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Westchester & Fairfield County Business Journals



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Rendering of proposed movie studio
at 1050 North Broadway in Yonkers.

THIRD MOVIE STUDIO CAMPUS PROPOSED FOR YONKERS; MORE LIKELY

BY PETER KATZ

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A preliminary review is underway by city officials of a proposal to build a third movie and TV production studio campus in Yonkers and proposals to build additional studios in the city are expected, Mayor Mike Spano told the Business Journals during an interview.

Lionsgate Studios is already operating

at National Resources' iPark Hudson near the Metro-North train station in downtown Yonkers. It was built and is managed by Great Point Studios, headed by film and TV industry veteran Robert Halmi. A second Great Point Studios complex is in the works for the former Rising Ground property on Hawthorne Street, not far from Lionsgate. The 32-acre campus would include a public school featuring media production courses for students in grades 6 through 12.

YONKERS MOVIE STUDIO **6**



Peter and Ben
Van Leeuwen.
Contributed photo.

The Van Leeuwens return to Greenwich with an ice cream store

BY EDWARD ARRIAZA

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Van Leeuwen is an ice cream brand that offers its products through more than 30 stores across the country, as well from its online store and through grocery retailers including. Earlier this month, the first Van Leeuwen scoop shop in the state opened in Greenwich, which is something of a homecoming for Ben and Peter Van Leeuwen, the brothers and Greenwich natives who run the business.

The Van Leeuwens first turned entrepreneur in Greenwich from a rented ice cream truck in 2002. In 2008, the brothers along with Laura O'Neill founded Van Leeuwen Ice Cream, and purchased and worked out of an old \$3,000 ice cream truck in New York City before opening their first scoop shop in 2010 in Brooklyn.

"We just wanted to make a simple product with good ingredients because we thought it would make people happy," Ben Van Leeuwen said.

The early days proved perilous for Van

Leeuwen Ice Cream, as the team faced competition on the streets and dealt with the tight profit margins inherent to the seasonal business.

"Probably the most challenging was getting the manufacturing going in Brooklyn," Ben Van Leeuwen said.

Much of the products made by Van Leeuwen is done at its manufacturing plant, with only some being outsourced, in contrast to most other ice cream brands which are entirely outsourced, according to Ben

VAN LEEUWENS **6**



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Fairfield County's Q3 office market recorded 50% increase in leasing activity

BY PHIL HALL

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Fairfield County's office market recorded 469,000 square feet in leasing activity during the third quarter, up 50% from the second quarter and only 2% behind the five-year quarterly average, according to new data from CBRE.

"Quality spaces remains high in demand – 69% of new leases were signed in Class A buildings in Q3," said the CBRE report.

Year-to-date, Fairfield County recorded 1.32 million square feet in leasing activity, a 16% spike from the same period in 2021. Renewals accounted for 340,000 square feet for the first nine months of the year, creating a total to date of 1.22 million square feet, 180% increase from the same period one year earlier.

Within the county's submarkets, Fairfield East totaled 121,000 square feet of leasing activity in the third quarter, which was 123% ahead of the five-year average. The quarterly activity brought the submarket's year-to-date total to 323,000 square feet, its highest level for the first nine months of a year since 2014.



35 Nutmeg Drive in Trumbull. Photo courtesy of LoopNet.

However, more than half of the Fairfield East's quarterly activity was attributed to a single transaction: Frame It Easy's 65,000-square-foot sublease at 35 Nutmeg Drive in Trumbull; this was also the largest new lease for the entire county for the third quarter. Another XL-sized transaction – Prudential's 44,178-square foot renewal and expansion at 1 Corporate Drive in Shelton – helped provide the submarket with greater-than-normal activity levels.

Fairfield County's largest transactions during the quarter were Franklin Templeton Cos.' 79,000-square-foot renewal in

Stamford's 100 First Stamford Place and Citadel LLC's 78,000-square-foot renewal and expansion at 33 Benedict Place in Greenwich. Four of the five top transactions involved lease renewals.

The county's availability rate fell to 27%, a 70-basis-point drop from the previous quarter by an 80-basis-point uptick from one year earlier. Quarterly net absorption was positive 250,000 square feet, which brought the year-to-date absorption rate to negative 360,000 square feet.

Among the county's submarkets, Fairfield North has the most positive absorption with 242,000

square feet, primarily due to the withdrawal of the 242,000-square-foot Cartus sublet space at 40 Apple Ridge in Danbury for repurposing as a municipal charter school. The submarket's 10.6% availability rate is the lowest in more than 10 years.

Fairfield East had the second-greatest level of positive absorption with 90,000 square feet, with availability at 23.9%, and the Stamford CBD came in third with 79,000 square feet of positive absorption and a 31% availability.

Central Fairfield had the most negative absorption with 130,000 square feet. The two largest blocks of space added during the quarter were in this submarket – a three-floor, 41,000-square-foot sublet block at 1 Glendinning Place in Westport and a 40,000-square-foot block of direct space at 800 Connecticut Ave. in Norwalk.

Fairfield County's average asking rent in the third quarter was \$35.48 per square foot, mostly unchanged from both the previous quarter and one year earlier. Greenwich's non-CBD submarket saw the greatest quarterly increase with a 2% bump-up to \$49.17 per square foot.

Westport Police Department creates new unit to address traffic enforcement

BY PHIL HALL

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The Westport Police Department is responding to a growing concern over traffic-related issues by creating a Traffic Safety Unit.

According to the department, the new unit's focus will include local motor vehicle enforcement with an emphasis on aggressive and distracted driving, along with educational programs and forums where residents can share their con-

cerns with officers. The unit will consist of two officers, both of whom are certified motorcycle officers.

"Clearly, poor driving habits have become a major quality of life issue for our residents," said First Selectwoman Jen Tooker. "So, Police Chief Koskinas and I are committed to making our roadways safer for motorists, pedestrians and bicyclists. The newly created Traffic Safety Unit is a vital step in accomplishing that goal."



Officer Scott Thompson, one of the two policemen assigned to the Traffic Safety Unit. Photo courtesy Westport Police Department.

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Harrison Edwards: post-Covid messaging in a digital world



Bob Knight

BY PETER KATZ

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“In the post-Covid world, Westchester has sprung back to life and whole new ways of doing business need to be communicated,” Bob Knight, president and CEO of Armonk-based marketing and public relations agency Harrison Edwards told the Business Journals. “Fundraising for nonprofits is up again and needs to be communicated. Commerce in general is back so all sorts of marketing and communications activities have sprung back to life.”

Harrison Edwards has in the past year doubled both its staff and its revenues according to Knight. The firm has been adding new local clients such as the Westchester County Association, Village of Pelham, North American Partners in Anesthesiology, and the Larchmont/Mamaroneck STEM Alliance. Harrison

Edwards was an early adopter of digital marketing techniques to help serve its clients and now is taking the next step into virtual reality, creating immersive experiences for clients to use in delivering their messages. The firm also has been actively expanding its activities in helping promote broadband around the country, including adding new clients in such far-flung places as Arizona, California, Colorado, Connecticut, North Carolina and Texas.

“When \$65 billion is infused into the broadband industry through the infrastructure bill it becomes very, very active on a national level,” Knight said. “We also started a cannabis practice recently. We’re developing an anti-stigma campaign for the industry. If someone is trying to site a dispensary or grow operation in a community there’s lots of stakeholder engagement that needs to occur and community relations. There are new

products coming to market. Private equity is putting millions and millions of dollars into the industry and there are go-to-market strategies that a lot of the manufacturers need.”

Knight described Harrison Edwards’ entry into the cannabis marketing field as starting as a slow walk but rapidly becoming intense involvement with industry leaders.

“It’s been a legitimate part of medicine for several years and the science does back up its benefits,” Knight said. “We’re advocates for responsible use, whether it’s medical or recreational. The laws have certainly come in line with the research. We help our clients promote safe and responsible use.”

Knight pointed out that the firm was founded in 1987 and for years hovered at around 10 employees.

“Within the next couple of months we’ll be close to 20 full-time employees,”

Knight said. “We took new space in the same building in June and we outgrew it by July. We’re on a hybrid schedule. We require two days in the office and the team can work remotely the other three days. I’m typically in everyday. Even on our off days we’re seeing more and more people come into the office just for the collaboration.”

Knight said that offering the firm’s staff the ability to work remotely helps keep the company competitive while keeping it an attractive place to be employed.

Knight said that with so many people getting their information through social media channels, it’s more important than ever for businesses to be in control of their messaging.

“Social media information often is not verified and can come from several sources. An omnichannel approach to messaging is absolutely critical for businesses and nonprofits in this day and age. Even in communities like Westchester and Fairfield where a lot of people know each other rumors can travel,” Knight said. “Having campaigns on various social media channels is critically important. Managing your message in the media also is critically important as is packaging that message for the press so they’ll understand what the client wants to communicate in a clear and honest fashion. It also is important to have creative services to support the message.”

Knight explained that only when it’s understood how people consume information that effective campaigns can be designed. He said that a Heatmap of data related to the way people absorb information reveals that the first thing the eyes are attracted to is video, then it’s an image, then a headline, then text.

“Gone are the days when you just issue a press release and everyone knows the information. We have to work three times as hard and work efficiently to get the job done,” Knight said. “As long as you understand how people consume information you can design campaigns that stand out with very clear messaging across multiple channels.”

Knight said that Harrison Edwards plans to continue growing in Westchester as well as on the national front.

“Our broadband practice has us all over the country,” Knight said. “Two weeks ago we had three consecutive events, one in Montana, one in California and another was in Wisconsin. Big events are going on at home too, so managing the company and integrating more creative services into the mix will keep us at the forefront of cutting-edge communications in the country.”

1 Yonkers movie studio—

The city has begun a preliminary review of plans for the third movie and TV production campus, this one in the northwest section of the city near the border with Hastings-on-Hudson and adjacent to Robert Martin Company's South Westchester Executive Park. The street address for the project is 1050 N. Broadway and the developer is iPark Broadway I LLC. The project has been dubbed North Broadway Studios.

A document on file with the Westchester County Clerk's Office shows that RMC Development Company LLC, which has an address in care of Robert Martin Company in Elmsford, sold the parcel of land at 1050 N. Broadway to iPark Broadway LLC for \$10.5 million.

The North Broadway Studios plan calls for a three-story, 183,000-square-foot structure containing three soundstages, office space, editing rooms, make-up and dressing rooms, scenery construction space and additional support facilities. Two of the soundstages

would be 20,000 square feet and the third would be 10,000 square feet. The complex would be on a 4.38-acre site. There would be a total of 238 parking spaces at ground level and on two additional levels.

The global film, TV and audiovisual company MEDIAPRO would occupy the entire studio complex. MEDIAPRO currently operates in 35 countries on four continents. It has operated in the U.S. for about 25 years and has production centers in Miami and New York. It partners with many top names in entertainment, including HBO, Netflix, Amazon, DirectTV, Fox, Viacom and Disney. Productions in which it has been involved have won Oscars, Golden Globes and Emmy Awards.

According to a document filed with Yonkers, the estimated total development cost for the North Broadway Studios project is \$16.5 million and it would generate 100 construction jobs. When completed, there would be an estimated 100 full-time employees at the site

along with 30 part-time employees.

Spano said that there is interest by the film and TV industry in building additional movie and TV studios in Yonkers. He said it would be inappropriate for him to name names at this point.

"There is active interest," Spano said. "We're hopeful (an announcement) is very, very soon. There's talk of more studios in other places in Yonkers so we're excited about the prospects. Yonkers is a place that the industry is looking at very, very seriously. We were told early on when we came into City Hall from the governor's film office that Yonkers really should be Burbank and at the time I needed to get an education and I needed to find out what we were doing wrong. There were a number of things that we were doing wrong in the city that we changed. When we did, our expectation was that we would get more of the industry to come into the city and actually film movies or TV shows."

Spano said that the opening of Lionsgate and the other two studio



Lionsgate identification on Wells Avenue frontage. Photo by Peter Katz.

projects that are in the works are very exciting for the city and have served to enhance its reputation.

"This is something for us to brag about," Spano said. "It's something that people are excited to hear. It's something that's very, very positive that's associated with Yonkers. Now they're going to say, 'Yonkers – Hollywood on the Hudson.'"

Spano expressed his belief that the interest in building studios in Yonkers would not be occurring had it not been for the previous development that took place along the city's waterfront that, in turn, attracted developers to launch projects elsewhere in the city.

Spano recalled that in the past when people mentioned

Yonkers they thought of Otis Elevator, Yonkers Raceway or the Alexander Smith Carpet Factory as being indicative of the city. He said that when MGM made a major investment in the city by purchasing Empire City Casino and the Yonkers Raceway, MGM and Yonkers became intertwined in the minds of many people. He forecast that Empire City would soon receive a full casino license from New York state, leading to further expansion by MGM, including the possibility of a hotel and convention center. He referred to new residential and commercial real estate projects throughout the city, a full casino license for MGM and movie and TV studios coming to Yonkers as being a "trifecta."

1 Van Leeuwens—

Van Leeuwen. The plant grants Van Leeuwen freedom in how it crafts its products, resulting in the use of a lot of heavy cream and egg yolks while cutting out any sort of fillers, to create its signature creamy and chewy ice cream. The flavor and texture set the business' products apart from others, and in the case of Greenwich, no other shop offers such creamy ice cream, according to the brothers.

Having control over manufacturing also allows Van Leeuwen to experiment and create innovative ice cream products efficiently and under time constraints. Peter Van Leeuwen cited the company's Kraft Macaroni & Cheese flavored ice cream as an example of a successfully produced, unique product made on time.

"Kraft came to us and they asked us if we'd like to collaborate on a mac-and-cheese flavor," he recalled. "I don't know if any other companies that did not own their own manufacturing could have pulled it off in the timeline that we were given because it was relatively short, but we were able to, and we executed on it fairly flawlessly."



A serving of Van Leeuwen's ice cream. Contributed photo.

Van Leeuwen offers more than 20 flavors, including vegan options and several seasonal specials with flavors such as royal wedding

cake, marionberry cheesecake and hazelnut fudge cookie available. In addition, each new market opening is introduced with a new

flavor exclusive to that shop.

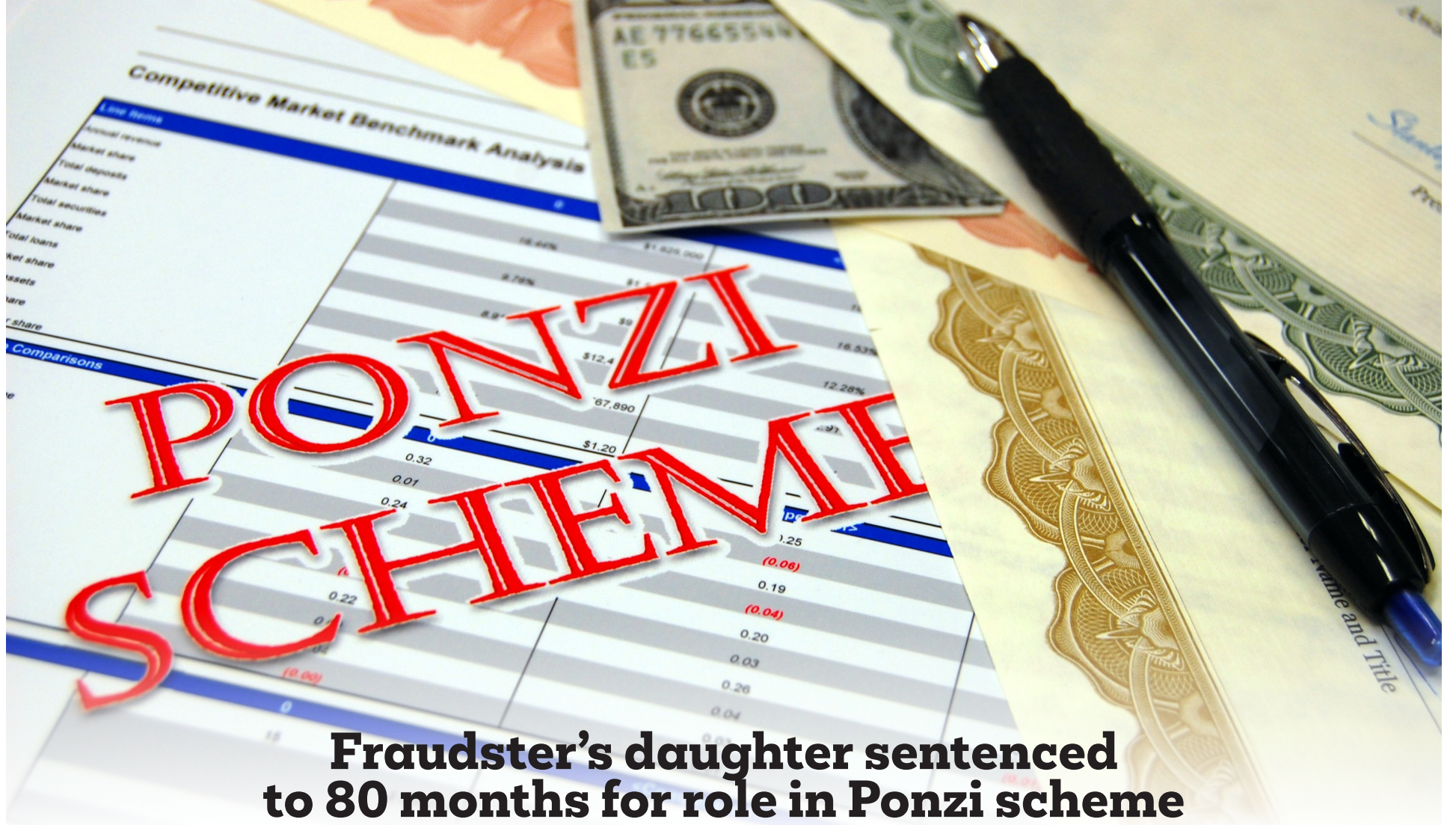
For the new shop at 375 Greenwich Ave., Van Leeuwen collaborated with local business

Raphaël's Bakery to make a rum and vanilla brown sugar ice cream mixed with canelé courtesy of the French bakery.

