delaware's medical marijuana law prohibiting discrimination against lawful use of cannabis, the Delaware Medical Marijuana Act (DMMA) allows an employee to sue his employer for wrongful termination after his employment was terminated due to a positive post-accident drug test result for marijuana. The employer argued that federal law preempted the state anti-discrimination law because marijuana is illegal under the Controlled Substances Act.

The Delaware Court held that preemption does not apply because the anti-discrimination provisions of the DMMA do not pose an obstacle to the objectives of Congress, nor do they render compliance with both federal and state law impossible. The DMMA does not require employers to participate in an illegal activity but instead merely prohibits them from discriminating based upon medical marijuana. The court also found a private right of action to enforce the DMMA.

While these cases are emblematic of a new trend toward protecting legal cannabis use in the workplace, much remains uncertain in this evolving legal space. Employers should be cautious and arm themselves with detailed knowledge of the laws in their states and local jurisdictions before deciding whether to prohibit or to allow medical or recreational use of marijuana by their employees.

Christopher S. Avcolle is a managing attorney at the Southport law firm Carey & Associates PC. An earlier version of this article was published on the law firm's blog.

Norwalk marijuana ordinance passes

BY JUSTIN MCGOWN

jmcgown@westfairinc.com

After a town hall-styled meeting on Sept. 19 and a meeting of the Ordinance Committee on Sept. 20, Norwalk's ordinances on marijuana passed 6-1.

The one dissenting vote was cast by Bryan Meek, the sole Republican on the city's Common Council. He voiced concerns about the possible failure to offset costs associated with marijuana usage and sales with the taxes collected. Meek cited how previous efforts to capitalize on vices such as settlements with cigarette companies and funding education through the Connecticut Lottery did not produce the transformational sums boosters had promised.

"I just can't vote for this," Meek said. "I think this whole thing is just a solution looking for problems. I don't understand why Norwalk needs to be on the bleeding edge of things."

The ordinance will go into effect in December, at the end of the nine-month moratorium on adult use cannabis sales locations originally put in use by the city. The moratorium was designed to buy Norwalk time to develop policy after the state legalized recreational use of cannabis, but delays in the state's permitting process have prevented the opening of any recreational use retailers anywhere in Connecticut.

The town hall meeting and the public comment period prior to the Ordinance Committee's vote both featured citizens raising concerns about the impacts of marijuana sales on the community.

An emailed public comment from Norwalk resident Catherine Folick observed how "people do not seem to be remaining at home to smoke cannabis nor in their own driveways, streets, or neighborhoods, rather they are driving to other locations where it blows right into our windows, filling up our apartments as if we were smoking it ourselves."

Folick claimed that people congregating near her condominium had in fact driven up her air conditioning bill as the smell drove her to close her windows. Blasting radios were also cited as a concern.

The Norwalk Partnership, a nonprofit dedicated to the prevention of substance abuse by youth, organized a number of callers who had personal connections with drug abuse-related deaths. These individuals called for the maximum amount of caution moving forward and avoiding the



normalization of marijuana usage.

Margaret Watt, the manager of the Federal Drug Free Communities grant program, which provides the Norwalk Partnership with much of its funding, also brought up concerns about the ordinance granting the mayor the power to designate outdoor usage spaces. Watt said that such a politicized decision should go through a process involving more than one elected official.

Majorie, a Norwalk resident who did not give her last name, wanted the ordinance to ensure that funds from parks would not be used for creating outdoor spaces for marijuana usage, and ques-

tioned the need for providing any space for recreational use.

Ordinance Committee member and Common Councilor Josh Goldstein explained that state law necessitated the prompt designation of outdoor use areas.

"Very simply," he said, "if we don't regulate public consumption, you can technically smoke anywhere. So, it's important that we pass these restrictions so that we can try to alleviate the issue and make it possible for police to issue tickets if people are flagrantly violating the ordinance by smoking on sidewalks or on the street or in parks or at beaches."

"However," Goldstein noted, "the state law requires that if we regulate the use of public consumption we must put in at least one designated spot, and state law requires us to have such a place in our ordinance."

In the end the ordinance passed with no substantial changes. The city plans to provide three permits for adult-use cannabis sales, with regulations designed to encourage locations in existing commercial corridors so that they are less likely to have noticeable traffic impacts. But those permits still cannot be issued until Connecticut grants its first licenses, a process with no clear end date.

AFGHAN WOMEN'S SUPPORT GROUP

Two nonprofits: Westchester Jewish Coalition for Immigration Inc. (WJCI) and Elena's Light Incorporation, are joining forces to herald an "Afghan Women's Circle" initiative. This 5-week, biweekly, 90-minute support group serves as a safe and confidential cultural space for conversations relevant to the empowerment and personal growth of Afghan women who have recently arrived in the United States. The collaborative group will take place at JCC Mid-Westchester in White Plains.

The common goal of each weekly topic is to provide a sense of independence and resilience while advancing the understanding and practice of empowerment.

In the United States, Afghan women frequently lack the resources and self-confidence to address or overcome language and cultural barriers. They endure gender discrimination and hold in trauma in unhealthy, private ways, never allowed to come up for air. Additionally, they commonly lack knowledge of opportunities available to them and their

families. They need companionship, mentorship, guidance, psychological support, language and literacy skills, access to education, and information about their options. The Afghan Women's Circle was created to address these issues.

Founded by Fereshteh Ganjavi, a refugee, Elena's Light embodies a mission to engineer brighter futures for refugee women and children.

WJCI is a nonpartisan, volunteer-run, and led organization dedicated to helping all immigrants. In early 2022, WJCI partnered with UJA-Federation of New York and The Shapiro Foundation to help 15 local resettlement groups resettle Afghan refugees, effectively aiding nearly 100 Afghan refugees to come off Army bases around the country.

"WJCI is honored to be working alongside Elena's Light on this project. We look forward to seeing the results and hope that the women reap its rewards for years to come," said Holly Rosen Fink, president, and co-founder of WJCI.

For more, visit elenaslight.org.

FACTS FOR LONG-TERM CARE

For those who want to enjoy living near family and friends as they age, Assisted Living Services Inc. (ALS) encourages older adults to plan now during Long-Term Planning Month (October).

"The ideal age to start planning for your golden years is in your 40s and 50s," said Mario D'Aquila, chief operating officer at award-winning homecare agency Assisted Living Services Inc. (ALS) in Cheshire and Westport. "Covering the costs of a comfortable living environment should be a key component of any retirement savings plan."

The purpose of the month-long observance is to raise awareness among senior citizens and their caretakers to understand and prepare for the rising costs of health care for adults. Many are unaware that Medicare and most insurance plans do not cover the full cost of long-term nonmedical care and assistance for senior citizens and their daily activities.

According to a 2021 State of Connecticut report, the average annual rate of skilled/intermediate service combined is \$166,400. Families can also research CT Partnership-approved long-term care insurance policies for those wanting to remain in our state. D'Aquila

suggests starting with an online long-term care calculator from AARP or consult your personal insurance agent to determine the best option and policy price.

"It is more economical, and most often preferred, to continue living at home," explains D'Aquila. "Planning for in-home care can start with a free home assessment from an agency such as ours that will suggest modifications to improve safety and independence...."

Caregivers can provide care for up to four hours per day up to 24-hour care.

Families can also be compensated for providing care themselves through the CT Adult Family Living/Foster Care-giver program that pays caregivers a tax-free stipend of over \$500 per week who serve as primary in-home caregivers to an elderly individual. ALS is a credentialed provider of the program, offering training and 24-hour support, as well as payment.

ALS was ranked on the 2020 Inc. 5000 list of fastest-growing companies and recognized by Home Care Pulse® as a "Best of Home Care Leader In Excellence," a designation given to the best home care providers in the nation.

SALSA UNDER THE STARS

The Tito Puente Jr. Latin Jazz Ensemble, The Latin Jazz Express and the Dojo Dance Co. — The King of Latin Music — celebrate Hudson Valley Farmers and the 2022 Harvest.

Puente Jr. carries his father with him — imprinted on his physical being and locked in his soul. It's in his looks, his joy, his music. No doubt, every time he walks on stage he walks in his father's footsteps. Now, on Friday, Oct. 14, he will perform on the deck overlooking the Hudson at the Hudson House Distillery, 1835 Route 9W, West Park, New York.

Proceeds will benefit The Robert Burns Scholarship Fund, established to provide scholarships to students interested in studying the Distillery Sciences in the Hudson Valley. Puente plans to shake up the audience with all the excitement of a night at the New York Palladium. The Puente name is synonymous with Latin music, especially in the dance-oriented sub-genres of mambo, cha-cha and salsa, but also in the jazz world.

"My father's big band arrangements from the 1940s and 1950s brought the horn sections and combined them with the Afro-Cuban sounds of the conga, timbale and the bongo. For many listeners, the



Tito Puente Jr.

gateway into the musical world of Puente was through the song "Oye Como Va." Originally released in 1963, it was picked up and recorded by guitarist Carlos Santana in 1970. The popularity of the song helped

boost both his and Santana's careers.

Now, the 51-year-old son is on a mission to bring his father's music to the world, music that vibrates at the intersection of big-band jazz and Latin rhythms.

NEW COMMUNITY CENTER



Center for Jewish Life in the town of Monroe. Photo by Kathy Kahn.

Chabad of Orange County recently celebrated the opening of its new \$4 million community center. The 10,000-square-foot Gellman-Kaplan Center for Jewish Life in the village of Monroe consists of a synagogue, a social hall with kitchen facilities that can accommodate up to

200 guests, children's classrooms and a Jewish library. Rabbi Pearch Burston and his wife, Chana, members of the Chabad Lubavitch, established Chabad of Orange County nearly 20 years ago and were hosting meetings and programs in rented spaces around the

county. Now that the new facility officially opened in time for the holidays, the Burstons expect to host several events at the new Center for Jewish Life. Plans are still in the works to add a playground and play areas to the lush seven-acre property.

CUMMINGS & LOCKWOOD ATTORNEY TO SERVE AS PRESIDENT OF GREENWICH BAR

Katherine (Kacie) Cotter Gent, an associate in Stamford-based Cummings & Lockwood Private Clients Group at its Greenwich office has been selected to serve as the next president of the Greenwich Bar Association for the 2022-2023 term.

Cotter Gent joined Cummings & Lockwood in 2016 and focuses her practice on estate planning. She also advises high-net-worth individuals on estate and taxation issues.

A graduate of the University of Connecticut School of Law where she received her Juris Doctorate, Cotter-Gent earned her Bachelor of Arts degree, cum laude, from Connecticut College. She serves as a volunteer for The Ron Foley Foundation Inc. in West Hartford, Connecticut, which is dedicated to promoting the early detection of pancreatic cancer through awareness and education; funding medical research with the hope of finding a cure; and improving



Katherine (Kacie) Cotter Gent

financial assistance to pancreatic cancer patients in need.

Cummings & Lockwood has nearly 200 attorneys, fiduciary accountants, paralegals and staff, as well as six offices located in Stamford, Greenwich and West Hartford, Connecticut, and in Naples, Bonita Springs and Palm Beach Gardens, Florida.

\$100,000 AWARDED FOR CLUB'S CAPITAL FUNDING

Recently New York state Senator Peter Harckham visited the Boys & Girls Club of Northern Westchester (BGCNW) in Mount Kisco to present \$100,000 and a proclamation recognizing the BGCNW Marlins Swim Team, which received a USA Swimming Bronze Level status for teaching more than 65,000 children to be water safe.

Harckham said, "This is an incredibly inclusive program where kids are learning to swim who would never have had the opportunity if not for all of your work." In the U.S. drowning is the second cause of accidental death for children under age 6.

Long-standing board member, volunteer and donor Bonnie Tisi (Trotta), for whom the pool facility is named, said, "...All children must be water safe, develop an appreciation for the fun of swimming and it is an invaluable tool to serve as a pathway to secondary education."

The BGCNW Marlins Swim Team includes 250 athletes and is an ethnically diverse program with more than 52% of athletes identifying as nonwhite. The coaches are committed to offering age-appropriate training, geared toward challenging each athlete to personal growth both in and



Peter Harckham and Anne Citrin, BGCNW Board co-president.

out of the pool. For the first time in its 52-year history, the Marlins have earned USA Swimming Bronze Medal Club status.

Established in 1939, BGCNW is a nonprofit organization dedicated to serving youth, ages 6 months to 18 years. Its mission is to inspire and enable all young people, especially those in most need, to realize their full potential as productive, responsible, caring citizens. This is done through high-quality, developmentally appropriate programs.

ANNUAL EVENT BENEFITS CARE AND BEREAVEMENT PROGRAMS



Back row, from left: Paul T. Khoury, M.D and Barbara Khoury; Stacey Cohen; Mary K. Spengler, MS, LHNA; James P. O'Toole; and George Whitehead. Front row, from left: Michele and Terry Geller, DDS.



James P. O'Toole, event co-chair with Holly K. Benedict, director of development and public affairs, HOW.



Members of Hospice of Westchester staff back row, from left: Christine Paletta, social worker; Enock Yatri, spiritual care coordinator; Francine Ferreri, social worker; and Jesse Caudill, spiritual care coordinator. Front row, from left: Gabrielle Zale, reflexologist; Diane April, reflexologist; Chivian Singh-Sacerdote, home health aide; and Sophia Allen-Dennis, home health aide.



Members of Hospice of Westchester's staff. Back row, from left: Kathy Ghegan, RN; Patricia Sakal, RN; Kristy Heinrich, RN; Front row, from left: Sunyoung Keum, RN; Evelyn Varga, executive assistant; and Kenia Taveras, team coordinator.

Hospice of Westchester (HOW) in White Plains recently hosted its annual "In Celebration" gala cocktail reception at the Westchester Country Club in Rye. The event celebrated the organization's 30th anniversary and honored HOW's staff

and volunteers, as well as its patients and their families. The evening also featured a Celebration of Life for longtime supporter Anna L. Shereff and her son, Jesse M. Shereff.