Like most businesses that revolve around manufacturing, supply chain problems have hit Van Leeuwen hard, with prices for base ingredients like cream and eggs going up 30% and 50% respectively. Freight and trucking costs have gone up as well, according to Peter Van Leeuwen.

"It's really hard because we can only charge so much for an ice cream, so we're not able to raise our prices to a point that would sort of cover those cost increases, so we take a margin hit," Ben Van Leeuwen said.

Despite the difficulties, the brothers remain optimistic and ambitious. Van Leeuwen continues to open scoop shops across the country with a goal of 15 to 20 additional shops, seven of which are set to be open by the end of the year according to the brothers. Darien is planned to be Van Leeuwen's next local location, with an opening slated for the first quarter of 2023.



Fraudster's daughter sentenced to 80 months for role in Ponzi scheme

BY BILL HELTZEL

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Vania May Bell was sentenced to federal prison for six years and eight months on Oct. 11 for her role in a \$11.4 million Ponzi scheme at her family's financial planning firm in Rockland County.

U.S. District Judge Nelson S. Roman also ordered her to forfeit \$589,942 she received in salary and benefits and pay \$8,041,233 in restitution.

Her attorneys had recommended a lenient sentence, depicting her as a victim of manipulations by her father, Hector May, the founder and president of Executive Compensation Planners Inc. (ECP) in New City.

"But for her father," attorneys Elizabeth K Quinn and Benjamin Gold argued in a sentencing letter, "she would never have become involved in this criminal scheme."

But federal prosecutors recommended a longer prison sentence, describing May as "ruthless and seemingly sociopathic" for pilfering the retirement savings of friends, relatives, the elderly and

blue collar workers for 16 years.

May founded ECP in 1982. Bell joined the firm in 1993 and worked as the comptroller and chief compliance officer.

They persuaded clients to move funds to ECP from outside brokerage accounts, on the assurance that ECP could buy bonds directly and avoid transaction fees.

But instead of buying bonds, according to court records, they used client funds for personal and business expenses, and they created fake account statements to conceal the crime.

When clients asked to redeem bonds, May and Bell used the stolen funds, in a classic Ponzi scheme, to pay the client and keep the fraud going undetected.

May, 81, of Orangeburg, Rockland County, pled guilty to conspiracy to commit wire fraud, in 2018. He was sentenced to 13 years in prison, and ordered to forfeit \$11.5 million in ill-gotten gains and pay \$8,041,233 in restitution. He is imprisoned at USP Canaan in Waymart, Pennsylvania.

Bell, 57, of Montvale, New Jersey, pled guilty this past March

to conspiracy to commit wire fraud.

Her attorneys described her childhood as tumultuous. Her parents often fought, her mother withheld attention, her father was physically abusive – hitting her with a flyswatter in one instance and pulling her hair in another – and the family often had to borrow money for basic living expenses because Hector May was often out of work or had lost money on business ventures.

She married and raised two children, but in 2010 she aborted a nonviable pregnancy. Three months later, her husband, Richard Bell, died from skin cancer that had spread to the brain and lungs.

She was now the primary caretaker for a 9-year-old boy and 4-year-old girl who were struggling with the loss of their father.

By then, the Ponzi scheme had been in play for at least nine years.

Bell's attorneys argued that May manipulated his daughter to assist, and they said she did not live a lavish lifestyle, in comparison to her father.

"Ms. Bell's actions stemmed

from her devotion to her father and her inability to question him, as well as her own desperation throughout the pendency of the crime," her lawyers stated in a follow-up sentencing letter on Oct. 7.

"Ms. Bell is a devoted mother whose blind loyalty to her father corrupted herself and caused her to join a criminal scheme that led to the financial ruin of many innocent victims" for which she is extremely remorseful.

Federal prosecutors Vladislav Vainberg, Margery Feinzig and Derek Wikstrom advised the court that Bell was an essential participant to the conspiracy. She processed the clients' money, helped create the phony account statements, and solicited clients for new money as she and her father drained the funds.

In 2016, Bell recorded a conversation with two employees.

"I am the backbone that saves his butt in every promise he (Hector May) makes out there," she said.

"There is nothing in this office that I don't know, haven't touched, haven't seen, haven't done, haven't taught. Everyone is always

intimidated by the time I come in or the things I get to do personally that I've earned over time based on my life circumstances. It's what we call the perk of being the boss's daughter."

"My Dearest Vania," May wrote in a December 25, 2016 note to his daughter, "you have always been there for me. You always watch my back. I couldn't do it without you. Love, Daddy."

Prosecutors said the crime was devastating. Clients had to sell their houses or postpone retirement. Many had counted May and Bell as trusted friends.

The daughter of a carpenter and pizzeria worker, 82, told investigators, "Vania not only stole from our parents, but their children and grandchildren. She stole their self-esteem, their sense of security, their entire life savings and has destroyed their dreams."

"This fraud was not aberrant," prosecutors stated in their sentencing memo. "It was not a lapse in judgement, or a momentary slip-up. Whatever positive qualities Bell may have, she also helped her father carry on a lucrative fraud for over 20 years."

At Northwell Health, science meets art

BY GEORGETTE GOUVEIA

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Their colleague Gizelka David-West, M.D., a gynecological oncologist at Phelps and Northern Westchester Hospital in Mount Kisco (Page 12), not only listens to music in the operating room; she makes music as the female lead singer of a rock 'n' roll band of doctors, N.E.D. (No Evidence of Disease):

For Danilo Silva, M.D., neurosurgery is as much an art as a science.

“Understanding the art of medicine means knowing when to recommend neurosurgery and when surgery need not be done,” said Silva, part of the neurosurgical team at Northwell Health Westchester, which includes Phelps Hospital in Sleepy Hollow, where he is director of neurosurgery, and Northern Westchester Hospital in Mount Kisco. “We only recommend surgery when we can make the patient better. ‘First, do no harm,’” he added, quoting part of the Hippocratic Oath. “I learned in my youth that treatment depends on the clinical status of the situation.”

For example, he said, spinal surgery to alleviate back pain might only produce more pain.

As a neurosurgeon, Silva specializes in less invasive endoscopic, endonasal skull-based surgical procedures (through the nose), which are designed to result in less tissue damage and less downtime for the patient. His practice also embraces targeted radiosurgical techniques, traditional open-brain surgical procedures and all cerebral vascular problems such as aneurisms and strokes.

Though brain cancer gets big play in the news when a Sen. John McCain or a Beau Biden is diagnosed with it, it is actually one of the less common forms of the disease, Silva said, noting that around 25,000 malignant brain and spinal tumors have been diagnosed this year. It is, however, one of the most debilitating and deadliest forms of cancer – albeit one that has seen a growth in new techniques to combat it.

Editor’s note: The sciences and the arts may seem antithetical to some – stimulating as they do different areas of the brain, said Danilo Silva, M.D., director of neurosurgery at Phelps Hospital in Sleepy Hollow. (See story above.) But despite this – or maybe because of it – they can complement one another, helping doctors to stay calm and focused, relax or explore a different part of themselves. At a Sept. 29 reception for the 60th anniversary of the Armonk Outdoor Art Show, Armonk artist Liz Green unveiled “Continuum of Spirit,” a white halo of butterflies made of the sheet music for the playlist – Bruce Springsteen, The Who, Iron Maiden – that Silva and colleague David Gordon, M.D., westfaironline.com/wag/july-2022/a-marriage-of-true-minds/ regional chair of neurosurgery for Northwell Health Westchester, https://nwh.northwell.edu/ listened to as they performed surgery on a patient with a brain hemorrhage.

Because it is a particularly fearsome diagnosis, its treatment requires a great deal of sensitivity on the neurosurgeon’s part, out of the operating room as well as in it.

“I think it’s very important to communicate with patients and in different languages as we have a diverse community,” said Silva, who is also fluent in Portuguese and Spanish.

The Portuguese comes naturally to him as he was born and raised in Recife, a city in northeast Brazil that he said is similar to Miami. There he dreamed of two things – being a doctor and a basketball player. His hoop dreams were denied, he said with modest humor, by his being height-challenged, at least relative to basketball stars, though his love of the game led him to become a Michael Jordan/Chicago Bulls fan. (He has transferred that devotion to the New York Knicks.)

The medical dream seemed more reasonable to this son of doctors, who earned his M.D. at Federal University of Pernambuco and did his residency in neurosurgery at the Hospital da Restauração, University of Pernambuco, both in Recife.

Silva came to the United States in February 2011 to do six years of post-residency training in fellowships at Weill Cornell Medical College in Manhattan, the Cleveland Clinic and Brigham and Women’s Hospital, a teaching affiliate of Harvard Medical School in Boston. All that time in the OR enhanced a love affair with music.

“It’s one of the things that helps me to relax,” he says. “I like jazz, ‘80s pop-rock styles of music. It keeps me calm, focused....”

He’s passing his love of music on to the two children he shares with wife Fabiana Silva, M.D., an ophthalmologist who is a research scientist at Regeneron in Tarrytown. In their Bronxville home, Lucas, 10, plays the saxophone, while Clarice, 5, is studying the flute – though she’d like to emulate her big brother and pick up the sax.

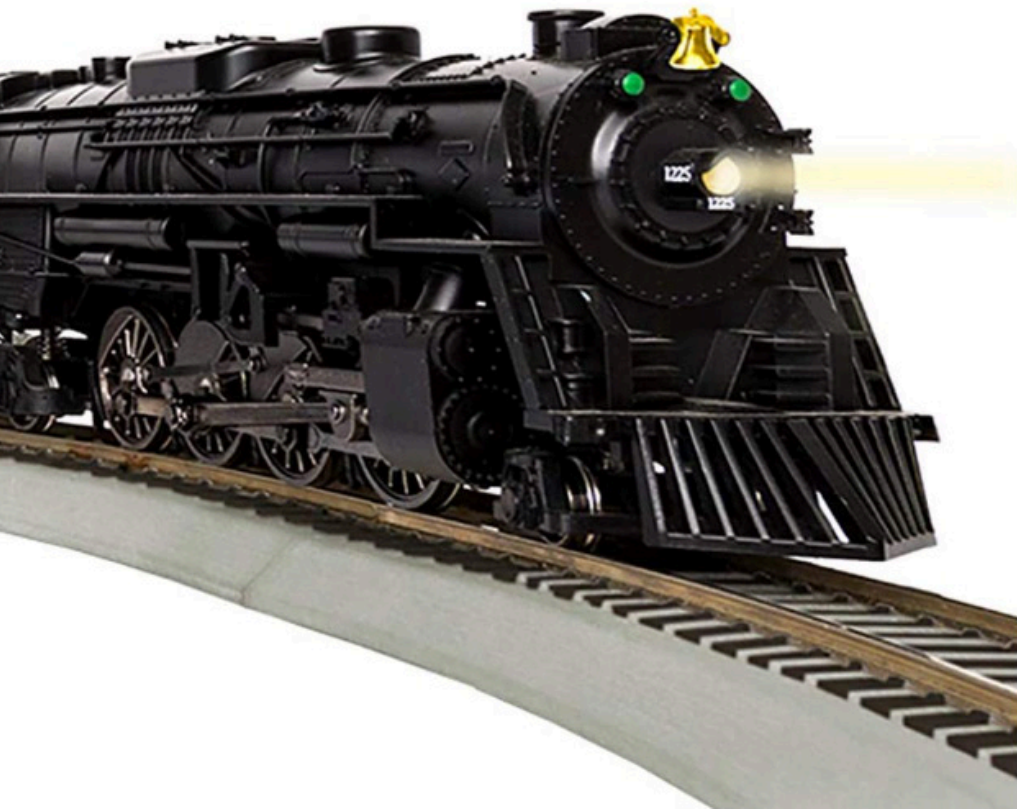
Silva himself doesn’t play an instrument. “But if I could go back and learn one,” he said, “I would.”



Danilo Silva, M.D., director of neurosurgery at Phelps Hospital in Sleepy Hollow, scrubbing for surgery. Courtesy Northwell Health.



From left: Danilo Silva, M.D., director of neurosurgery at Phelps Hospital in Sleepy Hollow, talking with David Gordon, M.D., regional chair of neurosurgery for Northwell Health Westchester. Courtesy Northwell Health.



Owner of toy train molds sues Lionel for royalties

BY BILL HELTZEL

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ASomers company that owns molds for model trains has sued Lionel for allegedly not paying royalties for the toy-making equipment.

ATI Model Products Inc. is demanding \$666,774 from Lionel LLC, in a complaint filed Oct. 11 in Westchester Supreme Court.

Lionel, founded in New York City around 1900, became the classic creator of toy trains that by the mid-20th Century evoked the quintessential boy's gift under a Christmas tree.

Lionel, now based in Concord, North Carolina, did not respond to an email asking for its side of the story.

ATI was founded by Matthew Tager in 1965 and originally operated as American Tortoise Inc., in Farmingdale on Long Island, according to state corporation records, and began doing business as Model Power in 2007.

The third-generation family business also owns tools and molds for model cars, trucks and accessories that it licenses to toy makers.

In the early 2000s ATI acquired the Mantua HO-scale model railroad brand, according to news accounts.

ATI licensed the rights to the Mantua line exclusively to Lionel in 2018, the

complaint states, with an option for Lionel to buy the assets.

Lionel agreed to pay \$100,000 a year in royalties for five years and pay a \$50,000 "knowledge transfer service fee."

But in January 2021 Lionel notified ATI that it was terminating the deal for cause. The letter cited a section of the contract about interference or termination with use of the licensed property "by any governmental entity or body or any other third party."

The complaint does not explain who Lionel believes interfered with the deal or how, but ATI says the grounds for termination are false and an excuse for getting out of the deal early.

"Contrary to Lionel's assertions," the complaint states, "ATI's licensed property was always available for Lionel's use under the agreement."

ATI claims that Lionel owes \$266,774 for unpaid royalties, fees and interest, and \$400,000 for the cost of storing the property.

It is asking the court to declare that Lionel breached the deal, let ATI sell the licensed property to someone else, and order Lionel to return ATI's confidential information. The complaint was verified by ATI chief financial officer Jonathan Tager.

ATI is represented by Purchase attorney Andrew S. Buzin.

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Putting an increased focus on the latest cybersecurity threats



Participating in the cybersecurity forum were (from left) moderator Steven Brunner of Bankwell Financial Group, Special Agent Mike Shove of the U.S. Secret Service, Larry Sezebni of Apex Technology Services, Al Alper of Cyberguard 360, Allen Santana of Advanced Computer Technologies and Jay Parisi, Partner of Aegis Technology Partners. *Photo by Justin McGown.*

BY JUSTIN MCGOWN

jmcgown@westfairinc.com

The data storage and cybersecurity company Datto Inc. hosted a recent forum organized by the Norwalk Chamber of Commerce on the topic of data breaches.

Datto's Vice President of Business Development Mike DePalma set the tone for the event by sharing information from an upcoming report that found most U.S. cybercrime victims are small and medium-sized businesses (SMBs), and the aggregated value cybercriminals can extract globally from these targets would make them the world's 9th largest economy.

"That's how much money is out there," DePalma said. "And in our findings only three out of 10 businesses are highly concerned about it. It'll be a banner year for the criminals, and they are focusing on the small to medium-size business community."

According to DePalma, SMBs are preferred targets for cybercriminals because the lack of concern leads to vulnerabilities they can exploit, and they are the most likely to pay off ransomware attacks since they are less likely to have complete backups or to be

able to afford downtime for a system restore.

All of the forum's panelists agreed that the two most important steps that SMBs can take are implementing multifactor authentication (MFA) and ensuring that staff are properly trained to protect against phishing and "spear phishing" attacks.

MFA is a system, which requires a user to log in to a separate app installed on a smartphone or other device whenever they attempt to log on to a system. Such systems make it significantly more difficult for hackers to access systems – and while not impregnable, this solution can increase security with minimal disruptions for workers or systems.

Despite the advantages of MFA, Allen Santana, a senior security consultant with Bridgeport-based Advanced Computer Technologies, warned of a new attack vector.

"There's this new one, 'MFA Fatigue' where they're just continuously brute forcing logons and sending push notifications an annoyance until you hit approve," he said, adding the best countermeasure according to him is properly trained staff.

Spear phishing targets a specific individual, unlike phishing attacks, which seek as many targets as possible. By trawling social media accounts for relevant information,

spoofing phone numbers and email addresses, and otherwise leveraging publicly available data, the spear phishing miscreants can make convincing messages that seem trustworthy.

"If we look back probably 10, 15 years ago malicious actors were just sending out random emails to thousands and thousands of people hoping somebody would click on an email that would gain them some type of access to something" said Larry Sezebni, founding partner and chief operating officer at Norwalk-based Apex Technology Services. "And that's kind of what that landscape had looked like. But since then, it has become far more sophisticated."

Mike Shove, a special agent for the U.S. Secret Service, explained his own family members were targeted by a sophisticated attack.