The funds raised from the event will

benefit The Anna & Louis H. Shereff Caregiver, Complementary Care and Bereavement Programs. Rochelle Shereff, has matched all monies raised from "In Celebration," and as a result these programs are offered to HOW patients at no cost.

DASHING TO HOUSEHOLDS IN NEED

United Way of Westchester and Putnam and DoorDash in Ossining recently celebrated their 75,000 deliveries through DoorDash's Project DASH initiative. The organizations hosted a press conference at Ossining High School with students and teachers as well as New York state Senate Majority Leader Andrea Stewart-Cousins, New York state Assemblywoman Sandy Galef, Ossining town Supervisor Dana Levenberg and Westchester County Legislative Chair Catherine Borgia.

The event recognized participants and teachers in Ossining High School's OPRIME program, where students prepare and hand out bags of fresh fruit and vegetables from Feeding Westchester, which are then delivered by Dashers to local households facing food insecurity. The program gives students opportunities to learn valuable practical and social skills in a hands-on environment, while connecting with their community.

"Thanks to DoorDash, United Way of Westchester and Putnam and Feeding Westchester for making 75,000 deliveries of nutritious food to residents in our area," said Stewart-Cousins. "... Even in affluent Westchester, 37% of households are at risk for hunger. We need more partnerships like these that address food insecurity with creative solutions that put food on the table for families who would otherwise go without."

"I am thankful for our partnership with United Way, Feeding Westchester, and DoorDash because we know that it is making a huge difference," said Dr. Raymond Sanchez, Ossining schools' superintendent. "It provides the opportunity to meet our families where they are at, not putting the onus on them to have to come to us. It ensures that they retain their dignity while getting the resources they need, and it certainly has a positive impact on student achievement. We know if students are hungry, they cannot learn as well."

Project DASH enables government and nonprofit partners to use DoorDash to facilitate deliveries for social impact and increase access to food and critical essentials in their communities. Overall, Project DASH has powered more than 2.5 million deliveries of an estimated more than 50 million estimated meals



New York state Senate Majority Leader Andrea Stewart-Cousins.

across the U.S. and Canada.

DoorDash is a technology company that connects consumers with their favorite local businesses in 27 coun-

tries across the globe. Founded in 2013, DoorDash builds products and services to help businesses innovate, grow and reach more customers.



Clover Stadium in Pomona seats up to 6,300 guests. Photo by Kathy Kahn.

ATHLETIC CONFERENCE CHOOSES ROCKLAND FOR ANNUAL CHAMPIONSHIP GAME

Clover Stadium (aka Boulder Stadium) in Pomona entered into a three-year hosting agreement with the Metro Atlantic Athletic Conference (MAAC), which runs through to the 2025 MAAC baseball championship games. "MAAC was very impressed by the operations of Clover Stadium when the facility hosted the MAAC Baseball Championship in May," said Commissioner Rick Ensor. "The extension of the hosting agreement was unanimously supported

by the committee. I want to thank Rockland Boulders' President and General Manager Shawn Reilly for his generous support to MAAC and its student-athletes and coaches."

"We're thrilled to be home to the Championship for the next three years," responded Reilly. "Our location, relative to most MAAC campuses, along with the passionate baseball fans in our region, make Clover Stadium the perfect home for this exciting tournament."

OPHTHALMOLOGY OFFICE EXPANDS

Hudson Ophthalmology has expanded to Hudson Aesthetics MD and will hold a launch party Thursday, Oct. 20, from 4:30 to 7:30 p.m. at its office at 2050 E. Main St., Suite 1R4, Cortlandt Manor, New York. At this event, Hudson Aesthetics will share its new FDA-approved skin and cosmetic services.

"...At Hudson Aesthetics MD, we are here to create a space where you can envision your beauty and leave feeling like your best. We look forward to the addition of these new services along with our eye care services as we continue to build upon our high standards of patient care," said Dr. Kerline Marcelin, founder.

Marcelin is a board-certified ophthalmologist, who earned her undergraduate degree from New York University, her medical doctorate from Mount Sinai School of Medicine, and her medical residency at New York University/ Bellevue Medical Center. In addition to her board-certification, Marcelin is certified in aesthetics and procedural medicine for office cosmetics and procedures. In 2010, she formed Hudson Ophthalmology and in 2022 established Hudson Aesthetics MD, an affiliate of Hudson Ophthalmology.



Dr. Kerline Marcelin

The new skin and cosmetic services provided at the event will include Morpheus8, Forma, Lumecca, Botox and Dermal Fillers. All skin and cosmetic procedures will be performed by Marcelin.

To register, visit HEAestheticslaunch.eventbrite.com, and for more information, contact Kimberly Davis at (914) 218-3968 or email KimberlyD@EventsRemember.com.

YONKERS NATIVE SERVES WITH NAVAL OCEANOGRAPHY

Jacob White, a native of Yonkers, New York, is part of Naval Oceanography serving as a physical scientist ensuring the U.S. Navy maintains freedom from the ocean floor to the stars at Naval Oceanographic Office.

Sailors and civilians working throughout Naval Oceanography collect, measure and analyze the elements of the physical environment (land, sea, air, space). They synthesize a vast array of oceanographic and meteorological data to produce forecasts and warnings in support of safety of flight and navigation.

According to White, the values required to succeed in the Navy are similar to those found in Yonkers.

"I learned in my hometown that people matter," said White. "I also learned to love them and do what you can to make their lives easier. Everything I do helps someone."

Serving in the Navy means White is part of a team that is taking on new importance in America's focus on strengthening alliances, modernizing capabilities, increasing capacities and maintaining mil-



Jacob White. Photo by Mass Communication Specialist 2nd Class Vanessa White.

itary readiness in support of the National Defense Strategy.

"America is surrounded by oceans," said White. "Our whole connection with the world is across the sea. The reason why much of the world's waters are safe is because of our Navy."

Naval Oceanography directs and oversees more than 2,500 globally distributed military and civilian personnel who collect, process and exploit environmental information to assist Fleet and Joint Commanders in all warfare areas.



THE LOCKWOOD-MATHEWS MANSION MUSEUM
A Registered National Historic Landmark

19TH TO 21ST CENTURIES HOLIDAY WONDERLAND

The Lockwood-Mathews Mansion Museum, a National Historic Landmark, at 295 West Ave. in Norwalk, Connecticut, will usher in the holiday season Nov. 25, at noon, with a new exhibition titled "A Holiday Wonderland at the Mansion," which will run through Saturday, Dec. 31. Admission ranges from \$8-\$15; free for children under 8 years.

Recognized for the past two years as one of the 10 Best Holiday Historic

Home Tours in the U.S. by "USA Today," the museum will explore treasured Victorian holiday traditions and feature beautiful 21st-century Christmas trees and seasonal displays by interior designers Victoria Vandamm of Vandamm Interiors and Marcia Taylor Reid of Taylor Reid Design LLC, as well as floral designer Dana DiElsi of The Silk Touch.

To purchase tickets, visit lockwood-mathewsmansion.com/programs.

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FOR THE SAKE OF CHILDREN



From left: Peter Thoren, Marc E. Jaffe and Arthur Collins. Photos by Callalily Studios.

Children's Learning Centers of Fairfield County (CLC) hosted its sixth annual Golf Outing on Sept. 12 with more than 100 golfers and supporters at Tamarack Country Club in Greenwich. As one of CLC's signature events, the golf outing raised over \$100,000. Marathon Asset Management was the Presenting Sponsor, joined by Title Sponsors: Mavis Discount Tire, LAZ Parking and Dorian LPG. Additional sponsors included Day Pitney, Ellington Management Group, LLC, Blavatnik Family Foundation, Robinson + Cole, Rand Insurance, RMS Companies, Synchrony Financial, The Newmark Group and Moffly Media/Stamford magazine. Cadillac of Greenwich sponsored the hole-in-one contest.

"Children's Learning Centers of Fairfield County plays a critical role in helping and educating children and their families in our



From left: Rob Houghton, Chris Peck, John Addeo and John Giliberto.

community..." said CLC CEO Marc E. Jaffe.

A leader in developing and implementing high-quality and affordable early childhood education and care programs

since 1902, CLC's eight locations are accredited by the National Association for the Education of Young Children (NAEYC) or approved by Federal Head Start.

MORE THAN A QUARTER MILLION RAISED



From left: Tony Nardozi, United Hebrew board of directors; Jim Staudt, McCullough, Goldberger & Staudt; and Rita Mabli, United Hebrew of New Rochelle.

Friends, donors, community and business leaders attended the United Hebrew of New Rochelle 36th annual Golf Tournament on Sept. 12 at the Westchester Country Club, where Jim Staudt, partner, McCullough, Goldberger & Staudt and

United Hebrew friend and supporter was honored. The event included an 18-hole golf tournament, a \$1 million shoot-out contest for closest-to-the-pin winners and gourmet lunch. Festivities concluded with cocktails and an award ceremony to

recognize Staudt's leadership, dedication and commitment to United Hebrew's mission. The event raised \$265,000 for the care of residents across the entire United Hebrew campus of comprehensive care.

CELEBRATION FOR LATINO COLLEGE STUDENTS



Amy Silverstein

Latino U College Access (LUCA) in White Plains will be hosting its 10th anniversary gala “Visiones: Rising Together” on Thursday, Nov. 3, at 6:30 p.m. at the Glen Island Harbour Club in New Rochelle. The honorees are Amy Silverstein, attorney, author and speaker, Founder’s Award; Carlos Veraza (representing Danone North America), president of US Categories at the company where he currently leads teams in the United States for yogurt, plant-based beverages and nutrition, premium dairy, coffee creamers, and mar-



Carlos Veraza

keting services, Corporate Partner Award; and Yvette Peña, vice president, Office of Diversity, Equity and Inclusion at AARP where she is responsible for leading the strategic development of its brand campaigns targeting the Latinx community, Community Advocate Award.

Over its 10-year history, LUCA has guided 332 Scholars to and through college, and has supported more than 6,000 Westchester County families with community information sessions and financial-aid completion events.



Yvette Peña

“We are looking forward to our 10th anniversary Visiones Gala to celebrate and recognize three honorees who have impacted our mission while uplifting the Latino community,” said Cosette Gutierrez, LUCA executive director. “...When we invest in our youth, we invest in a brighter future for them, our communities and our country. ...We remain committed to our vision of educational equity and rising together to help low-income first-generation Latino students achieve their dreams.”

DEVELOPMENT FIRM ANNOUNCES SENIOR-LEVEL PROMOTIONS

Robert Martin Company (RMC), one of the largest real estate owners and development firms in Westchester County, has announced the promotions of Jeremy Frank to chief operating officer and Chris Wallace to chief financial officer.

Discussing the promotions, CEO Tim Jones and President Greg Berger of Robert Martin said, “We are pleased to make this announcement and recognize the roles Jeremy and Chris have played in our company’s success over the past several years. They have been executing tasks at the highest level for quite some time, so we are ensuring their titles better reflect current responsibilities and acknowledge their critical roles in helping shape the company’s future.”

Frank started as an acquisitions’ analyst with RMC in 2011. He had previously been an investment sales broker with Itzhaki Properties in New York City. He holds a Bachelor of Science degree from Touro University and a Master of Science degree in real estate from New York University.

Wallace joined Robert Martin in 2009 as controller. Since joining Robert Martin, he has enhanced the company’s accounting capabilities, enabling high-quality reporting for the companies’ entities



Jeremy Frank

and partnerships. He holds a Bachelor of Science degree in accounting from Manhattan College, an MBA from Fordham University, and is a licensed CPA.

Since its founding by the late Robert Weinberg and Martin Berger 65 years ago, Robert Martin Company has grown into a pioneering, fully integrated real estate company with a record of successfully acquiring, developing and managing investment properties primarily in Westchester and Fairfield counties, but with a reach now extending across the country into new markets and business categories.



Chris Wallace

Led today by CEO Tim Jones, Berger and a team of industry professionals, the firm has acquired and developed real estate totaling more than 20 million square feet of industrial, residential, retail and office space (as well as developable land), which remains the firm’s primary business focus. With a long and storied history of innovation and entrepreneurship – starting with the then-development of the modern suburban office park – Robert Martin Company (and its affiliates) continues evolving and expanding its considerable business portfolio.



Steven Wrabel



Seth M. Mandelbaum

WHITE PLAINS LAW FIRM ATTORNEYS RECEIVE SUPER DESIGNATION

McCullough, Goldberg & Staudt LLP (MGS) Managing Partner Seth M. Mandelbaum has been selected for the second year in a row for the 2022 New York Metro Super Lawyers®, as one of the top attorneys in land use and zoning.

MGS Partner Steven Wrabel was selected as New York Metro Super Lawyers® Rising Star for his work in land use and zoning.

Super Lawyers®, a Thomson Reuters subsidiary, develops both the Super Lawyers® guide and the Rising Stars guide each year. The purpose of these guides is to help individuals in need of legal guidance to connect with vetted attorneys. The selection to either list denotes that an attorney is highly regarded by peers and highly accomplished in their area of legal practice.

Mandelbaum is admitted to the New

York State Bar; the Connecticut State Bar; U.S. District Courts for the Southern, Eastern and Northern Districts of New York, and the District of Connecticut. He holds a Juris Doctorate, cum laude, and an Environmental Law Certificate from Pace University School of Law, and a Bachelor of Arts degree with honors from the University of Florida.

Wrabel has counseled private developers and property owners on issues of zoning compliance, environmental review and various land use issues. He is admitted to the New York State Bar and received his Juris Doctorate from Fordham University School of Law, and his Bachelor of Arts from Boston College.

He is a member of the New York State Bar Association, and the Westchester County Bar Association.



Participants planting flowers of support for those currently battling Alzheimer’s and those lost to the disease at The Osborn.