"You'll get a cold call from your bank and it's really the bad guys," Shove recounted. "So, someone from my family got a call and thinks that it's the bank they're talking to, and then they had a second bad guy who was pretending to be that family member on another phone call with the bank trying to use the credit card."

The scammers then had the bank send

a confirmation code to Shove's family members and asked them to read it out.

Jay Parisi, a partner with Norwalk-based Aegis Technology Partners, cautioned that the "from" address in an email can be suspect, and safety requires being able to tell if the body of an email seems legitimate.

"Just like a regular letter that you can mail you can write anything in the upper left-hand box. You can make it look like it came from the White House," he said. "Otherwise, you have to implement certain tools in order to track and see if it's being spoofed."

Al Alper of Wilton-based CyberGuard 360 informed the forum audience that "over 95% of all breaches are caused by people. So, when we look at the cybersecurity landscape, I can give you a thousand points to touch on, how it intersects, but ultimately it intersects with the people of your organization and it's imperative that leaders look at their organization through that lens."

Alper also advised that cybersecurity should be viewed as an HR matter. Vulnerabilities in the organization need to be tested for and addressed, and an employee who continually falls for phishing attacks may imperil the entire organization, he added.

What you need to know about IRS letters and notices

BY NORMAN G. GRILL

When the IRS needs to ask a question about a taxpayer's tax return, notify them about a change to their account, or request a payment, it often mails a letter or notice to the taxpayer.

Taxpayers should know that the IRS sends millions of these letters and notices to taxpayers for a variety of reasons. Many of these letters and notices can be dealt with simply, without having to call or visit an IRS office.

The IRS sends notices and letters if you have a balance due or if you are due a larger or smaller refund. The IRS will also contact you by mail if the agency has a question about your tax return or needs to verify your information or requires additional information about you.

Furthermore, contact would be made if the IRS changes your return or needs to notify you about delays in processing

your return.

Your notice or letter will explain the reason for the contact and give you instructions on how to handle the issue. If your notice or letter requires a response by a specific date, there are two main reasons you'll want to comply to minimize additional interest and penalty charges and to preserve your appeal rights if you don't agree.

Read the Notice Carefully

Most IRS letters and notices are about federal tax returns or tax accounts. Each notice or letter deals with a specific issue and includes specific instructions on what to do and it is important that you read it carefully. A notice may reference changes to a taxpayer's account, taxes owed, a payment request or a specific issue on a tax return. Taking timely action could minimize additional interest and penalty charges.

IRS LETTERS AND NOTICES 12

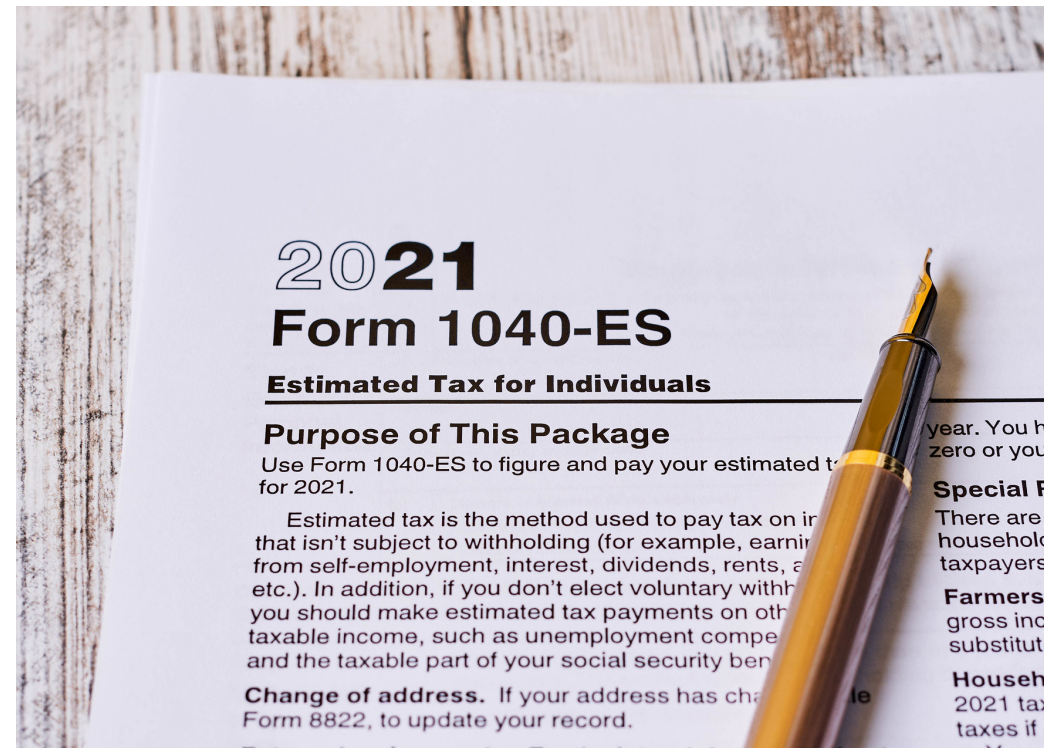


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11 **IRS letters and notices—**

If a letter is about a changed or corrected tax return, the taxpayer should review the information and compare it with the original return. If the taxpayer agrees, they should make notes about the corrections on their personal copy of the tax return and keep it for their records.

When to Take Action

Typically, a taxpayer will only need to take action or contact the IRS if they don't agree with the information, if the IRS requested additional information, or if they have a balance due. The IRS and authorized private debt collection agen-

cies do send letters by mail.

Most of the time, all the taxpayer needs to do is read the letter carefully and take the appropriate action or submit a payment. There is generally no need to reply to a notice or call the IRS unless specifically told to do so.

If a taxpayer does need to call the IRS, they should use the number in the upper right-hand corner of the notice and have a copy of their tax return and letter.

Taxpayers should keep notices or letters they receive from the IRS. These include adjustment notices when an action is taken on the taxpayer's account. Taxpayers

should keep records for three years from the date they filed the tax return.

Watch Out for Scams

IRS notices and letters are sent by mail. The IRS does not correspond by email, phone or social media about taxpayer accounts or tax returns.

You can find the notice (CP) or letter (LTR) number on either the top or the bottom right-hand corner of your correspondence. If you search the IRS website for your notice or letter and it doesn't return a result, or if you believe the notice or letter looks suspicious, report it on

the Report Phishing page on IRS.gov. Taxpayers who are unsure whether they owe money to the IRS can view their tax account information on IRS.gov.

This column is for information only and should not be viewed as advice. Tax matters are often complicated, and mistakes can be costly. If you have any questions or concerns about an IRS letter or notice, don't hesitate to contact a tax professional.

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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The rock doc

BY GEORGETTE GOUVEIA

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By day, Gizelka David-West, M.D., is a gynecological oncologist at Northern Westchester Hospital in Mount Kisco and Phelps Hospital in Sleepy Hollow. But her side gig is as female lead singer with the band N.E.D. (No Evidence of Disease), nedtheband.com, which has five albums of infectious (pun intended) pop-rock tunes. As the name implies, the five members are all physicians, specializing in gynecological oncology.

“‘No evidence of disease’ is what we hope to tell (cancer) patients,” said David-West.

That, however, is not always the case. About 100,000 women will be diagnosed each year with one of the five gynecological cancers – uterine, cervical, ovarian, vulvar and vaginal, with uterine, cervical and ovarian being more prominent and vulvar and vaginal being rare, she said. And while ovarian cancer is particularly deadly, because it’s so insidious – by the time it’s discovered it’s often far advanced – “uterine, the most common of the five, is creeping up,” she added. That’s because of American society’s obesity – causing chronic inflammation that stresses the body’s cells and spurring fat cells to convert steroids to estrogen, high levels of which are associated with increased risk of breast, uterine and possibly ovarian cancers.

Apart from a Pap smear done in a gynecologist’s office to test for cervical cancer and the HPV vaccine given to young people ages 9 through 26 to prevent the human papillomavirus and thus most cervical cancers, there are no screenings and vaccines for gynecological cancers. Signs of gynecological cancer include unusual bleeding premenopausal and bleeding one year after menopause. Lumps on the vulva or in the vagina can also be an indication of those cancers.

Other symptoms, in particular of ovarian cancer – such as bloating, a feeling of fullness too soon after eating, problems with urination, constipation – can be trickier.

“We all have these from time to time,” David-West said. “But if any of these are persistent, you should see an internist and a gynecologist.”

Regardless, women should see a gynecologist annually, she added, eat a high protein, low-sugar diet, exercise regularly and know their family history. (Tennis star Chris Evert discovered her own ovarian cancer early, <https://www.pbs.org/newshour/show/sisters-death-from-ovarian-cancer-led-to-early-detection-for-tennis-legend-chris-evert> thanks to a posthumous test on the blood of her sister, Jeanne Evert Dubin, who died of ovarian cancer in 2020. The test revealed a



Gizelka David-West, M.D., a gynecological oncologist at Northern Westchester Hospital in Mount Kisco and Phelps Hospital in Sleepy Hollow, is also the female lead singer for the rock 'n' roll band N.E.D. (No Evidence of Disease), made up of gynecological oncologists. From left: William Winter, M.D.; John Boggess, M.D.; Nimesh Nagarsheth, M.D.; David-West; and Robert Burger, M.D. Courtesy Gizelka David-West, M.D.

harmful variant of the BRCA1 gene that puts women at risk for breast and ovarian cancer. Chris Evert – who learned she also had fallopian-tube cancer, a rare disease – underwent a hysterectomy and chemotherapy and has been given a 90 to 95% chance that the cancer won't return.)

As for hormone replacement therapy – which alleviates the severe side effects of menopause but can put patients at risk for breast cancer, blood clots, heart disease and stroke – David-West said, “it’s all about balance. Everything in moderation.”

The balance between science and music has been part of David-West’s life since childhood. She grew up in a Nigerian-Slovakian family of artists, first in Nigeria and then in New York City, where, David-West said, “I saw myself ending up on Broadway.” The

mezzo-soprano studied voice at Fiorello H. LaGuardia High School of Music & Art and Performing Arts. But she also loved biology, and her father suggested she major in biology and do music on the side, the right decision, she said.

She graduated from Eastern New Mexico University, where her father chaired the visual arts department – “one of the nice things about having a parent who’s an academic is you get to go to college for free,” she said – and received her M.D. from the University of Miami Miller School of Medicine. She did her residency in obstetrics and gynecology at what is now the Icahn School of Medicine at Mount Sinai and her fellowship in gynecologic oncology at NYU Lagone Medical Center, both in Manhattan.

But David-West – who lives in Yorktown

Heights with husband Patrick Flynn, a lab technologist at Westchester Medical Center in Valhalla, and their three young children – didn’t forget music. In 2019, she joined N.E.D., which includes John Boggess, M.D., on vocals and guitar; Robert Burger, M.D., on bass; Nimesh Nagarsheth, M.D., on drums and percussion; and William Winter, M.D., on guitar. Boggess and Winter write the songs, with the rest of the band collaborating on their arrangements.

Before Covid, the band was extremely active, she said, with 10 shows ranging from Alaska to the South. When she joined, they did four shows before Covid struck. Now N.E.D. is getting back on the road, playing an Oct. 1 gig at The Cutting Room in Manhattan. To prepare, N.E.D. – whose members live across the country – got together to rehearse in April and two days before the show, David-West said. Much of their musical work is done virtually, with band members exchanging recorded parts and blending their sounds. Indeed, blending – particularly her voice with Boggess’ as leads – is key, she said, to why she joined the band and why it works.

“Music is one of the universal languages,” said David-West, who is also fluent in Spanish. “So many people can connect with it.”

In the operating room, she connects to music, too, in the background – something that’s easy on the ears but not too easy.

“I don’t want anything slow and sleepy,” she said.



Ulster extends business help program

BY PETER KATZ

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Ulster County has decided to use \$1 million in federal funding through the American Rescue Plan Act (ARPA) to help small- and medium-sized businesses. The county received a total of \$34 million in ARPA funding. It has decided to allocate the \$1 million to what it calls the Ulster County CARES II Small Business Assistance program.

Eighteen small businesses in Ulster were awarded a total of \$542,983 under the first phase of the Small Business Assistance Program. The individual grant amounts ranged from \$10,600 to \$35,000.

It's expected that about 25 more businesses will be funded under CARES II, with a maximum grant of \$35,000. The Ulster County Economic Development Alliance managed the competitive grant application process, which took place while Pat Ryan was still serving as Ulster County executive prior to his election to Congress.

"In reviewing applications for our CARES I program, we learned more about how the pandemic impacted our small, local businesses. I'm proud that we are using our ARPA funds to provide a second round of critical funding for the Ulster County small-business community,"

said Acting County Executive Johanna Contreras.

Formal submissions for CARES II funding will be accepted from Oct. 31 until Dec. 11.

Tim Weidemann, director of economic development and president and CEO of the Ulster County Economic Development Alliance said, "We know that the small-business community is still feeling the effects of the Covid-19 pandemic. This funding will help businesses maintain financial stability and maintain and increase employment in Ulster County."

Sarah Haley, who chairs the Economic Development Alliance's board, said, "I'm

elated to see the Ulster County CARES Small Business Assistance program continuing. We heard from several awarded businesses about the difference this made in their day-to-day operations."

To qualify for funding, businesses must have 25 or fewer employees. A wide variety of business expenses, including rent, payroll, equipment and fixed assets will be eligible for funding.

To date, about 70% or more than \$24 million of Ulster's total ARPA funding has been allocated for a variety of projects that included improving infrastructure and trails, mental health services, addiction recovery and community programs.

Poly Craft plans new \$30M plant in Middletown

BY PETER KATZ

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A printing company based in Hauppauge in Suffolk County on Long Island plans to expand by building a new plant in Middletown while maintaining its existing operations. Poly Craft Industries has received approval from the city of Middletown Planning Board to build a new facility at 36-60 Industrial Place that will be used for printing laminated and nonlaminated plastic packaging materials.

In an application to the Middletown Industrial Development Agency (IDA), Poly Craft presented a project budget that showed \$7,150,000 to acquire 6.4 acres of land that already has on it a 28,000-square-foot building. It showed that constructing a new 80,000-square-foot plant would cost \$12,178,000, with an additional \$6,000,000 allocated for equipment. Poly Craft said it anticipated using the existing building on the site as well as the new building in its printing business.

Poly Craft told the IDA that within two years of the project's completion it will have brought 120 jobs into the area. It anticipated that the average salary would be \$65,000 with executives earning \$104,000, printing press operators earning \$58,240 and skilled factory workers earning \$47,840.

The IDA was expected to approve sales tax exemptions of \$543,084 for Poly Craft as well as a mortgage recording tax exemption of \$187,649.

Maureen Halahan, president and CEO of the Orange County Partnership, welcomed



Poly Craft rendering.

the approval for Poly Craft to build.

"Poly Craft is a perfect example of the type of sector that we're trying to grow in Orange County," Halahan said. "Manufacturing projects such as this one will have long-term benefits beyond tax revenue, new jobs and investment. It will reinforce and bolster the growing innovation ecosystem in Orange County and the Hudson Valley."

Middletown's Mayor Joseph DeStefano said, "Poly Craft will be a positive addition to the community. The new jobs, investment and tax rateables will benefit the city for years to come. We have a talented workforce, thriving downtown and desirable quality of life that makes Middletown a

great location to locate a business."

Reuben Buck of Engineering & Surveying Properties PC located in Washingtonville noted that the Middletown Planning Board last December approved construction of a 72,000-square-foot warehouse on the property and that what Poly Craft is proposing would essentially be a change of use for a previously approved project.

Buck pointed out that the plant would be equipped with an air-purifying unit to control the release of vapors from materials used in the printing process.

"All solvent vapors that are created during this process are going to be treated through a thermal oxidizer," Buck said.

"This unit, air purifying unit, is regulated by the DEC (Department of Environmental Conservation). It's located at the front of the building. We saw this as the most advantageous place to locate it as there are residences to the rear. The noise of the unit itself is not very loud. It's about as loud as an air conditioner."

Buck said that Poly Craft was proposing landscaping at the rear of the property to shield residences from the new printing plant.

In its review of the proposal, the planning board determined that there would be no significant environmental effects from the project and issued a negative declaration of environmental impact.



Developer chosen for Kingston project

BY PETER KATZ

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Kingston has selected a developer for a project to be built on city-owned property at 615 Broadway. The Baxter Building Corp. based in Poughkeepsie was chosen as the developer of the property based on its response to a Request for Expressions of Interest (REI) issued by the city this year. Previously, in 2018, the city had issued a Request for Proposals to develop the property that did not bring responses resulting in a project moving forward.

In this year's REL, Kingston called for proposals to include a mix of high-quality market rate, workforce and affordable units and said that the development should implement green-building technologies and sustainable practices.

Baxter proposes building a 60-unit residential complex with approximately 30% of the units to be priced in the affordable cat-

egory. The project also includes a publicly accessible covered courtyard.

Baxter has developed more than 1,000 housing units and more than 300,000 square feet of commercial and community facility space throughout the Hudson Valley.

The development site is at the corner of Broadway and Henry Street where the Kings Inn motel stood until 2011.

"This property is a pivotal space in the heart of Midtown Kingston, which has been sitting vacant for far too long," Mayor Steve Noble said. "We're excited for the next step in the process of developing this site into a true community asset. This will be a partnership between the city of Kingston and Baxter that will breathe new life into the heart of the Broadway Corridor and Midtown Arts District."

Developer Eric Baxter said, "It is our goal to provide a quality development that will bring new housing options to the city."