WALKING TO END ALZHEIMER’S

More than 100 employees, residents and families of residents in The Osborn’s HOPE Center for Memory Care were present at the facility’s Walk to End Alzheimer’s disease on its senior living community campus in Rye. The event was sponsored by the Alz-

heimer’s Association-Westchester/Putnam Chapter and The Osborn with the goal to raise awareness and demonstrate a show of support for seniors by staff and other seniors. It also was held in recognition of October 2022, Alzheimer’s Awareness Month.

ACCOUNTING, BUSINESS ADVISORY FIRM AT TOP OF WORKPLACE

Reynolds + Rowella, a regional certified public accounting and business advisory firm in Fairfield County, has been awarded a Top Workplaces 2021 honor by Hearst Connecticut Top Workplaces for the seventh year in a row.

The list is based solely on employee feedback gathered through a third-party survey administered by employee engagement technology partner Energage LLC. The anonymous survey uniquely measures 15 culture drivers that are critical to the success of any organization, including alignment, execution and connection.

“Earning a Top Workplaces award is a badge of honor for companies, especially because it comes authentically from their



Photo courtesy Reynolds + Rowella's Day of Caring 2022.

employees,” said Eric Rubino, Energage CEO.

Known for its team approach to financial-problem-solving Reynolds + Row-

ella's certified public accountants foster a personal touch with their clients. The firm has offices at 90 Grove St., Ridgefield, and 51 Locust Ave., New Canaan.

ARTS CENTER CELEBRATES DIAMOND JUBILEE

Celebrating its 75th year bringing arts and culture to west of the Hudson, Rockland County Arts (RoCA) presents “The Women of South Mountain Road” in partnership with the Rockland Historical Society of Rockland County. South Mountain Road and its environs were home to many of the top artistic talents in the country, including playwright Maxwell Anderson, composer Kurt Weill and his singer/actress wife, Lotte Lenya, and Academy Award-winning director John Houseman. On Thursday, Nov. 3 at 7 p.m., Susan Deeks, executive director



Ryther Batik. Courtesy of Christiene Isabele Oaklander, Ph.D. Collection.

of the Rockland Historical Society, will introduce 10 gifted female artists of South Mountain Road to explore their unique achievements and make a case for why they should have a more prominent place in the history of American arts and letters. On Sunday, Nov. 6, Naomi Vladeck, author of “Braving Creativity,” will conduct an interactive workshop for women artists from 1 to 4 p.m.

For more information on the exhibit and programs, visit rocklandart-center.org.

SCOREBOARD UNVEILED

Mount Saint Mary College in Newburgh held a dedication ceremony for the campus's new baseball and softball field scoreboard Sunday, Sept. 25, during the college's annual Alumni Reunion Weekend.

The unveiling brought the Mount community together to honor and thank the donors for their commitment, support and leadership in making the scoreboard a fully donor-funded project. The college highlighted the Huvane and Hayes families, whose sons, Tom Huvane Jr. '19 and Ryan Hayes '18, played for the Mount's baseball team.

In addition to the Huvane and Hayes families, the college thanked Beer World for its in-kind donation as well as GRP and Associates, specifically, Jay Paige '14 for his time, equipment and help.

“A Catholic education is more than just

the education in the classroom; it's also your body and your soul,” said Tom Huvane Sr. “...We learn about competition, we learn about teamwork, we learn how to lose with humility, we learn how to win with confidence, and these are all life lessons that we can learn right here on this field...”

The scoreboard will allow visitors to the Mount's baseball/softball complex to see a display of the score and inning for each game on campus. The scoreboard also offers a reminder of the impact that athletics has made on Mount Saint Mary College.

Located 60 miles north of New York City Mount Saint Mary College is ranked a Top-Tier Regional University by “U.S. News & World Report” and offers bachelor's and master's degree programs.



Tom Huvane Jr. '19, throws out the ceremonial first pitch at the dedication ceremony for the campus's new baseball and softball field scoreboard. Photo by Lee Ferris.

NATIONAL CERTIFICATION AS A TOP INSTITUTION FOR LATINO STUDENTS

Mercy College, a Hispanic-Serving Institution (HSI), earned the prestigious “Seal of Excelencia” from Excelencia in Education, honoring it as a national exemplar in advancing prospects for success in college for Hispanic students. Mercy is the first private college in the country, as well as the first HSI in New York state, to receive this certification.

The announcement was made during a hybrid virtual/in-person gathering broadcast nationally from The Mayflower Hotel in Washington, D.C. Allan Golston, president of U.S. programs for the Bill and Melinda Gates Foundation, delivered remarks. Excelencia in Education, the nation's premier authority on efforts to accelerate Latino student success in higher education, has certified just 30 institutions across the country.

The honor comes as Mercy prepares to celebrate 25 years as an HSI. The college is the largest, private nonprofit HSI in New York. Forty-four percent of its undergraduate student population is Hispanic, a number that has grown 10% in the past seven years. Sixty percent of Mercy students are the first in their families to attend college. Mercy

recently issued more than 500 bachelor's degrees to graduating Hispanic students, the fourth most in the continental U.S. among private HSIs and more than several of Mercy's neighboring institutions combined.

Mercy College President Tim Hall said, “Mercy College is proud to be recognized as the first private institution of higher learning in the U.S. to receive the Seal of Excelencia. We are proud our students are helping to show what's possible when we re-examine our mindsets and our pedagogies and our everyday ways of doing business...”

In 2015, Mercy was designated a Bright Spot in Hispanic Education by the White House. In 2020, more than 4,000 Latinos applied as freshmen to the college, making up about half of the applicant pool. The college has invested in several transformational strategies to serve Hispanic students and position them to succeed, including its PACT personal mentoring program, which was designated a 2020 Example of Excelencia finalist. Since the advent of the PACT program, retention and graduation rates of Latino students at Mercy have seen remarkable improvement.

NEWSWEEK NAMES NEW ROCHELLE NURSING HOME AMONG BEST IN NATION

It's welcome news indeed that United Hebrew of New Rochelle has been ranked by “Newsweek” among the nation's best. Of the nearly 12,000 nursing homes evaluated, only 475 made the magazine's list of “2023 Best Nursing Homes.” It's the second year in a row United Hebrew has been included on the list, which provides important guidance to families and medical providers searching for a nursing home of the highest quality.

The number of Americans age 65 and older is growing. By 2030, this demographic will account for more than 20% of U.S. residents, and at least 70% percent of them will require long-term care, according to the Federal Administration on Aging.

“For over a century, United Hebrew has offered families help when they need it the most, providing care that really makes a difference in our residents' lives...,” said Rita Mabl, president and CEO.

The rating aims to provide families with a clearer view of the quality

of care provided by nursing homes. The rankings, produced by Newsweek in partnership with Statista, are based on performance data from the Centers for Medicare & Medicaid; peer recommendations from medical experts, and the facility's handling of Covid-19. A total of 475 top facilities in 25 states were ranked, including 42 of the more than 600 nursing homes in New York state.

The nursing home is part of United Hebrew's campus of care, which includes skilled nursing, assisted living, Alzheimer's and dementia care, independent senior housing and home care.

United Hebrew of New Rochelle is a vibrant not-for-profit, nonsectarian, multiservice campus of comprehensive care nestled on 7.5 acres. It has been serving the Westchester metropolitan area since 1919, and today, serves more than 1,000 residents and clients daily on its Harry and Jeanette Weinberg Campus and within the Westchester community.

U.S. BANKRUPTCY
COURTWhite Plains &
Poughkeepsie

Local business cases, Sept. 28
- Oct. 4

Peter S. Margolin, Nyack, re. codebtors Snap Fresssh LLC, Nanuet and Pride Muffin and Cookie Distributors, Bronx, 22-22732-CGM: Chapter 13, assets and liabilities \$500,000 to \$1 million. Attorneys: Julie C. Curley, Jessica M. Hill.

Gerald Cignarella, White Plains, business not identified, 22-22733-SHL: Chapter 7, assets and liabilities \$500,000 to \$1 million. Attorney: Randolph E. White.

Royal Banquet Hall & Catering LLC, doing business as Grand Roosevelt Ballroom and Nawab Eastern Cuisine, Yonkers, member Mohammad Jan, 22-22744-SHL: Chapter 11, assets and liabilities \$100,000 to \$500,000. Attorney: Nader J. Sayegh.

Laura A. Izzo, doing business as Sabrina Ann Farm, Campbell Hall, 22-35626-CGM: Chapter 12, assets \$505,140, liabilities \$1,449,068. Attorney: Scott B. Ugell.

Yonkers Islamic Center Inc. vs. Byron B. Coleman, Yonkers, 22-9024-CGM: Adversary proceeding, embezzlement, in Coleman Chapter 7 (22-35576). Attorney: Carlos J. Cuevas.

U.S. DISTRICT COURT,

White Plains

Local business cases, Sept. 28
- Oct. 4

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

Questions and comments regarding this section should be directed to:

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701 Westchester Ave, Suite 100 J
White Plains, NY. 10604-3407
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The Legal Advocate, Windsor vs. Sweet James Accident Attorneys, Newport Beach, California, 22-cv-8274-PMH: Copyright infringement. Attorney: Daniel C. Stafford.

The Legal Advocate, Windsor vs. LA Weekly, Irvine, California, et al, 22-cv-8279-NSR: Copyright infringement. Attorney: Daniel C. Stafford.

Mongiello's Italian Cheese Specialties Inc., Hurleyville, et al, vs. Chubb North America Claims, Jersey City, New Jersey, et al, 22-cv-8285-NSR: Insurance. Attorney: John J. Appell.

Teamsters Local Union 456, Elmsford, et al, vs. Blackridge Construction LLC, Bronx, et al, 22-cv-8288-VB: E.R.I.S.A. delinquent contributions. Attorney: Daniel E. Kornfeld.
Teamsters Local Union 456, Elmsford, et al, vs. JFJ Fuel Inc., Yonkers, et al, 22-cv-8289-PMH: E.R.I.S.A. delinquent contributions. Attorney: Daniel E. Kornfeld.

Teamsters Local Union 456, Elmsford, et al, vs. Otto Brehm Inc., Yonkers, et al, 22-cv-8291-NSR: E.R.I.S.A. delinquent contributions. Attorney: Daniel E. Kornfeld.

Teamsters Local Union 456, Elmsford, et al, vs. Restani Construction Corp., Astoria, Queens, et al, 22-cv-8293-CS: E.R.I.S.A. delinquent contributions. Attorney: Daniel E. Kornfeld.

Devorah Horowitz, Rockland County vs. Credit Management Company, White Plains, 22-cv-8359-PMH: Fair Debt Collection Act, class action. Attorney: Robert T. Yusko.

Berlinda Tay vs. New York Presbyterian Hospital, Bronxville, 22-cv-8379-KMK: Fair Labor Standards Act, class action. Attorney: C.K. Lee.

Freddy De Jesus Sanchez, Bronx, et al, vs. Cosan Construction Corp., Mount Vernon, et al, 22-cv-8420-KMK: Fair Labor Standards Act, Attorneys: James P.P. O'Donnell, Avraham Y. Scher, Roman M. Avshalumov.

Eric Baker, Westchester County vs. Westchester Medical Center, Valhalla, et al, 22-cv-8447: Medical malpractice, removal from Westchester Supreme Court. Attorney: Andrew M. Friedman.

DEEDS

Above \$1 million

2 Elm Hill LLC, Hawthorne. Seller: Stanley Rothman and Harriet Rothman, Rye Brook. Property: 2 Elm Hill Drive, Rye. Amount: \$1.8 million. Filed Sept. 27.

20 Tarrytown Partners LLC, New York City. Seller: The Thiele Family LP, Pleasantville. Property: 20 Tarrytown Road, Greenburgh. Amount: \$4.7 million. Filed Sept. 27.

137-139 Mamaroneck BC LLC, Cedarhurst. Seller: Bertram Siegel, Mamaroneck. Property: 137-139 Mamaroneck Ave., Mamaroneck. Amount: \$1.8 million. Filed Sept. 29.

2098-2100 Boston Post Road LLC, White Plains. Seller: 2098 Boston Post Road LLC, Larchmont. Property: 2098-2100 Boston Post Road, Mamaroneck. Amount: \$2.5 million. Filed Sept. 29.

Gramercy LLC, San Francisco, California. Seller: Clayton Estates LLC, Boston, Massachusetts. Property: 2 Canfield Ave., White Plains. Amount: \$113 million. Filed Sept. 29.

GM Yonkers OZ LLC, Yonkers. Seller: JPMorgan Chase Bank National Association, New York City. Property: 47 S. Broadway, Yonkers. Amount: \$2.1 million. Filed Sept. 26.

Han DiSalvo Han Realty LLC, White Plains. Seller: 29 Elm Street Corp., Tuckahoe. Property: 29 Elm St., Eastchester. Amount: \$1.6 million. Filed Sept. 26.

Han, Woong Chul and Eun Joung Han, New York City. Seller: ECG Properties LLC, Scarsdale. Property: 31 Greenacres Ave., Scarsdale. Amount: \$2 million. Filed sept. 27.

Lot 9 Mead LLC, New York City. Seller: Teresa E. Harder, Waccabuc. Property: Lot 9 Mead St., Lewisboro. Amount: \$1.2 million. Filed Sept. 27.

Perretti, Cynthia and Veronica Perretti, New York City. Seller: LL Parcel E LLC, Fort Washington, Pennsylvania. Property: 201 Palisades Blvd., Mount Pleasant. Amount: \$2 million. Filed Sept. 29.

Below \$1 million

25 Treno Street LLC, Larchmont. Seller: JAM Halcyon Inc., New Rochelle. Property: 67 Halcyon Terrace, New Rochelle. Amount: \$616,000. Filed Sept. 28.

108 Enterprise LLC, Mount Vernon. Seller: Joseph P. Leone, White Plains, Debra Campagnola, Clifton Parka and Linda Coschigano, Mount Vernon. Property: 108 Summit Ave., Mount Vernon. Amount: \$698,000. Filed Sept. 29.

167 Brook Street Realty LLC, New Rochelle. Seller: Paula Waszner, Scarsdale. Property: 165-167 Brook St., Eastchester. Amount: \$900,000. Filed Sept. 28.

336 South Second Avenue LLC, Mount Vernon. Seller: LMB Management LLC, Mount Vernon. Property: 336 S. Second Ave., Mount Vernon. Amount: \$510,000. Filed Sept. 28.

Bonelli, Shawn and Samantha Bonelli, White Plains. Seller: Blue Water Industries LLC, Wilmington, North Carolina. Property: 1 Interval Ave., North Castle. Amount: \$666,000. Filed Set. 26.

Chang, Eli and Jennifer Chang, Whitestone. Seller: LW Premier Development Realty Corp., Pelham. Property: 129 Third Ave., Pelham. Amount: \$1.2 million. Filed Sept. 26.

East Twelfth Avenue Inc., Tuckahoe. Seller: Keith Ward and Walterine Nedd-Ward, Mount Vernon. Property: 26 12th Ave., Mount Vernon. Amount: \$330,000. Filed Sept. 26.

Giamo, Salvatore and Patricia Giamo, Scarsdale. Seller: 90 Anderson Avenue LLC, Longmont, Colorado. Property: 90 Anderson Ave., Eastchester. Amount: \$530,000. Filed Sept. 29.

KBJB Temp LLC, Mount Vernon. Seller: Indo-American Yoga Institute LLC, Yonkers. Property: 54 Yonkers Terrace, Yonkers. Amount: \$600,000. Filed Sept. 29.

Kimchi Estates Inc., Peekskill. Seller: Ray Villaflor, Fairfield, Connecticut. Property: 1 Beecher Lane, Peekskill. Amount: \$144,000. Filed Sept. 27.

Los 3 Carnales Inc., Elmsford. Seller: Gloria DeAbreo, Elmsford. Property: 5 S. Everts Ave., Greenburgh. Amount: \$540,000. Filed Sept. 29.

LW Premier Development Realty Corp., Pelham. Seller: Richard Peluso, Pelham. Property: 53 Sixth St., Pelham. Amount: \$250,000. Filed Sept. 29.

MAG Property Holdings LLC, Yonkers. Seller: Estate of Eugene F. Jacob, White Plains. Property: 10 Beacon Hill Road, Greenburgh. Amount: \$465,000. Filed Sept. 28.

Oliver, Michael and Michelle Oliver, White Plains. Seller: Hidden Meadow at Somers LLC, Baldwin Place. Property: 11 Muscoot River Road, Somers. Amount: \$629,077. Filed Sept. 28.

Perez, Stacy Estela and Diego Fernando Carchipulla Sanango, Yonkers. Property: 108 Park Lane, Harrison. Amount: \$730,000. Filed Sept. 29.

Raneri 805 Realty LLC, White Plains. Seller: Steve Gourgareas and Jennifer Gourgareas, Mamaroneck. Property: 805 N. Barry Ave., Rye. Amount: \$760,000. Filed Sept. 26.

Russell Portfolio LLC, Mamaroneck. Seller: Antonio M. Varvaro, New Fairfield, Connecticut. Property: 60 Russell St., Greenburgh. Amount: \$1.1 million. Filed Sept. 27.

Sainovic, Ruzdija and Adela Sainovic, Yonkers. Seller: 24 Emmalon LLC, White Plains. Property: 24 Emmalon Ave., North Castle. Amount: \$900,000. Filed Sept. 27.

Sanguino, Brandon Ariel, Cortlandt Manor. Seller: WF Master REO LLC, Greenwood Village, Colorado. Property: 1 Brooke Hollow Lane, Peekskill. Amount: \$228,375. Filed Sept. 27.

WORKERS'
COMPENSATION
BOARD

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

10 November LLC, Pelham. Amount: \$9,000.

Charlotte Tallon, Pelham. Amount: \$21,000.

Chicken Masters of Centereach LLC d.b.a. Wingstop, Harrison. Amount: \$3,000.

Dickerson Pond Condo 1, Bedford Hills. Amount: \$10,000.

Harley B Riak & Company Inc., Purchase. Amount: \$21,000.

Jorge Construction and Masonry Inc., Elmsford. Amount: \$21,000.

Kenneth Lippmann, North Salem. Amount: \$ 21,000.

L'Image Salon Inc., Mamaroneck. Amount: \$4,000.

Facts & Figures

Leo's Landscaping LLC, White Plains. Amount: \$4,000.

Mamaroneck Barquilla Inc., Mamaroneck. Amount: \$21,000.

Nicole Wright, Bedford. Amount: \$36,000.

Rifkin Dental Carmel PLLC, Yorktown Heights. Amount: \$21,000.

S&H Sewer & Drain, Bronxville. Amount: \$21,000.

S&M Logistics & Services LLC, Yonkers. Amount: \$11,000.

Singh's Restaurant Group LLC d.b.a. **Paulie's Gourmet Deli**, Yonkers. Amount: \$2,500.

FEDERAL TAX LIENS,

\$10,000 or greater,

Westchester County, Sept. 28 - Oct. 4

Adams, Yvonne: New Rochelle, 2014 - 2019 personal income, \$20,969.

Cappelli, Stephanie: New Rochelle, 2018 personal income, \$67,779.

Cardo, K. Barrios: New Rochelle, 2019 - 2021 personal income, \$14,671.

Cesar, Julio: Mount Vernon, 2013 - 2020 personal income, \$162,073.

Drogan, Bryan Andrew partnership: Thornwood, 2018 employer quarterly taxes, \$117,511.

Juarez, Asbel E. as sole member of Michelle Construction One LLC: Port Chester, 2019 employer quarterly taxes, \$28,422.

Schwimmer, Martin: Pleasantville, 2015 - 2016, 2019 - 2020 personal income, \$94,404.

Massoff, Melinda: Pleasantville, 2015 - 2016, 2019 - 2020 personal income, \$94,404.

O'Brien, Geraldine: New Rochelle, 2017 personal income, \$21,614.

Perez, Amado and Lucina Perez: Hartsdale, 2014 - 2019 personal income, \$69,127.

Rabanales, K. Ochoa: New Rochelle, 2019 - 2021 personal income, \$14,671.

Alessandra C. Ribeiro: Mount Vernon, 2013 - 2020 personal income, \$162,073.

Wishnow, Aviva: Dobbs Ferry, 2010 - 2014 personal income, \$43,385.

JUDGMENTS

Cross-Cultural Solutions, New Rochelle. \$212,355.41 in favor of Danielle Zeolla, Stamford, Connecticut. Filed Sept. 22.

Acevedo, Jennifer, Yonkers. \$1,712 in favor of Resurgent Receivables LLC, Greenville, South Carolina. Filed Sept. 29.

Albao, Heydy D., Ossining. \$2,587 in favor of Discover Bank, New Albany, Ohio. Filed Sept. 29.

Ambrose, Guy, Yonkers. \$11,361 in favor of Midland Credit Management Inc., San Diego, California. Filed Sept. 28.

Bangura, Mohamed, Yonkers. \$3,308 in favor of LVNV funding LLC, Greenville, South Carolina. Filed Sept. 29.

Bavosa, Timothy M., New Rochelle. \$3,267 in favor of Capital One Bank U.S.A., Glen Allen, Virginia. Filed Sept. 28.

Brown, Nicole, Mount Vernon. \$2,249 in favor of Midland Funding LLC, San Diego, California. Filed Sept. 28.

Camp, Ricky, Mount Vernon. \$2,651 in favor of LVNV funding LLC, Greenville, South Carolina. Filed Sept. 29.

Cinquina, Rosa, \$16,213 in favor of Oliphant Financial LLC, Sarasota, Florida. Filed Sept. 28.

Ford, Jamawl, Mount Vernon. \$2,946 in favor of TD Bank U.S.A. National Association, Brooklyn Park, Minnesota. Filed Sept. 28.

LIS PENDENS

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

Annan, Edward and Horace W. Henry, as owners. Filed by HSBC Bank U.S.A. National Association. Action: Foreclosure of a mortgage in the principal amount of \$400,581 affecting property located at 16 Tyndale Place, Yonkers. Filed Sept. 29.

Baylock, Jerome A., as owner. Filed by Freedom Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$279,812 affecting property located at 11 Bryant Ave., Elmsford. Filed Sept. 26.

Branchcomb, Blake C., as owner. Filed by Freedom Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$456,577 affecting property located at 10 Cliff St., Yonkers. Filed Sept. 26.

Eblen, Ruth A., as owner. Filed by Bank of New York Mellon Trust Company National Association. Action: Foreclosure of a mortgage in the principal amount of \$892,500 affecting property located at 279 Bronxville Road, Bronxville. Filed Sept. 28.

Fort, Sheila G., as owner. Filed by Midfirst Bank. Action: Foreclosure of a mortgage in the principal amount of \$589,641 affecting property located at 257 Concord Road, Yonkers. Filed Sept. 26.

Kittlestad, Jean and Mathew Kittlestad, as owners. Filed by Manufacturers and Traders Trust Company. Action: Foreclosure of a mortgage in the principal amount of \$463,500 affecting property located at 47 Montross St., White Plains. Filed Sept. 29.

Lewis, David, as owners. Filed by Mortgage Asset Management LLC. Action: Foreclosure of a mortgage in the principal amount of \$938,250 affecting property located at 567 North St., Rye. Filed Sept. 30.

Panarese, John and Katherine Panarese, as owners. Filed by JPMorgan Chase Bank National Association. Action: Foreclosure of a mortgage in the principal amount of \$100,000 affecting property located at 4 Albert Leonard Road, New Rochelle. Filed Sept. 29.

Rhames, Shuan B., as owner. Filed by U.S. Bank Trust National Association. Action: Foreclosure of a mortgage in the principal amount of \$285,000 affecting property located at 505 Seventh Ave., Mount Vernon. Filed Sept. 26.

Santiago, Michael, as owner. Filed by LoanDepot.com LLC. Action: Foreclosure of a mortgage in the principal amount of \$483,311 affecting property located at 132 Convent Place, Yonkers. Filed Sept. 29.

Santos, Ramon and Jody L. Wilson, as owners. Filed by U.S. Bank Trust National Association. Action: Foreclosure of a mortgage in the principal amount of \$239,900 affecting property located at 809 Oakwood Drive, Peekskill. Filed Sept. 28.

MECHANIC'S LIENS

Bien LLC, Rye. \$5,271 in favor of Expanded Supply Products Inc., Cold Spring. Filed Sept. 26.

Carp Yonkers LLC, Yonkers. \$216,645 in favor of Stamford Forge LLC, Stamford, Connecticut. Filed Sept. 28.

CH New Rochelle LLC, New Rochelle. \$50,121 in favor of Bruce Supply Corp., Brooklyn. Filed Sept. 29.

CRP/Post Bedford Hills Owner LLC, Bedford. \$500,000 in favor of Rave Construction LLC, Harrison. Filed Sept. 27.

Gateway Apartment Owners Corp., Yonkers. \$173,185 in favor of J&M Strongwater LLC, Harrison. Filed Sept. 27.

LL Parcel I LLC, Mount Pleasant. \$47,065 in favor of Kane Innovations Inc., Erie, Pennsylvania. Filed Sept. 27.

Opra III LLC, Rye. \$140,480 in favor of Nationwide Mechanical Inc., Newark, New Jersey. Filed Sept. 27.

TAC CG Mount Vernon LLC, Mount Vernon. \$43,100 in favor of Vitello Sewer Water Main Heating, Bronx. Filed Sept. 29.

NEW BUSINESSES

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

PARTNERSHIPS

Westco L&B, 11 Tappan Ave., Sleepy Hollow 10591, c/o Lauren Hannon and Barry L. Mishkin. Filed Sept. 26.

SOLE PROPRIETORSHIPS

Beauty Within, 194 Lincoln Ave., Yonkers 10704, c/o Arlene Burns. Filed Sept. 26.

Blue Jelly, 445 Locust St., Unit 2, Mount Vernon 10552, c/o Carmen Mendez. Filed Sept. 26.

Cavri Skin, 216 Longvue Terrace, Yonkers 10710, c/o Star Rose. Filed Sept. 29.

Chromathink, 82 Pound Ridge Road, Pound Ridge 10576, c/o David L. Hutchinson. Filed Sept. 26.

Del Carmen Hair & More, 192 Buena Vista Ave., Yonkers 10701, c/o Linda Jackson. Filed Sept. 26.

Erin Carney Art, 62 New Broadway, Sleepy Hollow 10591, c/o Erin Carney. Filed Sept. 28.

F. Davis, 19 Mohegan Road, Ossining 10562, c/o Frank Davis. Filed Sept. 26.

GNH Construction Co., 55A Locust Ave., New Rochelle 10801, c/o gjok Hysaj. Filed Sept. 29.

Gonzalez Painters, 127A Morningside Ave., Yonkers 10703, c/o Braulio A. Gonzalez Jaimes. Filed Sept. 29.

International Designs, 36 Manitou Trail, White Plains 10603, c/o Ivana R. Greenfield. Filed Sept. 29.

Kare For Consulting & Management, 2 Croton Dam Road, Suite 1K, Ossining 10562, c/o Karol J. Toral Uguna. Filed Sept. 26.

Lyssas Larkspurs, 10 Prospect Ave., Ardsley 10502, c/o Chinmy Roy. Filed Sept. 27.

Mallett Law, 72 N. State Road, Briarcliff Manor 10510, c/o Rhea Mallet. Filed Sept. 29.

Mayjon Aesthetics, 56 Doyer Ave., Suite 1 E-F, White Plains 10605, c/o Mayjon Ghrayyeb. Filed Sept. 26.

New York Sisters, 16 Homesite Parkway, Yonkers 10701, c/o Tasha Soto-Torres. Filed Sept. 28.

Photo Booth Me NYC, 796 Bronx River Road, Bronxville 10708, c/o Marley Tejada. Filed Sept. 28.