Rendering of proposed project for 615 Broadway in Kingston.

Nyack's Maria Luisa Boutique celebrates 35 years in business

BY PHIL HALL

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In September 1987, Maria Luisa Whittingham opened a small boutique on the ground floor of a mini-mall on South Broadway in Nyack. Thirty-five years later, Maria Luisa Boutique continues to offer a fashionable inventory that is ethically sourced and verified as either Fair Trade or sustainable merchandise.

"I've always loved color," said Whittingham in recalling how she made the transition from designer to entrepreneur. "I envisioned beautiful things, aesthetically natural fibers."

Whittingham credited her mother, who worked as a seamstress, in giving her a full appreciation of clothing design.

"I grew up picking up her scraps and making things early on, just sewing things together," she said. "And this was something I've always wanted to do. I started at F.I.T. and graduated from the design program, and I went back for marketing. It's a field that has always been in my blood."

Whittingham initially planned her business focus to be in wholesaling, but transitioned into retail, which she described as a "real learning experience" that required her to adapt to a public-facing persona.

"It was a sink or swim, in a way, becoming more outgoing and a little more in

conversation than I might, as I am a more introverted person," she explained. "But that doesn't work in retail. And I began to be more communicative and outspoken."

Indeed, Whittingham found herself taking on the roles of community leader – she co-founded Nyack Merchants United, a grassroots business organization, and in 2015 she launched the Maria Luisa Annual Scholarship Fund, which has awarded \$14,000 to students since 2015. She has received numerous awards from both Nyack and Rockland County for her encouragement and support of women's business in general and Latina-owned business in particular.

Whittingham originally created her own product line, but now she sources goods from Fair Trade suppliers.

"When I shop for product, I want to know more about who makes it and what the conditions are," she said, noting that her focus is not just on ensuring the artisans work in safe environments for proper wages, but that the suppliers are "also assisting these communities" from a business training and quality of life consideration.

Whittingham added that her store, which is located at 77 S. Broadway, has not been as severely impacted by the supply chain hiccups that have challenged other retailers.



Maria Luisa Whittingham. Contributed photo.

"We don't buy a lot of bulk from China or that sort of thing," she stated. "That being said, a lot of the components are still coming from there. So yes, there have been some disruptions, but not at the level of a big-box company because we're working with smaller manufacturers."

"I learned to maneuver and just buy more often smaller quantities to always have some newness and enough to sell without committing the way we used to, where it was months and months in advance throughout every category," she added. "Prices have gone up – I would say a

lot of our costs have gone from 10% to 15%, in some cases 20%, and we've had to deal with that."

As for her near-future, Whittingham is optimistic.

"I feel good," she said. "We're growing again and we can grow smoother. One problem that I hope changes in the next year is that it's been very difficult to find employees to work on the retail. I'm working with a few really good employees and going out of my way to recruit people on a part-time basis. I have my very tight little team and it's wonderful."

Hamel wines — all in the family

STORY AND PHOTOGRAPH BY
DOUG PAULDING

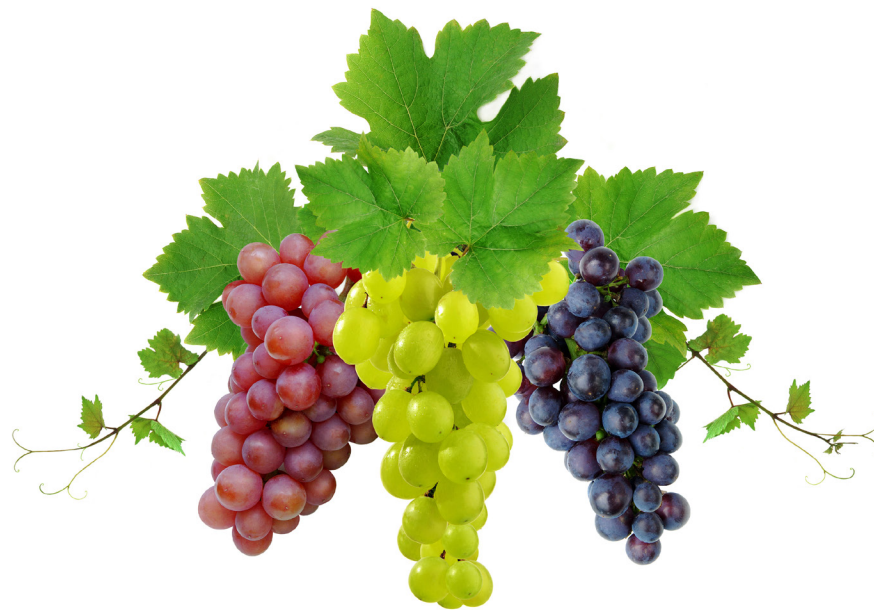
A couple of bottles arrived on my doorstep the other day, of which I knew nothing. They were red wines from Sonoma County, California, labeled Hamel Family Wines from the 2018 harvest. I opened both to taste side by side in a quiet setting so I could properly describe the experience. The first wine, Hamel Family Ranch, was a nearly opaque, glistening magenta in the glass, reflecting the setting sun. Tasting of dark cherry, pomegranate and tart cranberry with a background pleasant hint of oaky sweetness and mouth-filling structure, it was a “wow” moment. Then I tried the Hamel Family Wines Nuns Canyon Vineyard from Sonoma’s Moon Mountain District. This dry wine showed dark fruit, including blackberry and raspberry, with hints of cinnamon, cedar and balanced tannins — “wow” again. Both wines come in at 14.5% ABV (alcohol by volume).

After reveling in these wines for the extended sunset and well beyond, it was time to do a bit of research. Proprietors Pamela and George Hamel Jr. met in high school in Virginia and years later became an item. They moved west and ultimately bought a property in Sonoma Valley with an acre of planted Cabernet Sauvignon vines. Son John took a big interest in the vineyard post-college. He had learned a bit about organic gardening and wanted to kick-start the winery concept with organic and biodynamic directions. Another son, George, came to the vineyard with a financial background and immediately established a proper business model.

After John received his winemaking certificate at University of California at Davis and had a few harvests of grapes to practice on, they got serious. The family bought an adjacent 124-acre property and began planting vines. But what caught my attention the most was the all-star cast of consulting professionals they brought in to guide them to excellence in all areas of winery ownership. Their consultants include a noteworthy winemaker from Italy, an expert



Hamel Family Wines deliver the ‘wow’ factor.



in biodynamic practices from Bordeaux, a technical viticulturist from Napa and, most notably for me, a terroir and soil scientist from Chile, Pedro Parra.

I attended a seminar several years ago in Manhattan hosted by Parra. He is passionate about studying and identifying soil types to determine which grapes specifically will shine in a particular setting. At the seminar, he showed himself in many photographs chest-deep in backhoe-dug pits where he was pointing out the soil types

deep into the pit. What might be a perfect soil medium for one grape might be the undoing of another. Then we proceeded to taste several of the wines from the same vines with different soil types and they were quite different. When Parra determines the proper vine for a specific site, you can be sure it’s a synergistic win.

The Hamel family now owns four different planting sites where they grow Sauvignon Blanc, Semillon, Cabernet Sauvignon, Cabernet Franc, Merlot, Petit

Verdot, Grenache, Zinfandel, Syrah, Carignan, Petite Sirah and Chasselas, and you can bet that each is in its proper place. All of their vineyards are certified organic and biodynamic, no small feat. The Hamels have a meticulous, custom-built winery with a 7,000-square-foot room containing stainless steel and concrete tanks for fermentation. Adjacent to that is a 12,000-square-foot wine cave where oak barrels are contributing color, flavor and structure to the wine as well as oak barrels for actual fermentation and concrete egg fermentation tanks.

The Hamel family has a wonderful indoor tasting area for visitors, by appointment only. The website <https://hamelfamilywines.com/> has several tour and tasting arrangements paired with light snacks or complemented with a complete meal assembled by the family chef. Look for the badger prominently displayed on their label, facing to the right. And that’s symbolically relevant as the Hamels’ decisions — a serendipitous house purchase with a vineyard in place, two sons with appropriate interests and backgrounds and a brilliant winemaking staff — have clearly been right.

Write Doug at doug@dougpauld.com.

CORRECTION

In the Oct. 17 edition of this publication, we accidentally misspelled the name of Tom Cingari Jr. in the article “Norwalk’s ShopRite sharpens its image with renovations.” We apologize for this error.

Au revoir, L'escalé — a master class in class

L'escalé — whose lease was not renewed by the Greenwich Hospitality Group, which owns the Delamar Greenwich Harbor — will be looking for a new home. Before that happens, Table Talk paid L'escalé a visit for one last hurrah:)

L'escalé is the exception to the rule that says restaurants can either have a great view or great food but not both, because this wonderful restaurant — founded by esteemed restaurateur Rick Wahlstedt in 2003 and now a Greenwich institution — has them both in spades.

So there's really no right or wrong way to start lunch or dinner at Greenwich's classiest restaurant. But a flute of deliciously cold, small-bubbled Baron Albert Brut Rosé Champagne would be as good a way as any as it seems a suitable drink for the restaurant's beautifully proportioned dining rooms, which give way to a gorgeous waterfront terrace overlooking Greenwich Harbor.

I say it's the "classiest" restaurant, because class is what L'escalé is all about. Real class doesn't exclude glamor or even a touch of razzmatazz but, in its always quiet way, transcends them.

Take the filigree light fixtures. With their spindly, rococo curlicues and triangles of cut-out newspaper to mimic ships' sails, they are objects of beauty in their own right. Beautiful, too, are the "simple" displays of dried flowers in their vast, bubble-glass vases on a central service table. (They're the last word in understated chic. It's a brave man or woman who gets to wash and dry those particular receptacles.)

The bar, with its concealed lighting and distressed paneling, has every spirit you know and quite a few others you don't, along with splendidly recherché French vermouths and abstruse Italian bitters.

The overall look is broadly Provençal, as if you had scoured the best antique shops in L'Isle-sur-la-Sorgue and bought only the choicest pieces. But the success of the deco-



Dining room at L'escalé.



Maine lobster sliders at L'escalé.

(Editor's note: L'escalé, the Mediterranean-style restaurant located at the Delamar Greenwich Harbor, will be closing its doors Dec. 1 to make way for a new restaurant with the same team, which will continue to be helmed by chef Frederic Kieffer and David Fletcher, director of operations.)

As for the crowd, it is eclectic — lunching ladies for sure, but also hedge-funders clinching the deal; mothers and daughters sharing precious quality time; couples celebrating anniversaries or blushing sweet-16s, shy at all the spoiling from the attentive waitstaff. Or, simply friends out having a good time, because the last thing you need to eat at L'escalé is an excuse.

The scene set, the food would be almost incidental were it not so good. Appetizers, or "Pour commencer," as they are styled, include oysters, clams and caviar, charcuterie, tuna tartare and smoked salmon. Salads, some decorated with edible flowers, spill over with freshness. A rich, late-harvest tomato soup, flecked with cilantro, is served in a teacup, with a mini-brie and brioche grilled cheese on the plate beside it. "Just like mamma used to make," quips L'escalé's debonair director of operations, David Fletcher, a former captain (and hospitality service award winner) at Daniel in New York City and later maître d'hôtel at Café Boulud, as he passes by our table. Hmm, not exactly, but I suspect he is being ironic. My mother's tomato soup, lovely as it was, was never as ambrosial as this.

For lighter appetites, beef sliders or Maine lobster sliders, delicately listed as "snacks," might be the way to go, with salad Niçoise or chicken paillard as a main. More substantial appetites might favor a gourmet cheeseburger, steak frites, a meaty tranche of grilled halibut with spinach or Maine lobster with a spicy tagliatelle.

It does indeed feel like "the Côte d'Azur delivered right to your table," as Kieffer has described his cooking, a sense of place strongly reinforced by servers who even in mid-October are clad in white chinos and navy Vilebrequin polo shirts.

But there is a coda to all this. As L'escalé's loyal customers have known for some time now and as the restaurant itself announces in a heartfelt paragraph on its website, the restaurant will be closing its doors on Dec. 1. It's working hard to find a new home but, in the meantime, come visit while you can. Savor the mood, sample the elegance and revel in the art of gracious living. Because as much as it is about the food and the decoration, lunch or dinner at L'escalé is a master class in, well, masterly class.

For reservations, go to lescalerestaurant.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."

ration — and indeed, a keystone of real class — is that it is intrinsic. It doesn't look as if you have had to try too hard.

Generously sized tables are covered with

snowy white linen and the flatware is heavy, hallmarked silver. Underfoot, sisal mats partially cover the imported 200-year-old terracotta floors.



Photo courtesy of Pixabay.

Nurses in New York state agencies to receive pay raises

BY PHIL HALL

Phall@westfairinc.com

Gov. Kathy Hochul has announced that nurses employed within the state's agencies will be receiving pay raises as part of a new effort to increase recruitment and improve retention among the state's health care workforce.

According to a press statement issued by the governor's office, the increases will benefit approximately 6,500 New York state employees located across 15 state agencies. With these wage upgrades, the starting salary of registered nurses working the day shift will be raised to nearly \$90,000 for those working upstate and \$108,000 for those based downstate.

The state upgraded select nursing titles, with the upgrades representing an average pay increase of 4.5% per title. Registered

nurse titles will also now be hired at the midpoint of the salary range and will receive an updated shift pay to include an increase of 7% of base pay for the evening shift (4:00 p.m. to 12:00 a.m.) and an increase of 10% of base pay for the night shift (12:00 a.m. to 8:00 a.m.).

The governor's office also noted that the pay increases are in addition to increased geographic pay differentials for registered and licensed practical nurse titles enacted earlier this year. In July, registered nurse positions located in Mid-Hudson and downstate locations received a \$35,000 geographic pay differential, a 94% increase from the previous \$18,000 differential, while registered nurse positions located in the rest of the state also received a \$20,000 geographic pay differential, an increase of 67% from the previous \$12,000 pay differential.

In May, licensed practical nurse positions located in Mid-Hudson and downstate locations received a \$13,000 geographic pay differential, an increase of 550% from the previous \$2,000 differential and positions located in the rest of the state received a \$4,000 geographic pay differential, an increase of 100% from the previous \$2,000 differential.

The salary increase is expected to have the greatest impact within the State University of New York, which has 3,381 eligible employees. Other agencies that will benefit from the salary increases are the Office of Mental Health (1,663 employees), Office for People with Developmental Disabilities (674 employees), Department of Corrections and Community Supervision (518 employees), Department of Health (371 employees) and Office of Addiction Services and Supports (120 employees).

"After more than two years on the frontlines in the battle against Covid-19, New York nurses deserve more than our gratitude – they deserve fair and competitive pay," said Hochul, a Democrat who is seeking re-election in November. "These wage increases reflect our state's commitment to supporting our health care workers and will help us retain and recruit the next generation of nurses to keep New Yorkers safe."

"New York state employs thousands of nurses, who provide critical services across our state agencies to protect the health and well-being of New Yorkers," said New York State Department of Civil Service Commissioner Timothy Hogue. "By offering our nurses with these well-deserved pay increases, our partner agencies will be better positioned to retain these talented and dedicated employees."



With the greatest of care. And highest hospital rating.

At Greenwich Hospital, everything we do is centered around creating the most positive patient experience. That's why we're so honored to receive a five-star rating from the Centers for Medicare & Medicaid Services (CMS). It underscores our understanding that there is nothing more important to patients than getting the safest, most timely, and effective care close to home. Whether you're being treated for a heart condition, getting ready for spinal surgery, or simply following up on a colonoscopy, you'll be in the most skilled, capable hands possible. And, you'll be able to rest assured that all of your questions will be answered. Because at Greenwich Hospital we treat every patient, with the greatest of care.

YaleNewHavenHealth
Greenwich Hospital

GOOD THINGS

SPECIAL RECOGNITION FOR NONPROFIT

The Arc Westchester was recently honored by the Westchester Parks Foundation at its 44th anniversary gala. Its Special Recognition Award was presented to Arc “for its commitment to supporting individuals with developmental disabilities and its continuous efforts with the Westchester Parks Foundation’s Volunteer Program.

“We are thankful to the Westchester Parks Foundation for this recognition and the numerous volunteer opportunities they have offered people with developmental disabilities throughout the duration of our relationship,” said Tibi Guzmán, executive director and CEO, The Arc Westchester.

The Arc Westchester began its rela-

tionship with Westchester Parks Foundation in 2016. In 2021, 93 Arc Westchester participants contributed 950 hours of voluntary service with the Westchester Parks Foundation.

Westchester Parks Foundation is a 501(c)3 not-for-profit, philanthropic organization, which provides private support to preserve the county’s park system and improve the quality of life in our communities.

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

OVERCOMING THE ODDS

The Folk Arts Program at Arts Mid-Hudson in partnership with the Ulster County Historian will present a showing of “The Dancing Man,” the award-winning documentary about one-legged tap dancer Peg Leg Bates on Wednesday, Nov. 16, from 7 to 9 p.m. After the film visual storyteller and creator Dave Davidson, will answer questions moderated by Renni Scott-Childress, SUNY professor of history and Kingston’s Third Ward alderman.

When adolescent Clayton Bates lost his leg in a cotton gin accident, he thought his dreams of dancing were over. His life story shows amazing spirit and athleticism and an incredible dancing career. This film shows how Bates overcame the odds to become one of

the greatest tap dancers of all time. Also documented is Bates’ highly successful mountain resort, which catered to African American families.

Davidson is a visual storyteller whose work features arts, culture and African American culture.