Ropahi Specialty, 252 Tate Ave., Buchanan 10511, c/o Roy Amazorso. Filed Sept. 28.

Rudy Pavers, 113 Hawthorne Ave., Apt. 3, Yonkers 10701, c/o Rodolfo Lopez Cruz. Filed Sept. 27.

Shaina's Boutique, 39 Davenport Ave., Apt. 2B, New Rochelle 10805, c/o Shaina Brown. Filed Sept. 26.

Spring & More, 10 Parkway Drive, Pelham 10803, c/o Lorena Penna. Filed Sept. 26.

Warren Street Soap Co., 102 Warren St., Somers 10589, c/o Kristin Barbagallo. Filed Sept. 26.

Facts & Figures

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

Foundry Phase 3 L.P., as owner. Lender: Webster Bank National Association. Property: 43-45 Edward St., Newburgh. Amount: \$4.2 million. Filed Sept. 29.

Lepore, Daniel and Michelle Rita Lepore, as owners. Lender: Salisbury Bank & Trust Co. Property: in LaGrangeville. Amount: \$1.3 million. Filed Sept. 29.

Below \$1 million

14 Cascade Trail LLC, as owner. Lender: Loan Funder LLC Series 41366. Property: 14 Cascade Trail, Greenwood Lake. Amount: \$200,000. Filed Sept. 30.

Antonelli, William J. and Rebecca M. Antonelli, as owners. Lender: Walden Savings Bank. Property: in Montgomery. Amount: \$337,850. Filed Sept. 30.

DRC Group of New York LLC, as owner. Lender: Unitas Funding Limited Liability Company. Property: 188 Jones Hill Road, Brewster. Amount: \$800,000. Filed Sept. 26.

Robert, Romain, as owner. Lender: Citizens Bank National Association. Property: in Haverstraw. Amount: \$626,500. Filed Sept. 29.

Nicholas, Natasha Rose and Mathew Robert Nicholas, as owners. Lender: Primelending. Property: in Minisink. Amount: \$216,000. Filed Sept. 29.

DEEDS

Above \$1 million

19 Rita LLC, Suffern. Seller: Yeshiva at Ateret CVI and Chevrat Tomchei Tora, Monsey. Property: 19 Rita Ave., Ramapo. Amount: \$1.8 million. Filed Sept. 28.

26 North Myrtle LLC, Monsey. Seller: Christopher Greco, Mahak, New Jersey. Property: 26 Myrtle Ave., Ramapo. Amount: \$4 million. Filed Sept. 29.

Apollo Works Corp., West Caldwell, New Jersey. Seller: EJJ Tappan LLC, Tappan. Property: 16 Route 303, Orangetown. Amount: \$1.3 million. Filed Sept. 26.

Fred Hecht Realty LLC, Spring Valley. Seller: Baxter Property Holdings LLC, Monsey. Property: 1 Fred Hecht Drive, Spring Valley. Amount: \$11.7 million. Filed Sept. 30.

Below \$1 million

11 Capri Drive LLC, Brooklyn. Seller: Craig Beital and Debra Beital, Spring Valley. Property: 11 Capri Drive, Chestnut Ridge. Amount: \$999,999. Filed Sept. 29.

36 Evergreen BG LLC, Monroe. Seller: Mary Lee McKay Berry, Poughkeepsie. Property: in Poughkeepsie. Amount: \$300,000. Filed Sept. 30.

42 Franklin C&B LLC, Suffern. Seller: Roger Grossman, Chatham, New Jersey. Property: 42 Franklin Ave., Chestnut Ridge. Amount: \$400,000. Filed Sept. 26.

102 North Saddle River LLC, Monsey. Seller: Yeshivas Bais Yehudi Inc., Monsey. Property: 102 Saddle River Road, Ramapo. Amount: \$995,000. Filed Sept. 29.

468 South Route 304 LLC, Spring Valley. Seller: Office 304 LLC, Tappan. Property: 468-470 Route 104, Clarkstown. Amount: \$665,000. Filed Sept. 29.

ABFC 2004-OPT3, West Palm Beach, Florida. Seller: Kelly Brady, Poughkeepsie. Property: in Milan. Amount: \$231,500. Filed Sept. 28.

Bartholomew, Shane, Poughkeepsie. Seller: Lory Properties Corp., Stormville. Property: in Poughkeepsie. Amount: \$135,000. Filed Sept. 26.

Berneio, Miguel and Olga Berneio, Wallkill. Seller: NJCC NYS Community Restoration Fund II LLC, New Brunswick, New Jersey. Property: in East Fishkill. Amount: \$335,000. Filed Sept. 28.

Caruso, Jesse W. and Sarah M. Santoro, Wappingers Falls. Seller: Rieger Homes Inc., Newburgh. Property: in Wappingers Falls. Amount: \$635,000. Filed Sept. 27.

Diaz, Carmen and South Main Street LLC, Amenia. Property: in Amenia. Amount: \$180,000. Filed Sept. 29.

Herald Admin LLC, Brooklyn. Seller: Marcelino J. Martinez and Bienvenida A. Martinez, Haverstraw. Property: 138 Hudson Ave., Haverstraw. Amount: \$715,000. Filed Sept. 29.

Hershkowitz, Yisroel and Raizy Hershkowitz, Brooklyn. Seller: YD Properties 9 LLC, Spring Valley. Property: 9 W. Castle Ave., Spring Valley. Amount: \$1.1 million. Filed Sept. 29.

Highview Corner LLC, Monsey. Seller: Gretchen A. Montazella, Mahopac. Property: 5 Highview Ave., Stony Point. Amount: \$75,000. Filed Sept. 29.

Leiladhar, Devindra, Poughkeepsie. Seller: Bank of America National Association, Houston, Texas. Property: in LaGrangeville. Amount: \$236,000. Filed Sept. 30.

Mathew, George and Dissy George, New City. Seller: SMK Home Builders Inc., Congers. Property: 34 Endicott St., Clarkstown. Amount: \$699,000. Filed Sept. 26.

New Age Winners LLC, Miami, Florida. Seller: Richard Vergara and Liza Leite-Vergara, New City. Property: 9 Evan Court, Clarkstown. Amount: \$482,000. Filed Sept. 27.

Pen Ventures LLC, Rhinebeck. Seller: Elizabeth A. Avello, Rhinebeck. Property: in Rhinebeck. Amount: \$855,000. Filed Sept. 27.

Philip, Joel, Brooklyn. Seller: 2-4 Park LLC, Spring Valley. Property: 2 Park St., Unit 202, Ramapo. Amount: \$899,000. Filed Sept. 30.

Plush Holdings LLC, Wappingers Falls. Seller: Jessica Vinall, Poughkeepsie. Property: in Wappingers Falls. Amount: \$575,000. Filed Sept. 30.

Rothstein, Barry and Rebecca Jacob, Monsey. Seller: Grove Monsey LLC, Brooklyn. Property: 10 Grove St., Unit 114, Ramapo. Amount: \$632,000. Filed Sept. 28.

Schlesinger, David and Bracha Schlesinger, Monsey. Seller: Grove Monsey LLC, Brooklyn. Property: 10 Grove St., Unit 112, Ramapo. Amount: \$590,000. Filed Sept. 29.

SMK Home Builders Inc., Congers. Seller: HMK Contracting LLC, Palisades. Property: 298 S. Boulevard, Orangetown. Amount: \$525,000. Filed Sept. 27.

Sparrow's Nest of the Hudson Valley Inc., Wappingers Falls. Seller: Sean Rogart, Hopewell Junction. Property: in Beekman. Amount: \$160,000. Filed Sept. 27.

TZ & SC LLC, College Point. Seller: Pawling One Corp., Pawling property: in Pawling. Amount: \$665,000. Filed Sept. 27.

White Oak Farm KH LLC, Pawling. Seller: Akindale Rehabilitation and Land Conservation Fund, Chappaqua. Property: in Pawling. Amount: \$625,000. Filed Sept. 28.

Whiteley Management Group LLC, Hillsdale. Seller: Four Seasons Property and Estate Management LLC, Millerton. Property: in North East. Amount: \$350,000. Filed Sept. 30.

Winkler, Jamie, Nyack. Seller: Isabella Rose Realty LLC, Valley Cottage. Property: 117 Helene Road, Clarkstown. Amount: \$485,000. Filed Sept. 28.

JUDGMENTS

Carrillo, Julio, Pine Bush. \$1,813 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Sept. 29.

Carthens, Dajanai, Highland Mills. \$1,407 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Sept. 29.

Clarke, Dawn, Port Jervis. \$6,662 in favor of Acroway Keeping Inc., Lyndhurst, New Jersey. Filed Sept. 30.

Delovic, Pasko, Mahopac. \$5,133 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Sept. 30.

Fiasconaro, Thomas, Monroe. \$3,033 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Sept. 26.

Hall, Jill L., Pine Bush. \$9,783 in favor of Credit Acceptance Corp., Southfield, Massachusetts. Filed Sept. 29.

Haralam, Dawn, Patterson. \$1,596 in favor of Midland Credit Management Inc., San Diego, California. Filed Sept. 30.

Hoft, Margaret, Carmel. \$18,799 in favor of Discover Bank, New Albany, Ohio. Filed Sept. 28.

Lopez, Cesar, Brewster. \$2,811 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Sept. 26.

Luciana, Stephen B., Carmel. \$4,254 in favor of Capital One Bank U.S.A., Glen Allen, Virginia. Filed Sept. 29.

Ortiz, Xiomary, New Windsor. \$11,330 in favor of Capital One Bank, Glen Allen, Virginia. Filed Sept. 30.

Porter, Kimberly, New Windsor. \$6,178 in favor of Cavalry SPV LLC, Valhalla. Filed Sept. 29.

Reed, Romance, Newburgh. \$2,038 in favor of Midland Credit Management Inc., San Diego, California. Filed Sept. 28.

Simpson, Garfield, Carmel. \$15,522 in favor of TTKN LLC, Carmel. Filed Sept. 30.

Smith, John, Monroe. Seller: LVNV Funding LLC, Las Vegas, Nevada. Filed Sept. 29.

Willis, Lynn A., Walden. \$6,528 in favor of Credit Acceptance Corp., Southfield, Massachusetts. Filed Sept. 26.09/26/2022

MECHANIC'S LIENS

2349 Goshen Turnpike LLC, as owner. \$117,812 in favor of Precast Concrete Sales Co., Valley cottage. Property: 11 Dynarex Drive, Wallkill. Filed Sept. 28.

Integrus Equity LLC, as owner. \$34,081 in favor of Performance Equipment Rental, Newburgh. Property: 280 Nininger Road, Kiryas Joel. Filed Sept. 30.

Legoland New York LLC, as owner. \$561,677 in favor of Holt Construction Corp., Pearl River. Property: 332-400 Harriman Drive, Goshen. Filed Sept. 28.

Legoland New York LLC, as owner. \$3,272,639 in favor of Holt Construction Corp., Pearl River. Property: 332-400 Harriman Drive, Goshen. Filed Sept. 28.

Legoland New York LLC, as owner. \$549,841 in favor of Holt Construction Corp., Pearl River. Property: 332-400 Harriman Drive, Goshen. Filed Sept. 28.

Pednone, Michael and Jennifer Meihof, as owners. \$19,732 in favor of Kingston Carpet One. Property: 441 Oak Summit Road, Millbrook. Filed Sept. 26.

Simmons, Donald, as owner. \$14,299 in favor of AV Wizardry, Blauvelt. Property: 125 Derfuss Lane, Blauvelt. Filed Sept. 28.

NEW BUSINESSES

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

PARTNERSHIPS

Saint Mary Express Limo, 17 Cromwell Hill Road, Monroe 10950, c/o Maged Israel and George Ibrahim Israel. Filed Sept. 27.

Simons4Seniors, 314 Long Lane, Bloomingburg 12721, c/o Paul Lambert Odendahl and Karl L. Jordan. Filed Sept. 30.

SOLE PROPRIETORSHIPS

Crush Vitality, 14 Woodrum Drive, Stony Point 10980, c/o Thomas R. Bicknell. Filed Sept. 26.

Flores Upholstery Repairs, 109 William St., Newburgh 12550, c/o Pedro M. Flores. Filed Sept. 27.

Hoslatino, 68 Ewing Ave., Apt. 203, Spring Valley 10977, c/o Angel Marcelo Arcentales Silva. Filed Sept. 28.

JJD Notary Services, 16 Fordham Lane, Highland Mills 10930, c/o Trudy Ann Camille Davis. Filed Sept. 29.

Josef Herskovits Insurance, 2 Paksh Place, Monroe 10950, c/o Josef Herskovits. Filed Sept. 30.

Kats Boots, 85 S. Harrison Ave., Congers 10920, c/o Kilian L. De Ridder. Filed Sept. 26.

Marroquin Parties and More, 30 Broad St., Haverstraw 10927, c/o Carlos Rosendo Marroquin Jacinto. Filed Sept. 26.

Nails by Sindy, 190 S. Plank Road, Newburgh 12550, c/o Sindy Gabriela Murcia Marquez. Filed Sept. 27.

Noah's Staffing, 8 S. Highland Ave., Nyack 10960, c/o Elser Noe Reyes Mejia. Filed Sept. 26.

Of Tides and Time, 39 Waldron Ave., Nyack 10960, c/o Debra Sue Dring. Filed Sept. 26.

Ocamel, 2 Salisbury Point, Apt. 2C, Nyack 10960, c/o Brian T. O'Connell. Filed Sept. 29.

Patty D Barber Shop, 224 North St., Middletown 10940, c/o Ana Patricia Davila Huertas. Filed Sept. 28.

Rockland Aquarium, 132 Route 304, Bardonia 10954, c/o Marlon G. Lopez. Filed Sept. 26.

Toomas Treats, 67 Wallkill Ave., Apt. 2, Middletown 10940, c/o Nikki Taylor Tooma. Filed Sept. 26.