Arts Mid-Hudson is the nonprofit arts service organization serving the Mid-Hudson region. Since 1964 its initiatives have engaged and promoted the arts benefiting artists, arts organizations and communities. Arts Mid-Hudson provides vision and leadership to support thriving and diverse arts in the Mid-Hudson region.

To register for the program, visit <http://weblink.donorperfect.com/PegLegBatesDancingMan>.

BIG Y TURNS PINK

In order to continue to raise awareness and funds for breast cancer, all Big Y Supermarkets raised funds for 31 local breast cancer support groups throughout Massachusetts and Connecticut. Since 2007, the chain has raised more than \$2.7 million dollars for this cause. The program, “Partners of Hope” reflects the partnership, commitment and support of breast cancer awareness and research that is vital for so many.

Customers can donate directly to Partners of Hope via bigy.com/community/breastcancerawareness or they can purchase a \$1 ribbon at each register.

According to Big Y CEO, Charles D’Amour, “Thousands of women and

many men are impacted each year by breast cancer. With a renewed focus on health and wellness and the importance of breast cancer awareness and early detection, we hope that this initiative can not only help save lives but some day lead to better treatments and ultimately a cure.”

Big Y operates locations throughout Massachusetts and Connecticut, including supermarkets, Table & Vine Fine Wines and Liquors and Big Y Express gas and convenience locations with more than 10,000 employees. Big Y has been recognized by Forbes as a Best-in-State Employer in Massachusetts and Connecticut.

MEET THE ARTIST



ARTS
OUTREACH

VIRTUAL STUDIO VISIT



ARTIST:

BILL GRAZIANO

OTISVILLE, NY

Orange County Arts Council in Goshen presented a virtual Artist Studio Visit with interdisciplinary artist Bill Graziano last week.

Graziano, an artist and educator, has worked with a variety of materials and sculpture processes. His work is inspired by nature and natural forces. His recent work, created in metal, often using traditional blacksmithing tools, welding and other fabrication

techniques, have been exhibited in public and private galleries and private collections.

“Bill has taught many students how to express their visions through art,” said Janet Howard-Fatta, Orange County Arts Council Board president. “His sculptures are an interesting study in linear art, while his paintings reflect the ordinary made uncommon.”

Arts Outreach Virtual Studio Visits are presented by the Orange County Arts Council’s Artist Outreach Committee. The council supports and empowers artists, fosters diverse forms of expression and promotes access to the arts through educational programs, cultural events, public projects and participation that is integral to the economic development and collective well-being of the community.

TARGETING ALZHEIMER’S DISEASE

Oligomerix Inc., headquartered in White Plains, a privately held company pioneering in the development of small molecule therapeutics targeting tau for rare neurodegenerative and Alzheimer’s diseases, an-

nounced an award of \$2.49 million from the National Institute on Aging of the National Institutes of Health to support clinical development of its lead program OLY-07010, an oral tau self-association small molecule

inhibitor. In August, Oligomerix announced a separate R01 NIH award of \$3.35 million to support a Phase 1a clinical trial of OLY-07010 in healthy subjects, expected to begin this year.

Caption.



Jessa J. Krick

INTERPRETATION, COLLECTION AND ARCHIVES DIRECTOR AT CULTURAL CENTER

Jessa J. Krick has been appointed director of interpretation, collection and archives for the Rosen House at Caramoor, a northern Westchester cultural center in Katonah.

Krick's work focuses on intertwining the history of Caramoor, its founders and the Rosen House – a stunning mansion listed on the National Register of Historic Places with a decorative and fine arts collection – with the visitor experience.

She brings a wealth of experience to her role at Caramoor. For more than a decade, she served as associate director of collections for Historic Hudson Valley – a network of sites spanning centuries of history in lower Westchester County – and was part of a team that received numerous grants for making interpretive and archival content available onsite and online. Prior to her position at Historic Hudson Valley, she held positions at the Brooklyn Museum of Art and at the Metropolitan Museum of Art, in the Antonio Ratti Textile Center and The Costume Institute. She has also taught the history of fashion and culture at Parsons School of Design at The New School. She is active in the American Alliance of Museums and serves on the board of the American Friends of Attingham, keeping her finger on the pulse of what is happening at other historic sites in the area and around the country.

Raised in Tacoma, Washington, Krick graduated magna cum laude from Willamette University in Salem, Oregon, and earned a Master of Arts degree from The Bard Graduate Center in New York City.

"My title is long, but the shorthand is that I'm here to share the stories that bring Caramoor's Rosen House to life," she said.

ENJOYING MOON, MUSIC AND METEOROLOGIST

Cerebral Palsy of Westchester (CPW) recently held its second annual Moonlight Soiree at Crawford Park Mansion in Rye Brook, New York.

Guests took advantage of the gorgeous evening, mingling throughout the mansion and spilling out onto the patio to enjoy live music and gaze at the moon and planets Jupiter and Saturn, through guest meteorologist Joe Rao's enormous telescope. Wine and spirit tastings were provided by lead beverage sponsor Arises Wine & Spirits (owners and long-time CPW supporters Tony Russo and Andrea Kish), with little plates and desserts provided by local businesses, and live music by the band Trifecta. With lead sponsorship from Countywide Transportation and more than 15 local businesses, along with auctions and raffles, the event raised a significant amount of support for CPW's programs that serve thousands of children and adults with intellectual and developmental disabilities.



From left: Venita Osterer, CPW Board President Richard N. Osterer and CPW Executive Director Linda Kuck. Photo by Warren Rosenberg Photography.

WOMEN EMPOWER WOMEN



Nonprofits Westchester Jewish Coalition for Immigration Inc. (WJCI) and Elena's Light Incorporation have joined forces to herald an "Afghan Women's Circle" initiative. This five-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 and is funded by UJA-Federation of New York.

Weekly topics at the circle will include many issues, including the driver's license application process, women's rights and tools to help them transition and adjust to the cultural bridge of American life.

The common goal of each weekly topic is to provide a sense of independence and resilience while advancing their understanding and practice of empowerment – sentiments Elena's Light staff are hoping will be strengthened by the addition of a mentor for each participant once regular group meetings have ended.

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 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.

Founded by Fereshteh Ganjavi, a refugee, Elena's Light embodies a mission to engineer brighter futures for refugee women and children. In collaboration with partners across the region, Elena's Light is also helping to build a long-term support network for the newest members of the community.

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.

SCHOOL BUS FLEETS WITH ADVANCED SAFETY TECHNOLOGY

Rockland County selected BusPatrol – the world's most deployed stop-arm enforcement technology provider – to implement and manage its school bus photo enforcement program. This critical public-private partnership is a win-win for student safety in a no-cost effort to curb the illegal passing of stopped school buses across the county.

As per the agreement, all eight school districts within Rockland County will have the opportunity to have their school buses, both district-owned and contractor-operated, equipped with advanced safety technology, including AI (artificial intelligence)-powered stop-arm cameras to detect the license plates of vehicles that fail to stop for school buses. The technology, installation and maintenance are provided at zero cost through BusPatrol's violator-funded program.

Jean Souliere, the CEO and founder of BusPatrol, said: "Every day in New York state, 50,000 motorists blow past stopped school buses, putting our kids at risk as they step on and off the school bus. This has to stop. Children are the future, and we owe it to them to ensure they travel to school safely."

The program is scheduled to go live next year following a robust education and awareness campaign.

Earlier this year, the National Association of State Directors of Pupil Transportation (NASDPTS) announced that the rate of school-bus illegal passings is at an epidemic level. Survey results suggest that school buses are illegally passed more than 41.8 million times per year in the United States. In New York state, school buses are illegally passed 50,000 times each school day, putting children at risk as they step on and off the bus.

Don't miss the stories that matter most



for \$1 a week

FUJIFILM CLEANS UP



Jun Higuchi, president, Fujifilm Holdings America Corp. and president and CEO of Fujifilm North America Corp. presents check for Westchester County Parks Foundation.



Fujifilm employees cleaning up.

The Westchester Parks Foundation (WPF) hosted more than 30 employees of Fujifilm Holdings America Corp., Fujifilm North America Corp. and Fujifilm Recording Media U.S.A. Inc. for a trash cleanup and beautification day along the Bronx River Pathway at Kensico Dam Plaza in Valhalla. The cleanup effort is part of WPF's Adopt-a-Park campaign.

"Events like this are a perfect way for Fujifilm to show our commitment to the communities where we operate – here in New York and around the world," said Jun Higuchi, president, Fujifilm Holdings America Corp. and president and CEO of Fujifilm North America Corp. "It's just one of the many ways we show, every day, that Fujifilm cares."

Higuchi presented the WPF with a \$20,000 check on behalf of the company and its employees to help in the organization's mission to advocate for and invest in the preservation, conservation, use and enjoyment of the Westchester County Parks system. Fujifilm was honored with the WPF 2022 Community Partner Award in August.

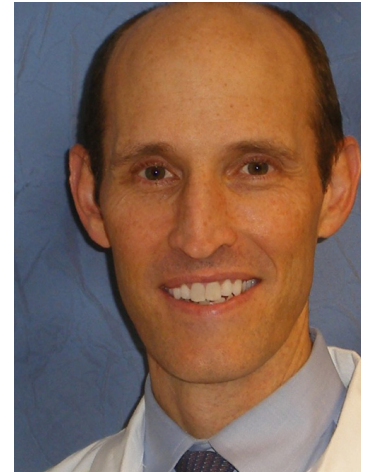
FOUNDATION HONORS DOCTOR

Dr. Peter McWhorter will be honored as the 2022 Doctor of the Year by the Connecticut/Westchester Chapter of Crohn's & Colitis Foundation at the Quest for a Cure Gala at Brae Burn Country Club in Purchase, New York on Nov. 19. This distinction is awarded each year to a member of the medical community who has made an impact in the lives of patients living with Crohn's disease and ulcerative colitis, collectively known as inflammatory bowel disease (IBD).

A long-time resident of Greenwich, Connecticut, McWhorter works for Northeast Medical Group at Greenwich Hospital, a part of the Yale New Haven Health system. McWhorter said, "By the time IBD patients see a surgeon, often their disease is quite advanced." His father, Philip J. McWhorter, M.D., recently retired after 44 years of practicing general surgery at Greenwich Hospital. He, too, cared for many patients with Crohn's and ulcerative colitis and serves as a mentor to his son.

The Quest for a Cure gala is an annual event hosted by the Connecticut/Westchester Chapter and is expected to raise close to \$700,000 to support the mission of the Crohn's & Colitis Foundation.

Known collectively as inflammatory



Dr. Peter McWhorter

bowel diseases (IBD), Crohn's disease and ulcerative colitis affects millions of Americans. They are painful, medically incurable diseases that attack the digestive system. Crohn's disease may attack anywhere along the digestive tract, while ulcerative colitis inflames only the large intestine (colon). Most people develop the diseases between the ages of 15 and 35; however, the incidence is increasing in children. The Crohn's & Colitis Foundation is the leading nonprofit organization focused on both research and patient support for IBD.

For more information about the event, visit <http://bidpal.net/cw2022gala>.

VICE PRESIDENT FOR BANK'S WESTCHESTER MARKET

The First Bank of Greenwich has appointed Ryan Sheflott as vice president, commercial lending officer, to focus on the needs of the bank's Westchester business clients. According to President and CEO Frank Gaudio, the continuous expansion of the bank's commercial portfolio is the result of numerous mergers and acquisitions happening among other financial institutions.

"...The First Bank of Greenwich has always been a community bank first, and businesses respond positively to our community-focused philosophy," said Gaudio. "As we continue to attract more and more commercial customers, we need someone with Ryan's experience and market knowledge to meet their needs."

Sheflott has more than 13 years of business financing experience. He has worked with several nationally recognized financial institutions, built and managed several multimillion-dollar commercial credit portfolios, and earned many industry awards and accolades.



Ryan Sheflott

"There's a dedication to the community that you don't see at other banks, said Sheflott. Even the CEO spends time in the bank lobby, meeting customers. There's more flexibility here because we're empowered to do what it takes to serve the client first. Decisions are made faster, and that's a huge benefit to commercial customers. The bank sponsors many events and spends time getting to know our clients and listening to their needs..."



IN CELEBRATION OF OPEN HIRING



From left: Greyston President and CEO Joseph D. Kenner, Andrew Yearley, The Body Shop CEO David Boynton and Matthew Reich. Photo by John Vecchiolla Photography.

Greyston Foundation held its 40th anniversary gala Thursday, Oct. 6, at the Hampshire Country Club in Mamaroneck. Emceed by CBS2 News Anchor Mary Calvi, the evening kicked off with a happy birthday video that included tributes from Academy Award-winning actor Jeff Bridges; Eve Marko, widow of Greyston founder Bernie Glassman; actor Hugh Jackman; businessman Richard Branson; President Bill Clinton, 42nd President of the United States; and Ben & Jerry's Homemade Holdings Inc. The Body Shop was honored with the 2022 Bernie Glassman Trailblazer Award along with actor Jeff Bridges, the honorary gala chair.

Joseph D. Kenner, president and CEO of Greyston, said, "We are thankful for our supporters for their continued belief in Greyston's vision and mission to unlock human potential through inclusive employment and join us on our journey to drive societal change in our communities through a positive economic impact."

The audience was treated to an engaging fireside-like chat between Kenner and David Boynton, CEO of The Body Shop, along with some of his colleagues, on how The Body Shop im-



Jesper Brodin, CEO of IKEA.

plemented Open Hiring in distribution centers and retail operations across the United States, United Kingdom, Canada and Australia. The night ended with a special surprise from Jesper Brodin, CEO of IKEA, stating that his company would be utilizing the Open Hiring model to create a more wel-

coming work environment where all can reach their full potential.

Greyson is a nonprofit social justice enterprise working to create job opportunities and provide services that enable self-sufficiency through its Open Hiring model. For more information, visit greyston.org.

BAR ASSOCIATION HELPS HABITAT

Habitat for Humanity of Coastal Fairfield County (Habitat CFC) welcomed volunteers from the Connecticut Bar Association's Planning and Zoning Section on Oct. 21, to help build the Habitat CFC "Justice House," being built at 280 William St. in Bridgeport for a low-income family in need of decent, affordable housing.

In Fairfield County, a century of racial discrimination in housing and land-use policies leading to separate and unequal paths for Black and white Americans has left a legacy of unequal housing conditions, options and opportunities. Habitat CFC is committed to advancing racial equity in housing in Fairfield County through advocacy and empowering Habitat homeowners. In 2021, the organization developed the Justice House project with which

Connecticut law firms were asked to help by supporting the project financially as well as provide volunteers to help build the house.

Habitat CFC, CEO Carolyn Vermont said, "While we have proudly dedicated 277 homes to date, we recognize that our work has not even scratched the surface of eliminating unequal housing conditions in our area..."

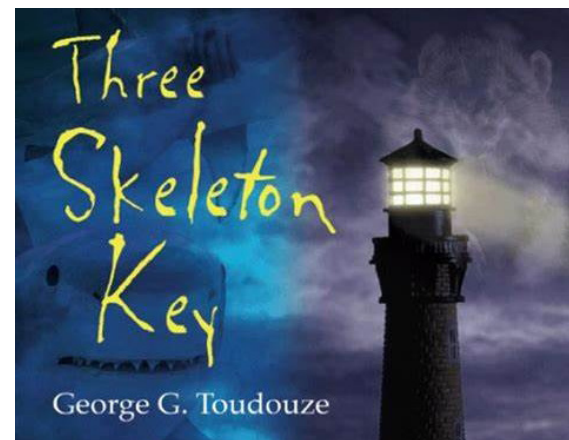
Habitat CFC is looking for other area law firms and companies to assist with the Justice House, which will help make the dream of homeownership possible for a local Bridgeport family. Companies interested in volunteering should contact Kristen Alvanson, director of development, at k Alvanson@habitatcfc.org or phone 203-333-2642, ext.109.

HOLOCAUST CENTER HOSTS SPEAKER

The Holocaust & Human Rights Education Center in White Plains will welcome GenerationsForward speaker Michael Gyory on Nov. 17 at 7 p.m. on Zoom. He will relate the story of his father's first cousin, Agi Keleti, who survived the Nazis and outlasted the Communists to become the greatest female Jewish Olympian of all time, winning 10 metals in women's gymnastics for her native Hungary. Keleti, still alive at 101, is the oldest living Olympic medalist.

The son of Hungarian Holocaust survivors, Gyory grew up in northern Westchester County. After a brief time in the corporate world, he became a real estate entrepreneur, building houses, doing renovations and developing self-storage facilities. He is also a partner in an online vintage clothing business.

To participate, register at Meeting Registration - Zoom. For more information, contact Millie Jasper at mjasper@hhrecny.org.



Three Skeleton Key logo.

LIBRARY HOLDS THE KEY

The Larchmont Library, The Sandbox Theater, the Larchmont/Mamaroneck Lions and SPERDVAC (The Society for the Preservation of Radio Drama, Variety and Comedy) have joined forces to present "Three Skeleton Key," a live audio drama, which is sure to put the shivers into the Halloween season.

The event will run from 2:30 to 4 p.m. on Saturday, Oct. 29, at the Larch-

mont Village Center, 119 Larchmont Ave., Larchmont.

The performance will begin with an introduction to the history of this mystery-horror classic and the Golden Age of radio mystery drama.

The main event will be the live recreation of the 1950 "Escape" radio production of "Three Skeleton Key," presented by the Sandbox Theater Company.

NEW TRUSTEES CONTINUE STRATEGIC COLLEGE GROWTH



Eileen Ivers



Peter G. Riguardi



Joseph M. Murphy Jr.

Iona University has appointed Eileen Ivers '87, '19H, a Grammy Award-winning fiddler and musical pioneer; Peter G. Riguardi '83, '16H, chairman and president, New York tri-state region, Jones Lang LaSalle (JLL) Brokerage Inc.; and Joseph M. Murphy Jr., an experienced banking and investment president, as members of its Board of Trustees.

Their appointments come as Iona continues to grow student programming in the performing arts while also expanding to a second campus in Bronxville, New York, where it will open the NewYork-Presbyterian Iona School of Health Sciences in January 2023.

"This is a pivotal moment in Iona's history, as we work to add new opportunities for students, expand community partnerships and develop a premier school of health sciences in collaboration with one of the nation's top hospitals," said Iona University President Seamus Carey, Ph.D.

Hailed as one of the great innovators of Celtic and World music

and dubbed "the Jimi Hendrix of the violin" by "The New York Times," Ivers is inspired by the power of academia and how it can fuel the arts. She is very much connected to her Irish heritage and envisions opportunities to expand extracurricular activities abroad for the students of Iona. In 2019, Iona conferred upon her a Doctor of Arts degree in recognition of her lifelong commitment to innovation, excellence and deep dedication to bringing people together through music.

As chairman and president of JLL's New York tri-state region, Riguardi leads all operations for the firm in New York, New Jersey and Connecticut. He is responsible for broadening the company's local platform and oversees a team of almost 2,700 professionals in seven offices throughout the tri-state area.

Riguardi started his real estate career at GVA Williams in 1983, where he was the youngest senior vice president in the firm's history. He holds degrees in marketing and finance from Iona, and was recently awarded an

Honorary Doctorate degree.

An experienced president, Murphy is from the banking, finance and commercial real estate industries, and currently serves on the Board of Directors of OceanFirst Bank, OceanFirst Financial Corporation, and the OceanFirst Foundation.

He served from 2003 on the Board of Directors of Country Bank Holding Company, and from 1996 on the Board of Country Bank, a Manhattan-based community bank acquired by OceanFirst Financial Corp. on Jan. 1, 2020. Prior to joining Country Bank, Murphy co-founded a commercial mortgage conduit, ValuExpress LLC. For more than 30 years he has owned and managed family real estate investments in various commercial properties throughout the United States. He is also President of Value Investors Inc., his family's investment office.

A resident of Scarsdale, Murphy is a graduate of the University of Denver and also holds a Master of Science degree in real estate finance from New York University.

ATTORNEY HONORED FOR HIS SERVICE

Pullman & Comley attorney John F. Stafstrom Jr. was recognized for his commitment and decades of service to Lambda Legal at the annual Connecticut Cares fundraiser in Westport on Oct. 2.

Founded in 1973, Lambda Legal is the oldest and largest national legal organization whose mission is to achieve full recognition of the civil rights of lesbians, gay men, bisexuals, transgender people and everyone living with HIV through impact litigation, education and public policy work.

Stafstrom recently concluded his two-year term as chair of the national board of directors of Lambda Legal, wrapping up a nine-year tenure. The Connecticut Cares event raised more than \$400,000 for Lambda Legal.

Lambda Legal CEO Kevin Jennings, said, "A lot of people talk about diversity; some people actually do it. And as anybody who knows John Stafstrom knows, he's a doer. For the first time in its history, Lambda Legal now has a majority female board and a board that's over 40% of people of color."

Stafstrom was elected board chair in 2020. He told the Connecticut Law



John F. Stafstrom Jr.

Tribune in an interview that year that Lambda Legal would be "a major policy resource as the new Biden administration rolls back the discriminatory regulations and policies adopted by the Trump administration and replaces them with LGBTQ+ positive policies."

"Serving on the Lambda board and as chair has been one of the greatest honors of my life due to the amazing work that the Lambda board and team do to bring fully lived equality to all LGBTQ+ persons and those living with HIV and particularly the most vulnerable in those communities," said Stafstrom.

NEW ADMINISTRATOR BRINGS EXTENSIVE EXPERIENCE IN LONG-TERM CARE

The Osborn, a private, nonprofit, continuum of care community, founded in 1908 and based in Rye, New York, recently announced that Zenae Merchant, MHA, LNHA, will serve as the senior living community's new administrator at The Pavilion, a five-star licensed facility providing long-term skilled nursing care, as well as inpatient and outpatient rehabilitation.

Merchant has had an extensive career in the long-term care industry, most recently as the administrator of Charlotte Hall Veterans Home, an assisted living and skilled nursing facility in Maryland. Originally from New York, she held a variety of senior-level health care positions with NYC Health + Hospitals, the largest public health care system in the United States, and long-term care facilities.

"Zenae Merchant has exceptional administrative experience, as well as empathy and communication skills, that make her an ideal fit for our community," said Osborn President and CEO Matthew G. Anderson.

"...The fact that The Osborn has been able to consistently maintain a Medicare



Zenae Merchant

five-star rating, even during the challenges of the pandemic, demonstrates the quality of care being delivered, which I look forward to upholding," said Merchant.

Merchant, has been licensed as an administrator in the states of New York, Minnesota and Maryland. She holds a Bachelor of Science degree in health science with a concentration in health care management from Stony Brook University and a Master of Health Administration degree from Hofstra University.

ATTORNEYS NAMED SUPER LAWYERS

Eight attorneys from FLB Law, a full-service law firm located in Westport have been named to the 2022 Connecticut Super Lawyers and Rising Stars. Super Lawyers and their practices from the firm include Joshua M. Auxier, professional liability; Eric D. Bernheim: real estate; Stephen P.

Fogerty, business litigation; Thomas P. Lambert, employment litigation; and Robert A. Rhodes, personal injury.

The Rising Stars and their practices include Enrico R. Costantini, real estate; Matthias Sportini, civil litigation; and Brian E. Tims, civil litigation.

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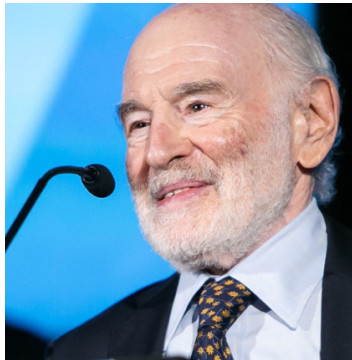
Pace University Professor Bennett L. Gershman was honored with a Lifetime Achievement Award at the New York Law Journal's 2022 New York Legal Awards on Thursday, Oct. 6. The New York legal awards honor attorneys who have made an impact on the legal community and the practice of law over an entire career. Gershman is one of 10 distinguished honorees to receive the 2022 Lifetime Achievement accolade in recognition of his decades of service in the field of law and his record of extensive, extraordinary research, scholarship and teaching.

"Professor Gershman has led a remarkable career as prosecutor, scholar and teacher. His pioneering work in prosecutorial ethics has influenced reform in our criminal justice system," said Horace E. Anderson Jr., dean of the Elisabeth Haub School of Law at Pace University.

Gershman has been a professor of law at the School of Law since its founding as the Pace Law School in 1976. Prior to coming to Pace, he was a prosecutor in the New York State Anti-Corruption Office, where he argued cases in state and federal courts involving public and political officials charged with corruption.

A prolific writer and author, Gershman has written four books, more than 100 articles in law journals and hundreds of book reviews, essays, and op-ed pieces. His treatise, "Prosecutorial Misconduct," initially published in 1985 and now in its second edition, has become a preeminent resource for scholars and practitioners seeking guidance on wrongful convictions.

Gershman was named a Pace University Distinguished Professor in 2020, the highest honor the university bestows upon faculty. He has been a recipient of the Law School's Outstanding Professor of the Year award eight times in the past 20 years. In



Pace University Professor Bennett L. Gershman.

addition, his lifetime work was recognized in a special edition of the Ohio State Journal of Criminal Law dedicated to and "In Honor of Prof. Bennett L. Gershman" in 2019.

Thomas Hoffman, a lawyer who has spent his career devoted to the exoneration of innocent people, outlined Gershman's successful career in an article in the "New York Law Journal." He said, "Professor Bennett L. Gershman has devoted his career to the ideal of equal justice for all. His body of work and accomplishments are revolutionary. Yet he is humble and unpretentious. When asked to name his greatest accomplishment, he replied, 'I was able to retain my integrity.'"

Elisabeth Haub School of Law at Pace University offers JD and masters of law degrees in both environmental and international law, as well as a Doctor of Juridical Science degree in environmental law. The school, housed on the university's campus in White Plains has more than 9,000 alumni around the world. Haub Law launched its Environmental Law Program in 1978 and it has long been ranked among the world's leading university programs, with a current No.1 ranking by "U.S. News & World Report."

NEW OFFICERS FOR UNITED WAY



Lyn Salsgiver Kobsa



Anne McCrory



Paul J. Reszutek



Susan G. Weinberger



Lucy Teixeira



Eric Stone

United Way of Coastal Fairfield County in Bridgeport, has announced its 2022-23 slate of officers to lead the agency. Wilton resident Lyn Salsgiver Kobsa was appointed chair of the Board of Directors succeeding Lucy Teixeira of Trumbull.

At United Way, Salsgiver Kobsa has helped lead the Impact Philanthropy grant-making program, investing \$350,000 in programs for 25 community partners in the past 16 months. In her most recent position as vice president for Community Health Equity for Yale New Haven Health System,

she led efforts to address health inequities and improve outcomes in the health system's regions.

Salsgiver Kobsa said, "I feel privileged to assume this role at such an exciting time for United Way. While we continue to help our neighbors with urgent needs, we are laying the foundation for long-term change and improvement of outcomes. Working together with our partners, donors and community members, we will help empower our neighbors to lead healthier lives, succeed in school and prepare for careers and build sta-

ble financial foundations."

Other new officers and executive committee members include Vice Chair Anne McCrory, chief legal and real estate officer, Diocese of Bridgeport; Treasurer Paul Reszutek, retired partner, Deloitte LLP; Secretary Susan G. Weinberger, president of Mentor Consulting Group; Governance Chair Lucy Teixeira, vice president, customer and administrative services at Aquarion Water Company; and Development Chair Eric Stone, founder and CEO of Clear Path Ventures.

CENTER FOR DESIGN NAMED

Manhattanville College's recently retired President Michael Geisler returned to campus last week for the rededication of the Center for Design named in his honor.

In a ceremony attended by faculty, staff and the community, Geisler was honored for his contributions to the center, which opened in 2019. He was a major force behind the center's creation saying he believed that design thinking was an essential component of a liberal arts education. Manhattanville offers the only certificate program in Westchester and is among the few liberal arts colleges in the country to offer an undergraduate certificate in design thinking.

"President Emeritus Geisler came to Manhattanville with a vision of design thinking as a way to enhance the liberal arts education at Manhattanville College," said Alison Carson, Ph.D., associate provost for academic innovation and design thinking at Manhattanville. "It has been an honor work-



Alison Carson gives tribute to President Emeritus Michael Geisler.

ing to bring Michael's vision to fruition. In just three and a half years from the opening of our doors, we have a Certificate in Design Thinking with our first students graduating this spring."

Design thinking is a systematic approach to solving problems that has gained popularity in recent years among business leaders and others because of its emphasis on innovative and collaborative solutions to complex issues.

Geisler, who served as president from 2016 to 2022, said, "Lots of people have good ideas, but not everyone has someone to support those ideas. My cabinet was a very integral part of making this happen...."

Manhattanville College is a small, private liberal arts institution dedicated to academic excellence, purposeful education and social justice located 30 miles from New York City on a 100-acre suburban campus in the heart of Westchester County.

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STORM KING ART CENTER HONORED DIRECTOR EMERITUS



View of South Fields at dusk. Photos by Angela Pham/BFA, Courtesy of Storm King Art Center.



Storm King Art Center Gala Honoree David Collens.



Storm King Art Center Trustee Courtney B. Vance.

Storm King Art Center hosted its 12th annual gala in the South Fields of the Art Center's 500-acre grounds, 1 Museum Road, New Windsor, New York. The Storm King Award, an annual recognition of meaningful contributions in the fields of visual arts, landscape and nature conservation, was given to Director Emeritus David Collens who joined Storm King in 1974 and served as director and curator from 1976 to 2015, and director and chief curator from 2015 through 2021.

Guests enjoyed cocktails, dinner and a sunset tram tour of the South Fields, which feature several large-scale sculptures and site-specific commissions. Remarks were

given by Nora Lawrence, artistic director and chief curator, and John Stern, president of Storm King:

Lawrence said, "David has spent much of his life and career thinking of the possibilities that this incredible space might provide to artists. ...His love for Storm King is, among this crowd, the stuff of legend, but I can also attest that he likes absolutely nothing more than to connect over this love of Storm King with an artist — finding that fit with them between Storm King's land and their vision, learning about their interests and inspirations..."

Stern said: "I grew to understand David's way of seeing as dimensional and subtle and fully comprehending of an artist's intent.

David has been a true partner to artists and their ambitious projects and to the Art Center itself with the careful siting of each artwork..."

Upon receiving the award, Collens said, "Storm King has been a way of life to me. It's something that is dear to my heart, just seeing and breathing it. In 48 years, my philosophy has been, number one, working with artists and treasuring what they want to do. I never thought I would be standing here tonight — I am thrilled and honored and continue to be inspired by what's to come at Storm King."

Since 1960, Storm King has been dedicated to stewarding the hills, meadows and forests of its site and surrounding landscape.

OCTOBERFEST DRAWS RECORD CROWD TO ROCKLAND



Jimmy Sturr and his orchestra provided the music for Rockland County's popular beer fest. Photos by Kathy Kahn.



Thousands enjoyed the autumn weather at one of the many October fests held across the Hudson Valley

Octoberfest at Bear Mountain drew more than 20,000 beer and polka lovers recently to the Rockland Anthony Wayne Recreation Area. Visitors enjoyed the craft beers and the music provided by

18-time Grammy-winner Jimmy Sturr. A Hudson Valley native, Sturr is not only known as the King of Polka, he also introduced his own vodka, Sturr'd Not Shaken, in 2021. "We had an amazing

turnout," said Seif Fakhoury, general manager of Bear Mountain Inn. "The weather was perfect and everyone has been more than ready to be out enjoying themselves."



CELEBRATING WHITE PLAINS

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Collado Engineering: Building Trust – Delivering Value

Collado Engineering was founded in 1999 as a mechanical/electrical engineering firm serving the Tri-state area. Based in White Plains, NY we have been associated with an impressive roster of private companies and public organizations in virtually every market sector of the built environment.

Our goal has been and continues to be straightforward: deliver value to our clients and to society as a whole. In our experience, the best outcomes are those that derive from a close collaboration with all project stakeholders. For our part, we bring a combination of the latest technology and methods, and the old-fashioned values of respect, diligence, and perseverance. We consider it a privilege to provide our services.

Over the years, Collado Engineering has become widely regarded for our ability to achieve full understanding of a project's requirements—and to follow through with uniquely tailored solutions. We do this through an approach that has been vetted over time.

We listen. We question. We observe. Ours is a review-and-refine mindset, based on the idea that the right solution emerges only after all project needs have been considered.

Collado principals and staff are intimately involved in the design process from inception. We serve the client as advisor, collaborator, and champion—an advocate with our client's interests at heart. Stepping outside the MEP box, our view is wide and long. We focus not only on satisfying our clients, but our clients' clients, the ultimate users of the facilities being built, and all stakeholders the project may affect.

Our contributions to the White Plains and Westchester built environment have included the Center for Media, Film, and Theater (CMFT) on the SUNY Purchase Campus and the Hyatt Place Hotel in the Cross County Shopping Center in Yonkers.

SUNY Purchase's CMFT was constructed for the School of Theater Arts and the School of Film and

Media and is equipped with state-of-the-art instructional, technical, and presentation spaces. Collado Engineering provided consulting services for the design of all mechanical, electrical, and plumbing systems in addition to construction administration services throughout the project.

Once a medical office building, the Hyatt Place Hotel was constructed above a pre-existing, ground-floor retail space. The eight-floor hotel contains all the necessary amenities including 155 guest rooms, suites, and ADA rooms, a reception lobby, indoor pool, and kitchen/buffet. Collado Engineering provided the designs for the mechanical, electric, plumbing, and fire protection systems for the adaptation of the building.

Collado Engineering is passionate about doing work of expert quality that creates value for our clients and benefits the broader society. We are proud to be a part of the White Plains community and contribute to the growth and progress of the city.



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As one of the finest and most dynamic school districts in the state of New York, we facilitate this growth by continuing to offer exciting opportunities for students to explore and learn in a positive, supportive and engaging environment. We are grateful to our children and their parents and guardians, to the Board of Education, and to the faculty and staff who are so committed to ensuring every single child has access to the best educational experience every day. Everything we accomplish is as a community, a family, working together.

Our most recent graduates, the Class of



2022, are shining examples of White Plains pride: bright, determined and focused. We are all very confident that their experiences in the White Plains School District have prepared them well to succeed at whatever they will pursue next; whether they chose to attend a college or university, join the armed forces, begin vocational training, or join the workforce. We were proud to celebrate their

achievements this past June and expect great things from them in the future.

The 2022-2023 academic year is well underway, and we are excited for all it has in store for our Tigers, including expansion of higher-level academic opportunities, classroom libraries and parent communication systems, facilities upgrades, new opportunities in STEM, social studies and enrichment,

more support for the arts, athletics and extra-curricular programming, and more.

In the WPCSD, we are #WPProud of all of our students, our amazing learning community and city.