Zamora Construction, 9 Silver Lane, Chestnut Ridge 10977, c/o Segundo A. Zamora Loja. Filed Sept. 30.

NOTICE OF ANNUAL MEETING

Notice is hereby given that the Annual Meeting of Members of Consumer Reports will be held the evening of October 19, 2022 via video conference; members can register online at CR.org. A ballot for the annual election of Directors of Consumer Reports has been distributed to members via the email address associated with their membership; members are invited to submit their ballots electronically in accordance with the instructions provided. Completed ballots must be received by Consumer Reports no later than October 11, 2022, at 11:59 p.m.

BUILDING PERMITS

Commercial

230 East Avenue LLC, Norwalk, contractor for 230 East Avenue LLC. Perform replacement alterations at 230 East Ave., Norwalk. Estimated cost: \$1,000. Filed Aug. 31.

Brookfield Properties, Norwalk, contractor for Brookfield Properties. Perform replacement alterations at 100-101 N. Water St., Norwalk. Estimated cost: \$4,000. Filed Aug. 25.

Craftworks Construction LLC, Norwalk, contractor for Laura M. Raymond Homes. Remove siding and install vinyl clapboard siding at 286-290 Main Ave., Norwalk. Estimated cost: \$80,000. Filed Aug. 24.

Eastern Communications Corp., Norwalk, contractor for Crown Atlantic Company LLC. Improve equipment for Verizon at 50 Rockland Road, Norwalk. Estimated cost: \$19,000. Filed Aug. 31.

The Home Depot USA Inc., Norwalk, contractor for Stephen Jordan and Emma L. Jordan. Remove and replace six vinyl windows at 10 Twin Ledge Road, No. 7, Norwalk. Estimated cost: \$6,646. Filed Aug. 30.

KBE Building Corp., Norwalk, contractor for TB Norwalk Apartments LLC. Perform replacement alterations at 467 West Ave., Norwalk. Estimated cost: \$5,600,000. Filed Aug. 23.

Parish of St. Paul's, Norwalk, contractor for Parish of St. Paul's. Perform replacement alterations at 60 East Ave., Norwalk. Estimated cost: \$2,000. Filed Aug. 31.

Planit Construction, Norwalk, contractor for Brookfield Properties. Perform replacement alterations at 100-101 N. Water St., Norwalk. Estimated cost: \$200,000. Filed Aug. 25.

Primrose Companies, Norwalk, contractor for McLaughlin Realty Associates LLC. Perform replacement alterations at 148 East Ave., No. 2F, Norwalk. Estimated cost: \$30,000. Filed Aug. 30.

Rose Paving LLC, Norwalk, contractor for Costco Wholesale Corp. Repave parking lot at 779 Connecticut Ave., Norwalk. Estimated cost: \$99,663. Filed Aug. 19.

Sound Renovation LLC, Norwalk, contractor for Eighteen Hundred Real Estate. Re-roof 150 Connecticut Ave., Norwalk. Estimated cost: \$18,300. Filed Aug. 26.

Taiyanides, George, Norwalk, contractor for George Taiyanides. Expand area of hair salon at 363 Main Ave., Norwalk. Estimated cost: \$2,400. Filed Aug. 31.

Van Zant Acquisitions LLC, Norwalk, contractor for Van Zant Acquisitions LLC. Perform replacement alterations at 25 Van Zant St., No. 70, Norwalk. Estimated cost: \$1,000. Filed Aug. 25.

Residential

Able Construction Inc., Norwalk, contractor for White Barn LLC. Finish attic at 3 White Barns Lane, Norwalk. Estimated cost: \$35,000. Filed Aug. 18.

Able Construction Inc., Norwalk, contractor for White Barn LLC. Finish attic at 4 White Barns Lane, Norwalk. Estimated cost: \$35,000. Filed Aug. 18.

Alcraft Inc, Norwalk, contractor for Janie E. Morton. Install ice and water shingles and repair damaged plywood at 6 Ryan Ave., Norwalk. Estimated cost: \$5,000. Filed Aug. 19.

Alden Bailey Restoration Corp., Norwalk, contractor for 8 Woodland Road. Replace tile roof with new tiles at 8 Woodland Road, Norwalk. Estimated cost: \$149,810. Filed Aug. 23.

All Season Exteriors & Insulation LLC, Norwalk, contractor for Hai Huang. Re-roof 40 Old Rock Lane, Norwalk. Estimated cost: \$16,000. Filed Aug. 18.

Bartlett, Philip, Norwalk, contractor for Andrew and Jacqueline Pasheluk. Install a generator and propane tanks at right side of single-family residence at 7 Anderson Road, Norwalk. Estimated cost: \$11,000. Filed Aug. 17.

Burden, Robert, Norwalk, contractor for Sanjaykumar R. Desai. Renovate basement of a single-family residence at 22 Cornwall Road, Norwalk. Estimated cost: \$12,500. Filed Aug. 26.

Clark Construction of Ridgefield Inc., Norwalk, contractor for Elizabeth Leaderman. Renovate the kitchen at a single-family residence at 73 E. Rocks Road, Norwalk. Estimated cost: \$95,000. Filed Aug. 24.

Connecticut Gutter LLC, Norwalk, contractor for Fernando Prashan. Re-roof 25 Pheasant Lane, Norwalk. Estimated cost: \$12,500. Filed Aug. 23.

CT Painting Design LLC, Norwalk, contractor for Ellen Albert Dungan. Build a second-story addition and perform alterations at 34 Gregory Blvd., Norwalk. Estimated cost: \$18,000. Filed Aug. 17.

Deak, William F., Norwalk, contractor for Roger D. Chiochi. Install a generator at 202 Silver Creek Lane, No. 202 Norwalk. Estimated cost: \$12,000. Filed Aug. 22.

Delumpa-Roach, Nanette M., Norwalk, contractor for Nanette M. Delumpa-Roach. Install an above-ground pool at 19 Coventry Place, Norwalk. Estimated cost: \$9,950. Filed Aug. 26.

Digiorgi Roofing & Siding Inc., Norwalk, contractor for Robert Messineo. Re-roof 35 Deerfield St., Norwalk. Estimated cost: \$17,000. Filed Aug. 26.

Flemming, Bryan M., Norwalk, contractor for Anthony M. Mazzello and Diana D. Mazzello. Install a generator for a single-family residence at 203 W. Norwalk Road, Norwalk. Estimated cost: \$10,398. Filed Aug. 26.

Gilchrist, Kevin A. and Anita Gilchrist, Norwalk, contractor for Kevin A. and Anita Gilchrist. Create a full bathroom over the garage at 22 Lloyd Road, Norwalk. Estimated cost: \$5,000. Filed Aug. 22.

Goncalves, Mario J., Norwalk, contractor for Kadria Sadik-Khan. Remove existing wall and construct a new retaining wall at 283 Rowayton Ave., Norwalk. Estimated cost: \$65,000. Filed Aug. 24.

Goncalves, Mario J., Norwalk, contractor for Marlene S. Cohen. Remove existing wall and construct a new retaining wall at 285 Rowayton Ave., Norwalk. Estimated cost: \$49,000. Filed Aug. 24.

Goncalves, Mario J., Norwalk, contractor for Steve Weisheit. Remove existing wall and construct a new retaining wall at 291 Rowayton Ave., Norwalk. Estimated cost: \$30,000. Filed Aug. 24.

Grimaldi, Anthony, Norwalk, contractor for Anthony Grimaldi. Construct a foundation for an addition to a single-family residence at 4 Beechwood Road, Norwalk. Estimated cost: \$14,000. Filed Aug. 29.

Hartmann, Alison M., Norwalk, contractor for Alison M. Hartmann. Install an above-ground pool at 9 Old Saugatuck Road, Norwalk. Estimated cost: \$4,200. Filed Aug. 18.

High Quality Builders LLC, Norwalk, contractor for Starr E. Greco. Replace the front porch at 102 Chestnut Hill Road, Norwalk. Estimated cost: \$35,000. Filed Aug. 18.

Holzner, Louis, Norwalk, contractor for Trustee Joan Byrne. Install a generator at rear of a single-family residence at 8 Chatham Drive, Norwalk. Estimated cost: \$17,257. Filed Aug. 17.

The Home Depot USA Inc., Norwalk, contractor for Michael F. Zboyan. Replace two windows at 39 Rowayton Woods Drive, Norwalk. Estimated cost: \$2,147. Filed Aug. 23.

The Home Depot USA Inc., Norwalk, contractor for Marc Borelli and Michelle Shia. Remove and replace nine windows at 226 Sunrise Hill Road, No. L101, Norwalk. Estimated cost: \$8,987. Filed Aug. 26.

The Home Depot USA Inc., Norwalk, contractor for Gregory A. Selke and Janet Selke. Replace 12 windows at 5 Susan Court, Norwalk. Estimated cost: \$10,781. Filed Aug. 26.

NB Construction LLC, Norwalk, contractor for Gail McGhie-Finick. Add stairs to rear deck at 104 Fawn Ridge Lane, No.104, Norwalk. Estimated cost: \$2,700. Filed Aug. 25.

Noble Construction Management Inc., Norwalk, contractor for Carol Vaughn. Renew existing single-family residence at 16 Nathan Hale Drive, Norwalk. Estimated cost: \$2,000,000. Filed Aug. 17.

O&C Roofing LLC, Norwalk, contractor for Stanley Baxa Jr. Re-roof 172 Fallow St., Norwalk. Estimated cost: \$11,150. Filed Aug. 18.

O'Connor Jr., Michael B., Norwalk, contractor for Michael B. O'Connor. Construct a deck with stairs at 80 Crooked Trail Road, Norwalk. Estimated cost: \$13,500. Filed Aug. 17.

Przypek, Kevin V., Norwalk, contractor for Daniel P. and Sherry S. Egan. Install a generator at west side of a single-family residence at 14 Morehouse Lane, Norwalk. Estimated cost: \$12,000. Filed Aug. 14.

Reed Construction LLC, Norwalk, contractor for Elli Levy. Construct an addition for a closet at 10 N. Seir Hill Road, Norwalk. Estimated cost: \$34,900. Filed Aug. 18.

Rocco, Delfino, Norwalk, contractor for Delfino Rocco. Alter a single-family residence at 19 Lorena St., Norwalk. Estimated cost: \$111,000. Filed Aug. 19.

Rodas, Luis A. and Luz E. Rodas, Norwalk, contractor for Luis A. Rodas and Luz E. Rodas. Renovate the kitchen at 32 Pine St., No.1B, Norwalk. Estimated cost: \$40,150. Filed Aug. 26.

Roofing Solutions of Connecticut LLC, Norwalk, contractor for Arthur Van Der Harten. Replace the shingle roof at 75 Wolfpit Ave., Norwalk. Estimated cost: \$13,770. Filed Aug. 22.

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

Questions and comments regarding this section should be directed to:

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

Facts & Figures

Rosado Custom Homes & Remodelers LLC, Norwalk, contractor for Mary L. Murphy. Construct a garage addition in front of a single-family residence at 7 Keeler Ave., Norwalk. Estimated cost: \$130,000. Filed Aug. 25.

Rossi-Nero Development LLC, Norwalk, contractor for Roy and Carolyn Arnold. Replace the asphalt shingle roof at 292 Fallow St., Norwalk. Estimated cost: \$19,500. Filed Aug. 24.

Scipion, Brandt R. and Marie G. Scipion, Norwalk, contractor for Brandt T. and Marie G. Scipion. Convert a three-family residence to two-family residence at 48 Lenox Ave., Norwalk. Estimated cost: \$2,000. Filed Aug. 19.

Sharpe, Jamie and Anne H. Sharpe, Norwalk, contractor for Jamie and Anne H. Sharpe. Construct a one-car garage and renovate the kitchen at 15 Harstrom Place, Norwalk. Estimated cost: \$25,000. Filed Aug. 18.

Sound Renovation LLC, Norwalk, contractor for William Edward Reilly Jr. Install two windows at 69 Rowayton Woods Drive, Norwalk. Estimated cost: \$572,306. Filed Aug. 25.

Sweeters, Karen B., Norwalk, contractor for Karen B. Sweeters. Install a generator at the rear of a single-family residence at 27 Pettom Road, Norwalk. Estimated cost: \$10,000. Filed Aug. 29.

Synergy Home Improvement and Landscape LLC, Norwalk, contractor for Devki Desai. Construct two store additions at 11 Sycamore St., Norwalk. Estimated cost: \$12,000. Filed Aug. 19.

Titan Enterprises Inc., Norwalk, contractor for Keystone House Inc. Rebuild the rear deck of a single-family residence at 12 Genoa St., Norwalk. Estimated cost: \$30,000. Filed Aug. 16.

TMC The Maintenance Company Inc., Norwalk, contractor for Birchwood Condo. Reconstruct a two-story deck and stairs at Hills Lane, Norwalk. Estimated cost: \$34,500. Filed Aug. 25.

Vecchio, Victor, Norwalk, contractor for Victor Vecchio. Install an above-ground pool at 7 Vollmer Ave., Norwalk. Estimated cost: \$6,500. Filed Aug. 24.

Velasquez Jr., Neil, Norwalk, contractor for Daniel Bakst. Strip siding and ice and water rim on entire roof at 32 Cobblers Lane, Norwalk. Estimated cost: \$38,250. Filed Aug. 26.

COURT CASES

Bridgeport Superior Court

Baldwin, Cherelle, et al, Stratford. Filed by Mark Widomski, Shelton. Plaintiff's attorney: Cotter Cotter & Mullins, Trumbull. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-6117353-S. Filed Aug. 15.

BQ Holding LLC, et al, Scarsdale, New York. Filed by Stephanie Mann-Marinello, Norwalk. Plaintiff's attorney: Kennedy Johnson Schwab & Roberge LLC, New Haven. Action: The plaintiff was walking when she was caused to trip and fall allegedly due a dangerous and defective condition on the defendants' parking area. The plaintiff's injuries were caused by the negligence of the defendants for not keeping the area safe. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-6116969-S. Filed July 27.