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It's a perfect time to experience Live, Work and Play in the Center of Culture and Collaboration located right in White Plains.

The commercial real estate market has seen a surge in demand for Class A buildings in great locations. This trend termed as flight to quality is driven by employers' desire to have their employees return to the office. These employers recognize the importance of an office environment that has amenities and is well located to draw their people back. As a result of this the leasing team at RM Friedland has seen tremendous demand for the newly renovated City Square, an office building in the heart of the White Plains CBD with unparalleled amenities and access to all.



On site Café with outdoor patio.

The revitalization of the iconic Westchester Financial Center into a unique mixed-use complex that has undergone an unparalleled modernization by the Ginsburg Development Company is now attracting top businesses and residents from all over the county. Merging the amenities, culture, and conveniences of a bustling city with a spectacular two-acre park, City Square has significantly transformed the White Plains downtown landscape.



Fitness Center.



Curated art from the on-site art gallery.

It's in the center of everything! The mezzanine level in 50 Main Street features amenities not found in any other building in Westchester County. These include: a fully modernized cafeteria that is open daily for breakfast and lunch to enjoy both indoor and outdoor dining, a state-of-the-art fitness center, a golf simulator, an art gallery

lounge, and a club game room. In addition, executives and employees enjoy access to a lecture hall & training room, private dining/conference room, and an executive board room. Medi, a Mediterranean Bistro, is scheduled to open Fall 2022 as well as additional retail and restaurants in Mid-2023.

For businesses looking to make a significant impression in White Plains, they can take the private elevators at 11 Martine to

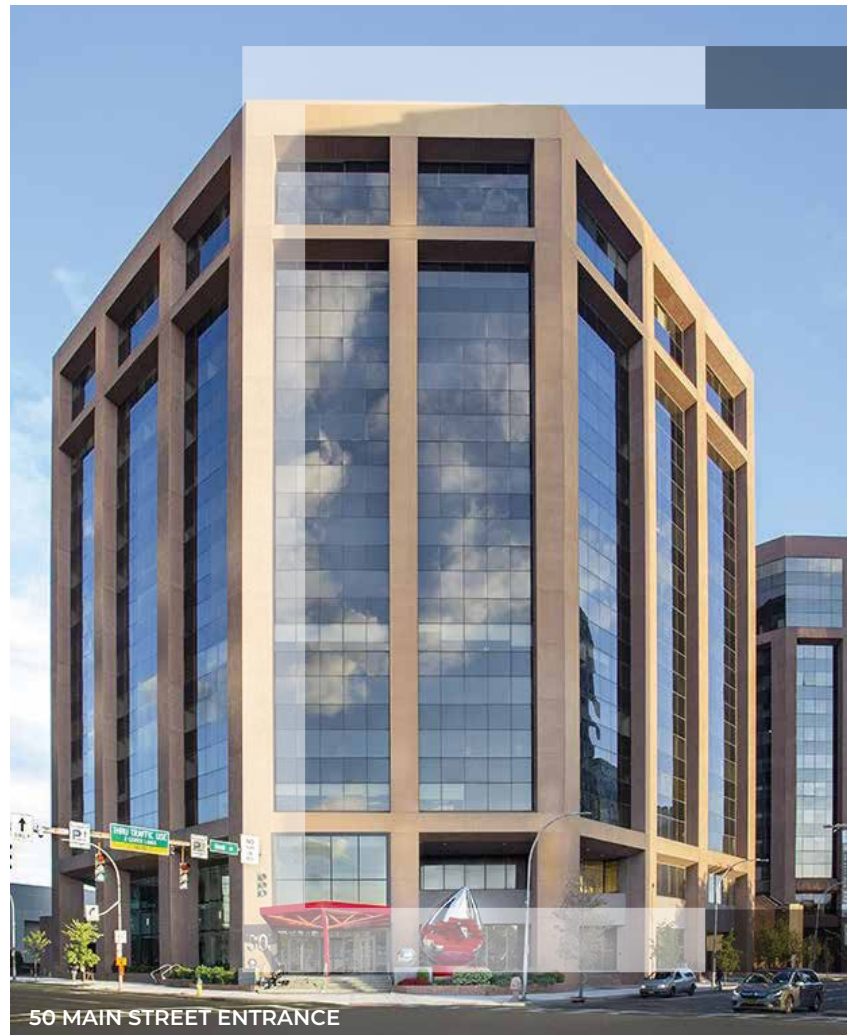


Private 2-Acre Park.

the penthouse, from an abundance of windows to a private terrace, this unique office space offers breathtaking views with its small floor plates. There is also the opportunity to brand 11 Martine with your company logo at the penthouse level!

City Square is the ONLY White Plains address that has it all. There is a front desk concierge in the well-appointed lobby and

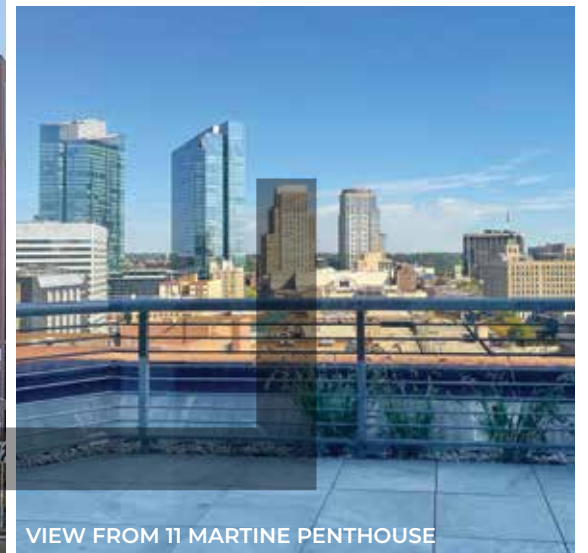
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Our work in Westchester County



The Overture at Brookfield Commons

Brookfield Commons Phase II

Brookfield Commons is the redevelopment of Winbrook Houses, a 450-unit development located on a 9.3 acre site in downtown White Plains. Trinity and co-developer, the White Plains Housing Authority, will demolish the existing five buildings and construct 500-750 units of high quality, modern apartments in phases. This new vibrant development will introduce mixed income tiers, including workforce housing units, to promote a diversity of incomes.

The first phase, named The Overture, was completed in 2022 and is comprised of units set aside for existing Winbrook residents, LIHTC units and a workforce housing tier. The development also contains a community facility space, resident amenities, and resident parking.



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Quarterra Multifamily: Residents Will Live Remarkably at The Mitchell

The White Plains market is primed for growth and revitalization which prompted Quarterra Multifamily to introduce a new standard of living to the market with The Mitchell – a luxury mixed-use apartment community.

Located at the corner of Mamaroneck Avenue and East Post Road, the two-tower high-rise adds 434 apartment homes and 8,145 square feet of retail space to one of the most walkable locales in the neighborhood. The retail space occupies the ground floor of the 15-story buildings, which feature mezzanine-level co-working space and a refined suite of amenities, including a roof-top deck with panoramic views.

The Mitchell offers studio, one-, two- and three-bedroom apartment homes with den layouts available. Apartment interiors are designed to exceed the modern aesthetic of today's renter while also delivering a

spacious living. Penthouses include upgraded finishes and Halo smart tinted windows. The amenity package is top-notch including a lounge, pool, barbecue grills and fire pits; a fitness lounge with a yoga/spin room featuring Lululemon™ Mirror; a club lounge with demonstration kitchen and gaming tables, and a children's playroom.

NEW NAME, SAME COMMITMENT TO EXTRAORDINARY DEVELOPMENT

Quarterra Multifamily, previously known as LMC, is a subsidiary of Lennar Corporation and a vertically integrated multifamily apartment builder, developer, and asset manager. Since its founding in 2011, LMC was among the nation's most active developers, builders, and managers and has been on the NMHC Top 50 List for eight consecutive years.

Having teams living in the markets Quarterra serves enables our teams to work closely with local officials and neighborhood organizations to create communities to best suit the needs of the neighborhood and its residents.

This effort is apparent in the way the White Plains community has embraced The Mitchell. To date, the team at The Mitchell has leased more than 160 homes since opening in July. The team is thrilled to work with more residents to help them call The Mitchell home as the final phase of the community opens next month.

Quarterra is committed to bringing extraordinary housing to residents on the northeast. In late fall, pre-leasing will begin at The Smyth, a 17-story high-rise in Stamford, CT featuring 414 apartment homes and more than 19,000 square feet of retail space.

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WHITE PLAINS: A TALE OF TWO CITIES

White Plains is both celebrating the white-hot market for multi-family housing and dealing with the current lukewarm market for office space.

The Mitchell (a Lennar project) has recently opened at the corner of Mamaroneck Ave. and E. Post Rd. in downtown White Plains, with 434 new residential units in the heart of downtown. Just a few blocks away, the same developer intends to begin construction on its 814-unit two building residential project at the site of the former Alexanders department store at 60 S. Broadway in the first quarter of 2023.

The multi-family project directly across the street from 60 South Broadway being developed by RMS should be underway shortly, replacing a long-vacant strip of decaying retail spaces. The former YMCA building on Mamaroneck Ave. has been demolished in preparation for another multi-family project.

All of these buildings will be packed full of amenities, including pools, roof decks with firepits and barbecues, game rooms, sports areas and fitness centers, lounges, conference rooms, co-working spaces, bike rooms and even pet spas, which will help attract residents of all ages. Leasing on the completed projects is ahead of projections, as it is throughout the county.

Also nearby, Rose Associates has fully enclosed the conversion to residential of the former AT & T office building at 440 Hamilton Ave. and is well underway in construction of the low-rise section of that project on the former parking lot.

The former White Plains Mall (until recently the home of the NY State Department of Motor Vehicles) has been demolished to build the mixed-use Hamilton Green project. This full-block site will eventually be

developed into a 4-building complex with 860 apartments, 85,000 square feet of retail and restaurant space, underground parking, and public open space.

The office market is substantially less active than the multi-family market. There has been no new office space built in Westchester County since the mid-1980's, and it is highly unlikely that any will be built in the future.

The most recent market report shows that Class A availability in the Central Business District has risen to 23.2%, an increase from 22% at this time last year. Several mid-size office spaces have been vacated by law firms and banks, as the third year of the pandemic continues to see remote and hybrid (2-3 days in office and 2-3 days remote) work become the new normal. Leasing is down about one-third from 2021 in this submarket, both in number of leases and in square footage.

Ginsburg Development has spent millions of dollars improving City Square (formerly known as the Westchester Financial Center), transforming an old and tired complex built in the mid-80's into a contemporary, amenity-packed office and residential center, including a large green space that serves both the apartment residents and office workers with a waterfall, a stream, lounging areas, putting greens and exercise stations.

Ginsburg is also converting a small retail strip on the Main St. side of City Square to two new high-end restaurants, which have been sorely needed for decades in this part of the Central Business District. Though office to residential conversions are exceedingly difficult, Ginsburg has also successfully transformed the space formerly occupied by the Pace University graduate school into



for use as medical and administrative offices. This transaction continues the re-purposing trend that has taken place over the last 10 to 15 years, which has reduced the Westchester multi-tenant office market from approximately 32 million square feet to about 26 million square feet currently. Buildings and/or sites converted to medical uses have been a big part of this trend, and it will continue, helping to offset the slumping demand for office space.

Overall, White Plains is on the upswing. Buildings that have been vacant for many years (including the former AT & T Building and the downtrodden White Plains Mall) are being converted to new upscale housing product that is desperately needed in Westchester. There is very few retail vacancies on Mamaroneck Avenue, and they are being quickly leased up when they occur.

It is time for massive recycling of these old buildings and sites into in-demand venues and it is happening. Next up will be the Galleria, which has lost both its retail anchor tenants and is being re-thought by the City, its owners and developers as a site that will contain multi-family housing, and will bring a new streetscape to Main Street, to activate the long, impenetrable concrete wall that was built as part of Urban Renewal in the 1970's.

Howard E. Greenberg, a prominent Westchester commercial real estate broker, founded Howard Properties, Ltd. in 1998. Since that time, his firm has represented tenants in Westchester County and throughout the United States and in Europe in leasing transactions and consulting assignments. He can be reached at (914) 997-0300 or at howard@howprop.com.

a multi-family residential space with industrial accents that has leased up in record time. It is a complete Live/Work/Play environment within steps of the Metro-North Station.

In suburban White Plains (part of the I-287 East Submarket) about 107,000 square feet of space were returned to the market primarily by companies downsizing, and midyear 2022 leasing activity totaled 200,000 square feet in 43 deals, which is well below the 380,000 square feet in 60 deals done in the same period last year. Year to date absorption in this submarket ended at negative 241,000 square feet.

A large, completely vacant office park at 1111-1129 Westchester Avenue was purchased by New York Presbyterian Hospital

From on page 8

complimentary WIFI in all public spaces and a multi-level direct access covered parking garage for visitors and employees. 24/7 security with keycard controlled access, roving security patrol and CCTV offer visitors and employees confidence of a safe and secure environment in which to thrive.

City Square is conveniently located in the heart of White Plains and is steps away from great restaurants, hotels with conference facilities and award-winning shopping. Sur-



rounded by thousands of residential units, City Square is a short walk from the Federal District Courthouse, Westchester County Courthouse, public library and recreational facilities.



This prime gateway location is just steps to the White Plains Metro-North train station which offers a 35-minute express ride to Grand Central Station. There is also regional and local bus service nearby at the

newly renovated White Plains Transportation Center as well as quick access to the Bronx River Parkway, I-287, and I-87 and the regional highway network. Westchester County Airport is 15 minutes from the property.

To locate your business at the unrivaled City Square please contact the RM Friedland leasing team Chris O'Callaghan at 914.968.8500 x 342, Bob Taylor at 914.968.8500 x 341 and Jillian Reiner at 914. 968.8500 x 343 or info@rmfriedland.com.

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COURT CASES

U.S. Bankruptcy Court

White Plains & Poughkeepsie

Local business cases, Oct. 12 - 18

Titli's Island Cuisine LLC, Nyack, by Rosemarie Durandisse, 22-22766-SHL: Chapter 7, assets \$20,000, liabilities \$25,000. Attorney: Mitchell J. Canter.

Saddle Brook Farm Animal Rescue Inc., Walden, 22-35644-CGM: Chapter 11, assets \$183, liabilities \$10,001. Attorney: Michael D. Pinsky.

U.S. District Court,

White Plains

Local business cases, Oct. 12 - 18

TH Remodeling Inc., New Windsor, et al, vs. ABC Supply Co., Rock Wisconson, 22-cv-5773-PMH: Contract enforcement, removal from Orange Supreme Court. Attorneys: Neal D. Frishberg for plaintiff, Scott H. Bernstein for defendant.

Pierluigi Castalda, Yonkers vs. Empress Ambulance Services LLC, Yonkers, 22-cv-8663-NSR: Negligence, data breach, class action. Attorney: Michael R. Reese.

Charles and Susan Degnan, Providence, Rhode Island, vs. Wheelabrator Westchester LP, Peekskill, et al, 22-cv-8681-VB: Personal injury, removal from Westchester Supreme Court. Attorneys: Mark A. Siesel for plaintiff, Thomas E. Muldoon and Carmen A. Nicolaou for defense.

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

Stephanie Dorris, Oakland, California vs. Danone Waters of America, White Plains, 22-cv-8717-NSR: Fraud, class action. Attorney: Max S. Roberts.

Global Foundries US2 LLC, Hopewell Junction vs. Electro Rent Corp., West Hills, California, 22-cv-8754-CS: Contract. Attorney: William S. Nolan.

Victor A. Garcia, Mexico, et al, vs. Rosa Contracting & Construction Inc., New Rochelle, et al, 22-cv-8776-CS: Trafficking Victims Protection Act. Attorneys: Maureen Hussain, Cristina Brito.

Herman Saunders v. Empress Ambulance Services LLC, Yonkers, 22-cv-8777: Negligence, data breach, class action. Attorney: William B. Federman.

Shayla Smith, Poughkeepsie vs. Priority Recovery Inc., New Windsor, 22-cv-8833-VB: Fair Debt Collection Act. Attorney: Yitzchak Zelman.

International Union of Operating Engineers Local 14-148, Flushing, Queens, et al, vs. Abbey Associates & Consulting Group LLC, Orangeburg, 22-cv-8869: Employee retirement. Attorney: James M. Steinberg.

Santander Consumer USA Inc., Dallas, Texas, vs. A.P.O.W. Towing LLC, Yonkers et al, 22-cv-8870: Civil Rights, deprivation of property by unreasonable seizure. Attorney: Nicholas A. Duston.

DEEDS

Above \$1 million

56 Cobblefield LLC, White Plains. Seller: Andrew P. Adelhardt, White Plains. Property: 56 Cobblefield Road, White Plains. Amount: \$1 million. Filed Oct. 14.

426 Carol LLC, Katonah. Seller: Stephen Toth and Lauren Toth, Pelham. Property: 426 Carol Place, Pelham. Amount: \$1.3 million. Filed Oct. 13.

Agree Central LLC, Bloomfield Hills, Michigan. Seller: Carp Yonkers LLC, West Hartford, Connecticut. Property: 587 Tuckahoe Road, Yonkers. Amount: \$9.2 million. Filed Oct. 11.

Ash, Justin and Michelle Zimmerman, Larchmont. Seller: 24 Baldwin Avenue Realty LLC, Harrison. Property: 24 Baldwin Place, Mamaroneck. Amount: \$2.9 million. Filed Oct. 14.