Burlington Coat Factory Warehouse of East Hartford, Stratford. Filed by Linda Caseria, Bridgeport. Plaintiff's attorney: Goff Law Group LLC, West Hartford. Action: The plaintiff was lawfully at the defendant's premises as a retail customer when she was caused to suddenly lose her balance and fall to the ground due to unreasonably sticky and/or adhesive floor in the aisle of the store. 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. FBT-CV-22-6117592-S. Filed Aug. 23.

Cordo, Daniel, et al, Bridgeport. Filed by Aaron Smith, Bridgeport. Plaintiff's attorney: Nicholas R. Nesi, East 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-22-6116895-S. Filed July 25.

Ortega, Jose, Bridgeport. Filed by Rhameir Bush, Bridgeport. Plaintiff's attorney: Nicholas R. Nesi, East 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-22-6116896-S. Filed July 25.

Danbury Superior Court

Bates Manor Holding LLC, et al, Danbury. Filed by Todd Holze, New Fairfield. Plaintiff's attorney: Christopher Gerard Winans, Danbury. The plaintiff and defendants are business partners of Bates and have real estate property. The parties cannot reach an accord on the disposition of the property and the continued operation of Bates. Based upon the current level of discord between plaintiff and defendant, it is not reasonably practicable to continue the LLC's activities and affairs. The principals, although they have agreed to sell the property, cannot agree on a Realtor, let alone a sale price, marketing plans, etc. Plaintiff seeks a judicial dissolution of the LLC pursuant to Connecticut General Statutes, as well as the appointment of a receiver to sell the subject property as there are no bylaws or other corporate agreements respecting either deadlock or dissolution. The plaintiff seeks monetary damages of more than \$2,500, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-22-6043772-S. Filed Aug. 12.

Consulting LLC, V. Gatz Co., New Milford. Filed by Redwood Construction & Consulting LLC, Bethel. Plaintiff's attorney: Ivey Barnum & O'Mara, Greenwich. Action: The plaintiff and defendant entered an oral contract wherein defendant agreed to furnish materials and perform work relating to the installation of stairs and railings. Plaintiff agreed to pay defendant for the work. However, all the materials provided by the defendant for the work were defective in some way. Plaintiff was forced to spend additional sums to fabricate the stair treads in-house due to defendant's failures. Plaintiff terminated the contract with the defendant and requested a full refund of the total paid. The defendant provided a partial refund but failed or refused to provide the full refund and perform work on the premises. 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-22-6043784-S. Filed July 26.

Finn, Allan J., et al, Danbury. Filed by John Lowry, Sherman. Plaintiff's attorney: Gambardella Cipriano Gottlieb & Hathaway, Hamden. Action: The plaintiff entered a contract with the defendants for general contracting services related to a roof at the plaintiff's property. Despite plaintiff providing payment, the defendants performed a poor job, caused damages to the property, and overcharged the plaintiff. 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. DBD-CV-22-6043881-S. Filed Aug. 23.

Heron, Jr., Christopher, Bethel. 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 defendant. However, the defendant has neglected or refused to pay the plaintiff which suffered damages and seeks monetary damages more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-22-6043561-S. Filed July 20.

Simbana, Marco H., Danbury. Filed by Duwane Robinson, Danbury. Plaintiff's attorney: Berkowitz and Hanna LLC, Shelton. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-22-6043644-S. Filed July 28.

Stamford Superior Court

Cheryjn-Charles, Marie Jocene, Norwalk. Filed by Shao P. Chen, Norwalk. Plaintiff's attorney: Berkowitz and Hanna LLC, Shelton. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-22-6057808-S. Filed Aug. 11.

Facts & Figures

MacCulloch, Edward, et al, Greenwich. Filed by Karl Robinson, Old Greenwich. Plaintiff's attorney: Philip Russell LLC, Cos Cob. Action: The plaintiff was falsely led to believe, based on the representations by the defendants that the premises that the plaintiff purchased from them was in above-average condition. Plaintiff discovered many leaks, imperfections, mold conditions and water intrusion into the property. As a result of these conditions, the plaintiff moved out and has not been able to return to the property. 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-22-6057587-S. Filed July 26.

Mercede, Frances, et al, New Canaan. Filed by Yvonne Webster, Stamford. Plaintiff's attorney: Michael P. D. Amico, East Haven. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-22-6057483-S. Filed July 19.

Rassias, Jackson Oswald, et al, Fairfield. Filed by Hugo A. Cifuentes, Norwalk. Plaintiff's attorney: Papcsy Janosov Roche, Norwalk. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-22-6057672-S. Filed Aug. 2.

Roger Harris, et al, New Canaan. Filed by M&T Bank, Buffalo, New York. Plaintiff's attorney: Benanti & Associates, Stamford. Action: The plaintiff is the current holder and owner of the defendants' loan for which they have 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. FST-CV-22-6057508-S. Filed July 20.

DEEDS

Commercial

1 Deerfield LLC, Darien. Seller: Yvette M. Jones, Fairfield. Property: 1 Deerfield St., No.1, Fairfield. Amount: \$450,000. Filed Aug. 31.

3 Irvine Road LLC, Riverside. Seller: Timothy N. Gilson, Riverside. Property: Roosevelt Avenue, Greenwich. Amount: \$1. Filed Sept. 7.

8 West End Avenue Owner LLC, New Canaan. Seller: Old Greenwich Professional Building, Old Greenwich. Property: 8 West End Ave., Old Greenwich. Amount: \$N/A. Filed Sept. 8.

Bjorklund, Christopher J. and **Felisha C. Barnes**, Fairfield. Seller: Cavallo Professional Services LLC, Milford. Property: 1748 Stratfield Road, Fairfield. Amount: \$650,000. Filed Aug. 30.

Borieux, Martelli and Joy Richardson, Norwalk. Seller: Connecticut Strategic Properties LLC, Trumbull. Property: 260 Barry Scott Drive, Fairfield. Amount: \$829,000. Filed Sept. 1.

Daniello, Bryan and Tricia Daniello, Fairfield. Seller: A&A Painting and Carpentry LLC, Shelton. Property: 1763 Cross Highway, Fairfield. Amount: \$1,150,000. Filed Aug. 29.

Miller, Kim, Greenwich. Seller: NV1 Real Estate LLC, Stamford. Property: 34 N. Porchuk Road, Greenwich. Amount: \$2,250,000. Filed Sept. 9.

Prendergast, Michael David and Kathryn L. Prendergast, Fairfield. Seller: Orchard Overlook LLC, Westport. Property: 23 Elmwood Drive, Fairfield. Amount: \$2,050,000. Filed Sept. 2.

Rose, David W. and Sarah R. Kaspers, Greenwich. Seller: 46 Orchard Place LLC, Greenwich. Property: 46 Orchard Place, Greenwich. Amount: \$10. Filed Sept. 9.

Six Six 2019 LLC, Greenwich. Seller: Andrew Ban, Greenwich. Property: 534 and 536 Riversville Road, Greenwich. Amount: \$N/A. Filed Sept. 8.

Wzorek, Michael and Kalin Bracken, New York, New York. Seller: 2780 Redding Road LLC, West Redding. Property: 2780 Redding Road, Fairfield. Amount: \$1,250,000. Filed Aug. 30.

Residential

Bassendowski, Rafal and Leszek Tomacki, Greenwich. Seller: Michael DiGiambattista, Greenwich. Property: 99 Monica Road, Greenwich. Amount: \$830,000. Filed Sept. 9.

Battista, Gerard and Christy P. Shaw, Fairfield. Seller: Thomas Reindel, Fairfield. Property: 24 Roanoke Ave., Fairfield. Amount: \$400,000. Filed Sept. 1.

Beiles, Jane, New Canaan. Seller: Margaret J. Havekotte and Melissa Seymour, Narragansett, Rhode Island. Property: 360 Old Post Road, Fairfield. Amount: \$1,195,000. Filed Sept. 2.

Bourke, Stephen and Andrea Bourke, Londonderry, New Hampshire. Seller: Sean Delany and Dorothy Johnson, Fairfield. Property: 149 Crestwood Road, Fairfield. Amount: \$800,000. Filed Sept. 1.

Connors, Patrick and Coleen B. Connors, Fairfield. Seller: Suzanne B. Phillip, Fairfield. Property: 43 Paul Place, Fairfield. Amount: \$1,200,000. Filed Aug. 29.

Cordoano, Sandra and Justin Abate, Fairfield. Seller: Benjamin G. Doody and Meghan T. Doody, Fairfield. Property: 33 Dorking Drive, Fairfield. Amount: \$712,500. Filed Sept. 1.

Cumming, Ross William and Deanna Christin Scopino, New York, New York. Seller: Bradley Pereira and Gabrielle Marangell, Old Greenwich. Property: 14 Tait Road, Old Greenwich. Amount: \$3,685,000. Filed Sept. 9.

DeLeonardis, Michael J. and Janice H. DeLeonardis, Upper Saddle River, New Jersey. Seller: James Gibb and Catherine Gibb, Fairfield. Property: 22 Franklin Lane, Unit 26, Fairfield. Amount: \$982,000. Filed Aug. 30.

Della Pietra Jr., Anthony P., Greenwich. Seller: Anthony Della Pietra Jr., Greenwich. Property: 5 Dairy Road, Greenwich. Amount: \$1. Filed Sept. 8.

Evanko III, Donald J., Hanover, Massachusetts. Seller: Lauren Stevens, Darien. Property: 670 Kings Highway West, Southport. Amount: \$540,000. Filed Aug. 31.

Galgano, Alfred and Elise Galgano, Lakewood Ranch, Florida. Seller: Jesse Z. Rosenbaum and Heather L. Rosenbaum, Southport. Property: 201 Hulls Highway, Southport. Amount: \$761,000. Filed Aug. 29.

Gastaldi, Sandro and Kelly Ann Reuter, Greenwich. Seller: Yuk Jeng Wang, Greenwich. Property: Lot 4, Map 311, Greenwich. Amount: \$10. Filed Sept. 6.

Kanettel, Erik and Christine Kanettel, New York, New York. Seller: Michael F. McCaffery and Wendy A. McCaffery, Southport. Property: 178 Mill Hill Terrace, Southport. Amount: \$1,525,000. Filed Aug. 30.

Kostka, Gregory and Rebecca Stone, Riverside. Seller: Abdulla Alshamsi, Riverside. Property: 72 Lockwood Road, Riverside. Amount: \$N/A. Filed Sept. 6.

Maiolo, Michael, Old Greenwich. Seller: Richard Hartz, Greenwich. Property: 70 Shore Road, Old Greenwich. Amount: \$5,100,000. Filed Sept. 7.

McCullough, Linda Anne and Sandra Margaret McCullough, Greenwich. Seller: Katherine McCullough, Boothbay Harbor, Maine. Property: Club Road, Greenwich. Amount: \$1. Filed Sept. 9.

McGinnis, Matthew R. and Kristina M. McGinnis, Riverside. Seller: Timothy G. Collier and Susan I. Collier, Southampton, New York. Property: 13 Dorchester Lane, Riverside. Amount: \$4,450,000. Filed Sept. 9.

McPhee, Jaime Melissa, Fairfield. Seller: Alexander M. Flaig, Fairfield. Property: 23 Lisbon Drive, Fairfield. Amount: \$595,000. Filed Aug. 31.

Odden, John H. and Karen F. Odden, Watertown. Seller: Thomas G. McPaul and Ellen L. McPaul, Fairfield. Property: 870 Pequot Ave., Fairfield. Amount: \$2,225,000. Filed Aug. 30.

Paz, Samantha and Samuel Brook, Westport. Seller: Thomas G. Smith Jr., Fairfield. Property: 73 Marlborough Terrace, Fairfield. Amount: \$685,000. Filed Sept. 1.

Penwell, Robert and Rachel Penwell, New York, New York. Seller: Robert A. Valorie II and Monica Gannon Valorie, Fairfield. Property: Lot 7, Map 3416, Oyster Road, Fairfield. Amount: \$1,875,000. Filed Aug. 30.

Platow, Christopher E. and Kelly M. Barrett, Fairfield. Seller: Sandra Cordoano and Justin Abate, Fairfield. Property: 165 Fairview Ave., Fairfield. Amount: \$N/A. Filed Sept. 1.

Proffitt, Nicole and Justin Proffitt, Fairfield. Seller: Christine Clavarino, Fairfield. Property: 313 Bullard St., Fairfield. Amount: \$459,900. Filed Aug. 30.

Reich, Uri M., Fairfield. Seller: Todd Bennett and Erin McDermott, Fairfield. Property: 39 Windsor Road, Fairfield. Amount: \$796,500. Filed Aug. 31.

Rhyu, Minwoo and Seulhan Lee, Creve Coeur, Colorado. Seller: Paul J. Vinci and Marni G. Vinci, Fairfield. Property: 171 Woody Lane, Trumbull. Amount: \$915,000. Filed Sept. 1.

Salisbury, Antonietta, Mohegan Lake, New York. Seller: Daniel Shawah and Ann L. Shawah, Easton. Property: 193 Old Black Rock Turnpike, Fairfield. Amount: \$700,000. Filed Aug. 29.

Facts & Figures

Slavin, Lorraine, Greenwich. Seller: Thomas J. Silberstein and Elizabeth H. Newman, Santa Monica, California. Property: 137 Milbank Ave., Greenwich. Amount: \$10. Filed Sept. 7.

Valentine, Denise and **Alastair Valentine**, Riverside. Seller: Ellen P. Gittes and Adam L. Gittes, Stamford. Property: 32 Welwyn Road, Riverside. Amount: \$10. Filed Sept. 7.

Vargas, Yuri M., Fairfield. Seller: Brittany A. Florin, Fairfield. Property: 58 Longview Ave., Fairfield. Amount: \$327,000. Filed Sept. 2.

Wolter, Sarah Parsons and **Jonathan Gustav Wolter**, Greenwich. Seller: Branden J. Beecher, Riverside. Property: 127 Lockwood Road, Riverside. Amount: \$3,200,000. Filed Sept. 9.

MORTGAGES

Andrade Sandoval, Marjorie, Greenwich, by Cheryl A. Rodriguez. Lender: American Broadcast Employees Federal Credit Union, 77 W. 66 St., New York, New York. Property: 47 Lafayette Place, Unit 1H, Greenwich. Amount: \$95,000. Filed Sept. 1.

Autera, Mario E. and **Elizabeth D Autera**, by Lisa Gioffre Baird. Lender: First County Bank, 117 Prospect St., Stamford. Property: 1403 King St., Greenwich. Amount: \$795,000. Filed Sept. 1.

Axelrod-Wunderman, Abigail and **Jeffrey Wunderman**, Greenwich, by Tamara Peterson. Lender: Total Mortgage Services LLC, 185 Plains Road, Millford. Property: 50 Almira Drive, Unit B, Greenwich. Amount: \$664,000. Filed Aug. 31.

Barros Freitas, Luciene, Fairfield, by Sandra L. Kelsey. Lender: First National Bank of America, 241 E. Saginaw St., East Lansing, Michigan. Property: 73 Weeping Willow Lane, Fairfield. Amount: \$532,500. Filed Aug. 30.

Beiles, Jane, Fairfield, by Robert E. Murray Jr. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 360 Old Post Road, Fairfield. Amount: \$750,000. Filed Sept. 2.

Bourke, Stephen and **Andrea Bourke**, Fairfield, by Tamara Peterson. Lender: US Bank National Association, 4801 Frederica St., Owensboro, Kentucky. Property: 149 Crestwood Road, Fairfield. Amount: \$650,000. Filed Sept. 1.

Brown Jr., Richard B. and **Christine B. Brown**, Fairfield, by Cynthia M. Salemm-Riccio. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 82 Rowland Road, Fairfield. Amount: \$800,000. Filed Aug. 30.

Chakrin, Wendy Beth, Greenwich, by Gale Guerrero. Lender: Liberty Bank, 315 Main St., Middletown. Property: 5 Licata Terrace, Greenwich. Amount: \$577,000. Filed Aug. 30.

Clark, James and **Corinne Clark**, Fairfield, by Lori M. Dion. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 115 Forest Ave., Fairfield. Amount: \$150,000. Filed Sept. 1.

Collins, Sean and **Vanessa Williams**, Greenwich, by Jeremy E. Kaye. Lender: First County Bank, 117 Prospect St., Stamford. Property: 1 Putnam Hill Road, Unit 2E, Greenwich. Amount: \$340,000. Filed Aug. 31.

Connors, Patrick and **Coleen B. Connors**, Fairfield, by George M. Coran. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 43 Paul Place, Fairfield. Amount: \$700,000. Filed Aug. 29.

Danylko, William F., Fairfield, by Rezarta Alickolli. Lender: Liberty Bank, 315 Main St., Middletown. Property: 305 S. Gate Lane, Fairfield. Amount: \$150,000. Filed Aug. 31.

Entitled Real Estate LLC, Westport, by Lawrence P. Nader. Lender: The First Bank of Greenwich, 444 E. Putnam Ave., Cos Cob. Property: 11 Iron Gate Hill, Westport. Amount: \$959,000. Filed Sept. 1.

Fusco, Samantha Carly and **Nicholas Fusco**, Greenwich, by Tanya Cruz. Lender: Morgan Stanley Private Bank, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 40 Halsey Drive, Old Greenwich. Amount: \$1,570,000. Filed Aug. 31.

Galbo, Anthony and **Molly A. Galbo**, Fairfield, by Jacqui Cowles. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 193 Sturges Road, Fairfield. Amount: \$379,200. Filed Sept. 1.

Harvey, Robert Patrick and **Tara Minichino Harvey**, Greenwich, by Daniel Walsh. Lender: FM Home Loans LLC, 2329 Nostrand Ave., Third floor, Brooklyn, New York. Property: 28 Woods Ave., Greenwich. Amount: \$595,000. Filed Aug. 29.

Hernandez, Jasmine, Greenwich, by Tracie J. Silvestro. Lender: US Bank National Association, 4801 Frederica St., Owensboro, Kentucky. Property: 104 River W, Unit 104, Greenwich. Amount: \$670,500. Filed Aug. 30.

Howard, Marc and **Ashley Howard**, Fairfield, by Pamela L. Catta. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 176 Ridgeview Ave., Fairfield. Amount: \$136,000. Filed Aug. 31.

Lanna, Elizabeth, Fairfield, by Lori M. Dion. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 33 Longdean Road, Fairfield. Amount: \$100,000. Filed Aug. 30.

Mikulka, Joseph D., Fairfield, by Benjamin Connor. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 1711 Mill Plain Road, Fairfield. Amount: \$140,000. Filed Sept. 2.

Pocock III, Richard H. and **Sarah A. Pocock**, Greenwich, by Konstantin Vayneris. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 6 N. Ridge Road, Greenwich. Amount: \$402,000. Filed Aug. 30.

Pray, Natasha Justina, Greenwich, by Daniel Walsh. Lender: The First Bank of Greenwich, 444 E. Putnam Ave., Cos Cob. Property: 16 Doverton Drive, Greenwich. Amount: \$1,650,000. Filed Aug. 31.

Prendergast, Michael David and **Kathryn L. Prendergast**, Fairfield, by Andrew L. Wallach. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 23 Elmwood Drive, Unit 23, Southport. Amount: \$1,640,000. Filed Sept. 2.

Reich, Uri M., Fairfield, by Michael J. McCabe. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 39 Windsor Road, Fairfield. Amount: \$299,000. Filed Aug. 31.

Rhein, George E. and **Gabrielle L. Rhein**, Greenwich, by Howard R. Wolfe. Lender: US Bank National Association, 4801 Frederica St., Owensboro, Kentucky. Property: 10 Tomac Court, Old Greenwich. Amount: \$900,000. Filed Aug. 29.

Seraphin Jr., Thomas J. and **Donna M. Seraphin**, Fairfield, by Ethel Pinto. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 466 Surrey Lane, Fairfield. Amount: \$242,000. Filed Aug. 29.

Sweeney, Shayne and **Sarah Sweeney**, Fairfield, by Robert E. Colapietro. Lender: First Republic Bank, 111 Pine St., San Francisco, California. Property: 735 Redding Road, Fairfield. Amount: \$1,412,500. Filed Aug. 29.

Theofanidis, Nicholas and **Sarah Theofanidis**, Greenwich, by Brunilda Memaj. Lender: KeyBank National Association, 4910 Tiedeman Road, Suite C, Brooklyn, Ohio. Property: 3 Tomac Lane, Old Greenwich. Amount: \$500,000. Filed Aug. 30.

Veneziano, Nina and **Dominic Veneziano**, by Amanda C. Burns. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 4 Putnam HL, Apt.2K, Greenwich. Amount: \$232,800. Filed Aug. 29.

Wise, Peter S., Greenwich, by Tanya Cruz. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 137 Old Mill Road, Greenwich. Amount: \$1,000,000. Filed Aug. 30.

Zola, Marcin Paul and **Sophie Jewkes**, Greenwich, by Joshua F. Gilman. Lender: BNC National Bank, 20175 N. 67 Ave., Glendale, Arizona. Property: 48 Sinaway Road, Cos Cob. Amount: \$685,300. Filed Aug. 29.

NEW BUSINESSES

Alma Bistro, 83 Wall St., Norwalk 06850, c/o Alma Miranda. Filed Aug. 30.

Beyondre Stop Loss Insurance Service, 120 W. Virginia St., Suite 200, McKinney, Texas 75069, c/o Bev Cap Management LLC. Filed Aug. 29.

Café Copacetic, 14 Soundview Ave., Stamford 06902, c/o H.L. Rollins Group LLC. Filed Aug. 30.

Change Home Loans, 16845 Von Karman Ave., Suite 200, Irvine, California, 92606, c/o Commerce Home Mortgage LLC. Filed Aug. 23.

Change Home Mortgage, 16845 Von Karman Ave., Suite 200, Irvine, California, 92606, c/o Change Lending LLC. Filed Aug. 23.

Clinton Manor Senior Citizen Ass, 22 Clinto Ave., No. 5A, Stamford 06901, c/o Monique Miller. Filed Aug. 31.

DBD Plumbing, 59 Winfield St., Apt 2, Norwalk 06855, c/o Darren .P DeBone. Filed Aug. 22.

Designa Wescor, 777 Oakmont Lane, Suite 2000, Westmont, Illinois. 60559, c/o Designa Access Corp. Filed Aug. 26.

El Chapin Food Truck LLC, 49 Meadow St., Apt 53, Norwalk 06854, c/o Edilsa Y. Gonzalez. Filed Aug. 22.

Glenn Shephard LCSW, 9 Mott Ave., Suite 310, Norwalk 06850, c/o Glenn L. Shephard Jr. Filed Aug. 30.

Home Improvement QBX, 505 Westport Ave., Norwalk 06851, c/o Hugo N. Cifuentes. Filed Aug. 22.

Joan and Albert Meltzer Educational, 77 Nottingham Drive, Stamford 06907, c/o Ellen Meltzer Peterson. Filed Aug. 26.

La Parisienne French Food, 366 Ely Ave., Norwalk 06854, c/o Philippe Panissieres. Filed Aug. 22.

L-D Carpeting & Flooring Solution LLC, 37 County St., Norwalk 06851, c/o Elmer Giovanni Lopez Catalan. Filed Aug. 22.

Love Meat, 485 Summer St., Stamford 06901, c/o Kogi Sarang Inc. Filed Aug. 31.

Navitas Assurance Partners Service, 6 Landmark Square, Fourth floor, Stamford 06901, c/o Preferred Concepts LLC. Filed Aug. 29.

LEGAL NOTICES

MDA Property LLC. Filed 5/11/21 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 130 Winfred Ave, Yonkers, NY 10704 Purpose: All lawful. #62904

03 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

Notice of Formation of SKILZ Training Equipment, LLC Art. Of Org. filed with SSNY on 6/3/22. Offc. Loc: Legal Zoom desig. as agent of the LLC upon whom process against it may be served. Legal Zoom shall mail process to the LLC, 703 Palisade Ave, Yonkers N.Y, 10703. Purpose: any lawful purpose. #63191

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 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

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

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

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's primary business location). LLC may engage in any lawful act or activity for which a limited liability company may be formed. #63245

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

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

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 VENEGAS ENTERPRISE, LLC, a New York limited liability company (LLC). Arts. of Org. filed with Secy. of State of NY (SSNY) on September 12, 2022. Office location: Westchester County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: The LLC, 37 LEFFERTS ROAD, YONKERS, NY 10705-2814. Purpose: any lawful act or activity. #63250

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 IMANI MENTAL HEALTH COUNSELING PLLC Art. Of Org. filed with SSNY on 09/06/2022 Offc. Loc: Westchester Cty. SSNY design. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC . 61 SKYMEADOW PLACE, ELMSFORD, NY,10523 Purpose: any lawful purpose #63252

HappyHouseHabits LLC. Art of Org. filed with SSNY on 06/29/2022. Office: WESTCHESTER County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, LEGALCORP SOLUTIONS 1060 Broadway Suite 100 ALBANY, NY 12204 Purpose: Any lawful purpose. #63254

RARE DIRT LLC. Art of Org. filed with the SSNY on 08/10/2022. Office: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, LEGALCORP SOLUTIONS 1060 Broadway Suite 100 ALBANY, NY 12204 Purpose: Any lawful purpose. #63255

Name of Limited Liability Company (LLC): EBJC MANAGEMENT LLC. Date of filing Articles of Organization with the Secretary of State (SSNY) 03/10/2022. Office located in Westchester County. The SSNY has been designated as agent of the LLC upon whom process against it may be served. The post office address to which the SSNY shall mail a copy of any process against it served is to the mailing address location at c/o 198 Martine Ave, White Plains, NY 10601. Purpose of business of LLC is to engage in and conduct any and all lawful act or activity permitted under NYS laws. #63256

J.S. Building Consulting LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 6/24/2022. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 48 Whittington Road, White Plains, NY 10607 General Purpose #63257

Notice of Formation of Swann Notary, LLC. Art. Of Org. filed with SSNY on 9/26/22. Offc. Loc: Rockland County. SSNY designated. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 205 Treetop Circle, Nanuet, NY 10954. Purpose: any lawful purpose. #63258

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: RC ENVIRONMENTAL, LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 9/20/2022. 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, c/o CellMark, Inc., 80 Washington Street, Norwalk, CT 06854. The limited liability company designates the following as its registered agent upon whom process against it may be served within the State of New York is: C T Corporation System, 28 Liberty Street, New York, NY 10005. Purpose: any lawful business activity. #63261

Cara Cares Health & Wellness Art of Org. filed with NY Sec of State on 09/01/2022. Office located in Westchester County. SSNY designated as agent of the LLC upon whom process agent it may be served. SSNY shall mail a copy of process to: 231 E Prospect Ave #2E, Mt Vernon, NY 10550, principal business location of the LLC. Purpose: any lawful business activity. #63262

Notice of Formation of EG Lawrence LLC. Arts. of Org. filed with SSNY on 8/30/2022. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to EG Lawrence LLC, 1241 Palmer Avenue, Larchmont, NY 10538. Purpose: any lawful act or activity. #63265

Notice of Formation of Pointy Hat Press LLC. Arts. of Org. filed with SSNY on 8/30/2022. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to Registered Agents, Inc., 418 Broadway, STER, Albany, NY 12207. Purpose: any lawful act or activity. #63264

NOMINATE TODAY!
NOMINATION DEADLINE
OCTOBER 7

M&G Millennial & Gen Z AWARDS 2022

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

NOMINATE HERE: westfaironline.com/2022millennialgenz/
Awards Event Date: Nov. 16 | at the Greenwich Hyatt Regency

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

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