Cubicus LLC, New York City. Seller: Piero Costa, Tuckahoe. Property: 100 Main St., Eastchester. Amount: \$1.4 million. Filed Oct. 12.

Mistis 578 Tarrytown Road Corp., White Plains. Seller: 578 Tarrytown Road LLC, New Paltz. Property: 578 Tarrytown Road, Greenburgh. Amount: \$1.5 million. Filed Oct. 12.

Mortgage Assets Management LLC, Mount Laurel, New Jersey. Seller: Raymond Cote, Carmel. Property: 19 Beverly Road, New Rochelle. Amount: \$1.4 million. Filed Oct. 11.

Peltz, Jay and Brynn Peltz, Larchmont. Seller: SC Rye Brook Partners LP, Pawling. Property: 2 Jasmine Lane, Rye. Amount: \$1.6 million. Filed Oct. 11.

Sanches, Erica Paula and Lus Sanches, Sao Paulo, Brazil. Seller: JAF Builders Corp., Scarsdale. Property: 231 Madison Road, Scarsdale. Amount: \$2.5 million. Filed Oct. 13.

Below \$1 million

2 Convent LLC, Yonkers. Seller: Dam Enterprises LLC, Mahopac. Property: 2 Convent Ave., Yonkers. Amount: \$615,000. Filed Oct. 14.

13 Dellwood Lane LLC, Garden City. Seller: Robert James Contracting Corp., Sea cliff. Property: Dellwood Lane, Greenburgh. Amount: \$500,000. Filed Oct. 13.

17 Lakeside Drive LLC, New York City. Seller: Spaghetti the Cat LLC, New Rochelle. Property: 17 Lakeside Drive, New Rochelle. Amount: \$950,000. Filed Oct. 13.

87 Webster Avenue Realty LLC, Harrison. Seller: Marian Siracusa, John Tralongo and Marilyn Tralongo, Harrison. Property: 87 Webster Ave., Harrison. Amount: \$635,000. Filed Oct. 11.

130 Lawton Realty LLC, Yonkers. Seller: Brian K. McGuckin, Yonkers. Property: 130 Lawton St., Yonkers. Amount: \$950,000. Filed Oct. 14.

160 Brookside Avenue LLC, Mount Vernon. Seller: Bryon L. Allen, Mount Vernon. Property: 160 Brookside Ave., Mount Vernon. Amount: \$580,000. Filed Oct. 12.

211 Grand Street LLC, Croton-on-Hudson. Seller: Jennifer Laemmel, Croton-on-Hudson. Property: 211 Grand St., Cortlandt. Amount: \$350,000. Filed Oct. 12.

543 Ashford LLC, Thornwood. Seller: Helen A. Sunshine, Ardsley. Property: 543 Ashford Ave., Greenburgh. Amount: \$365,000. Filed Oct. 11.

All 4 Realty LLC, Scarsdale. Seller: Mohsen Samin and Ana Samin, Yonkers. Property: 37 Falmouth Road, Yonkers. Amount: \$829,000. Filed Oct. 11.

Ash Saint Property LLC, Mount Vernon. Seller: City of Yonkers. Property: 70 Yonkers Ave., Yonkers. Amount: \$67,254. Filed Oct. 11.

Barilla, Paul, Diego Barilla and Guiseppe Barilla, Verplanck. Seller: SSD Housing LLC, Montrose. Property: Albany Post Road, Cortlandt. Amount: \$260,000. Filed Oct. 11.

Bedford Roak LLC, Bedford. Seller: Qlan Zhang and Dan Meng, Weston, Massachusetts. Property: 523 King St., New Castle. Amount: \$650,000. Filed Oct. 12.

Bilal, Rashad, White Plains. Seller: Drago Family Construction LLC, Middletown. Property: 2 Drago Way, Greenburgh. Amount: \$750,000. Filed Oct. 13.

Bonnie Homes LLC, Armonk. Seller: Caren Lynn Roeder, Armonk. Property: 44 Byram Ridge Road, North Castle. Amount: \$630,000. Filed Oct. 14.

Canine Capital LLC, Melville. Seller: Shenna Woods, Kellen McGee, Kevon McGee and Tykia Quinn, Suffern. Property: 527 Third Ave., Mount Vernon. Amount: \$209,000. Filed Oct. 12.

Chang, Medwin and Jocelyn Kong, Fresh Meadows. Seller: Mellon Group Capital LLC, White Plains. Property: 101 Harding Ave., White Plains. Amount: \$725,000. Filed Oct. 11.

Chang-Roberts, Amelia, Greenburgh. Seller: Libertyville Capital Group LLC, Montgomery. Property: 79 Greenvale Circle, Greenburgh. Amount: \$100,000. Filed Oct. 12.

Fernandez, John and Vanessa Fernandez, Cold Spring. Seller: FBS Hudson Holdings LLC, Buchanan. Property: 191 Third St., Cortlandt. Amount: \$365,000. Filed Oct. 13.

Iamiceli, Rosa and Daniele Iamiceli, Ossining. Seller: Ossining Property Management Inc., New York City. Property: 18 Sarah St., Ossining. Amount: \$500,000. Filed Oct. 11.

Integrity Deals Group LLC, Queens. Seller: Terri James, Staatsburg. Property: 24 Snowden Ave., Ossining. Amount: \$224,000. Filed Oct. 12.

Lakeview Loan Servicing LLC, Coral Gables, Florida. Seller: Anthony Tirone, White Plains. Property: 87 Farquhar Ave., Yonkers. Amount: \$494,100. Filed Oct. 12.

LDS Property Solutions LLC, Huntington Station. Seller: Gerard Sullivan, Irvington. Property: 9 Alta Vista Circle, Greenburgh. Amount: \$393,500. Filed Oct. 13.

Liv Will Mamaroneck LLC, Harrison. Seller: 406 Mamaroneck Avenue Realty Corp., Harrison. Property: 406-408 Mamaroneck Ave., Mamaroneck. Amount: \$950,000. Filed Oct. 11.

Mem Flipp Corp., Bronxville. Seller: Winston Mahabir and Lydia Mahabir, Yonkers. Property: 232 Jessamine Ave., Yonkers. Amount: \$500,000. Filed Oct. 12.

Moore, Trevor and Sinead Walsh, Andover, Massachusetts. Seller: LL Parcel E LLC, Fort Washington, Pennsylvania. Property: 211 Palisades Blvd., Mount Pleasant. Amount: \$1.5 million. Filed Oct. 12.

Paulo, Anne-Marie, New Rochelle. Seller: Diane and Val Realty LLC, Baldwin Place. Property: 52F Jefferson Oval, Yorktown. Amount: \$395,000. Filed Oct. 12.

P.C. Richard and Sons Inc., Kew Gardens. Seller: Bernardo Mendoza, Mount Vernon. Property: 335 N. Fulton Ave., Mount Vernon. Amount: \$885,000. Filed Oct. 11.

Prashad, Rena and Christopher K. Prashad, White Plains. Seller: LL Parcel E LLC, Fort Washington, Pennsylvania. Property: 102 Legend Drive, Mount Pleasant. Amount: \$848,351. Filed Oct. 12.

RAG Holdings LLC, Port Chester. Seller: Robert J. Lee, Moriah. Property: 12 Maywood Ave., Rye. Amount: \$415,000. Filed Oct. 14.

Sable, Catherine and Alan Sable, Bronx. Seller: Madison Bay LLC, Great Neck. Property: 333 Prescott St., Yonkers. Amount: \$419,000. Filed Oct. 12.

SGB Realty Group LLC, Monroe. Seller: George O. Keesler, Cortlandt Manor. Property: 9 DI Rubbo Drive, Cortlandt. Amount: \$300,000. Filed Oct. 13.

TC 727 Fifth LLC, Hopewell Junction. Seller: Marko Skrelja, Poughkeepsie. Property: 682 Lockley Road, Yorktown. Amount: \$400,000. Filed Oct. 12.

WL Homes LLC, Scarsdale. Seller: Francis Lessa and Arlyne Lessa, Mamaroneck. Property: 1025 Shore Acres Drive, Rye. Amount: \$710,000. Filed Oct. 12.

FEDERAL TAX LIENS,

\$10,000 or greater,

Westchester County, Oct. 12 - 18

B&S Wireless Inc., d.b.a. **Tracfone:** Mount Vernon, 2020 - 2021 employer quarterly taxes, \$52,842.

Christopher, Kevin: New Rochelle, 2019 - 2021 personal income and penalty for frivolous tax return, \$10,708.

Conlon, Derek E.: Yonkers, 2019 personal income, \$10,020.

Ford, Patrick A. and Christine M. Ford: Rye, 2019 - 2020 personal income, \$862,630.

Facts & Figures

Frankel, James E.: Chappaqua, 2020 personal income, \$212,124.

Gaggini, Elizabeth: Katonah, 2015 - 2016 personal income, \$57,962.

Gallo, James: Hartsdale, 2017 - 2020 personal income, \$356,456.

Hamilton, Olori: Yonkers, 2019 - 2021 personal income, \$15,647.

Hicks, Magaly I.: Yonkers, 2010, 2020 personal income, \$59,466.

Holten, John V.: Rye, 2004, 2009 personal income, \$14,627,393.

James Ford Plumbing & Heating Co.: Yorktown Heights, 2021 - 2022 employer quarterly taxes, \$25,992.

Litrenta, Christopher and Kerri Lynn: Purchase, 2018 - 2020 personal income, \$96,020.

Ming, Robert: Yonkers, 2021 personal income, \$104,371.

Perez, Norman: West Harrison, 2017 personal income, \$363,875.

Richardson, Alberto and Ria Richardson: Yonkers, 2019 - 2020 personal income, \$67,214.

Richardson, Anthony: Yonkers, 2020 personal income, \$34,990.

Simpson, Teesha: Yonkers, 2020 personal income, \$34,990.

Sindhwani, Rajeev: Scarsdale, 2019 personal income, \$21,281.

Taveras, Zuleika A.: Yonkers, 2017 - 2019 personal income, \$24,893.

Taylor, Aston G. Jr.: Ardsley, 2019 - 2020 personal income, \$78,655.

Varino, George V.: Rye, 2019 personal income, \$73,305.

Westech Elevator Service Inc.: White Plains, 2019 employer quarterly taxes, \$13,280.

Y-Cop of Mount Vernon Inc.: Mount Vernon, 2019 employer unemployment taxes, \$10,500.

JUDGMENTS

Archar, Julio, Elmsford. \$2,303 in favor of Citibank National Association, Sioux Falls. Filed Oct. 13.

Ahmadpour, Donny, White Plains. \$12,898 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Oct. 11.

Arduino, Lisa M., Harrison. \$6,265 in favor of TD Bank U.S.A. National Association, Brooklyn Park, Minnesota. Filed Oct. 13.

Barcos, Stella, West Harrison. \$6,739 in favor of Bank of America National Association, Charlotte, North Carolina. Filed Oct. 13.

Belin, Elliot, Yonkers. \$9,347 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed Oct. 11.

Blake, Peta-Rose, New Rochelle. \$9,711 in favor of Bank of America National Association, Charlotte, North Carolina. Filed Oct. 11.

Canlas, Christine, Yonkers. \$7,064 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed Oct. 11.

Cook, William L., New Rochelle. \$8,868 in favor of Bank of America National Association, Charlotte, North Carolina. Filed Oct. 13.

DeGraaff, Fiona, White Plains. \$11,967 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed Oct. 11.

Deutchman, Jay, Scarsdale. \$966,836 in favor of JA Funding Inc., Mineola. Filed Oct. 14.

DiSanto, Nicholas, Yonkers. \$5,237 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed Oct. 11.

Dorien, Kayla, Croton-on-Hudson. \$7,929 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed Oct. 13.

Flowers, Charles, Purdys. \$12,500 in favor of Citibank National Association, Sioux Falls. Filed Oct. 13.

Fouda, Yahia S., Ossining. \$39,536 in favor of Bank of America National Association, Charlotte, North Carolina. Filed Oct. 13.

Frias, Reynaldo, Yonkers. \$9,893 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 11.

Gaber, Alyssa and Peter Milani, New Rochelle. \$28,181 in favor of Mushinda LLC, Atlanta, Georgia. Filed Oct. 12.

Danielle, Gioffre, Port Chester. \$7,735 in favor of Midland Credit Management Inc., San Diego, California. Filed Oct. 13.

Kim, Ooksoo, Yonkers. \$9,814 in favor of Bank of America National Association, Charlotte, North Carolina. Filed Oct. 11.

Leva, Lynda M., New Rochelle. \$12,026 in favor of Bank of America National Association, Charlotte, North Carolina. Filed Oct. 11.

Morla, Angel, Yonkers. \$10,737 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed Oct. 11.

Perez, Luis M., Cortlandt Manor. \$8,497 in favor of Absolute Resolutions Investments LLC, Bloomington, Minnesota. Filed Oct. 11.

Roman, Anthony, Mount Vernon. \$5,008 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Oct. 11.

Sussman, Marc S., Yorktown Heights. \$9,684 in favor of Bank of America National Association, Charlotte, North Carolina. Filed Oct. 13.

WMK Research Inc., Mount Kisco. \$540,173 in favor of Wintrust Bank National Association, Rosemont, Illinois. Filed Oct. 13.

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

Angelaastro, Philip C., as owner. Filed by Rocket Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$268,620 affecting property located at 52 Townsend Road, Mohegan Lake. Filed Oct. 12.

Bessellieu, Theresa, as owner. Filed by JPMorgan Chase Bank National Association. Action: Foreclosure of a mortgage in the principal amount of \$100,000 affecting property located at 259 Fourth Street East, Mount Vernon. Filed Oct. 13.

Guida, Thomas Joseph and Josephine Margaret Guida, as owners. Filed by Bethpage Federal Credit union. Action: Foreclosure of a mortgage in the principal amount of \$77,000 affecting property located at 473 Heritage Hills, Unit B, Somers. Filed Oct. 11.

Leonard, William, as owner. Filed by Reverse Mortgage Funding LLC. Action: Foreclosure of a mortgage in the principal amount of \$810,000 affecting property located at 20 Elizabeth Place, Armonk. Filed Oct. 12.

Mairs, Tracy C., as owner. Filed by JPMorgan Chase Bank National Association. Action: Foreclosure of a mortgage in the principal amount of \$277,500 affecting property located at 212 Hill Side Ave., White Plains. Filed Oct. 12.

MECHANIC'S LIENS

Arias, Juan L., Yonkers. \$24,000 in favor of Ferro Plumbing Heating and Air Conditioning, Yonkers. Filed Oct. 12.

Bernardo, James, White Plains. \$17,215 in favor of Window Kind LLC, Bronx. Filed Oct. 12.

Highgarden Tower LLC, New Rochelle. \$47,500 in favor of Manhattan Tool Repair Inc., New York City. Filed Oct. 12.

Warren Place Real Estate LLC, Mount Vernon. \$51,753 in favor of Tri State Commercial Roofing Corp., Hillburn. Filed Oct. 13.

NEW BUSINESSES

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

SOLE PROPRIETORSHIPS

Annie Carpenter Studios, 64 Prospect Ave., Ossining 10562, c/o Anne Carpenter. Filed Oct. 14.

Bizzariart, 32 Campwoods Grounds, Ossining 10562, c/o Christine A. Dorio. Filed Oct. 13.

Blexxed Academy, 16 Walnut St., Apt. 2, New Rochelle 10801, c/o Alex Cuis Burnett. Filed Oct. 13.

Branden Leider Lean Process Improvement, 320 Nob Hill Drive, Elmsford 10523, c/o Branden Fritz Leider. Filed Oct. 12.

Chicken & Turkey on the Go, 43 N. Bleeker St., Apt. 3, Mount Vernon 10550, c/o Lawsen Riddenhouse. Filed Oct. 12.

CR Remodeling, 84 Waller Ave., Apt. 4, White Plains 10605, c/o Ruth Noemi Ortega Arcentales. Filed Oct. 12.

CSP and Internet Web, 200 Washington St., Peekskill 10566, c/o Fabian P. Tenesaca Cacha. Filed Oct. 13.

Dial Hair Braiding & Beauty Salon, 120 S. Fourth Ave., Mount Vernon 10550, c/o Dial Mboup. Filed Oct. 11.

Essential Assist, 749 N. Broadway, Apt. 2A, Hastings-on-Hudson 10706, c/o Sheila Shadeed. Filed Oct. Oct. 13.

Eve Keeps It Clean, 67 Van Cortlandt Park Ave., Yonkers 10701, c/o Rasheima Adams. Filed Oct. 11.

Orange Music, 1405 Half Moon Bay Drive, Croton-on-Hudson 10520, c/o Todd C. Isler. Filed Oct. 11.

Selfish Children Productions, 111 Nassau Place, Peekskill 10566, c/o Kirk Alan Van Wormer. Filed Oct. 12.

Speedy Cortes Delivery, 12 E. Post Road, Apt. 1A, White Plains 10601, c/o Lissette Rodriguez. Filed Oct. 13.

Spiritual Alchemy Store, 417 White Plains Road, Eastchester 10709, c/o Mariana Cacers. Filed Oct. 12.

Sterile Touch Cleaners, 4 Lily Court, Yorktown Height 10598, c/o Mohammed Adeka. Filed Oct. 14.

Str8kash, 100 Riverdale Ave., Apt. 3A, Yonkers 10701, c/o Salina Leon. Filed Oct. 14.

TNT Kookies, P.O. Box 1202, Yonkers 10701, c/o Katrina Gillian. Filed Oct. 12.

Tribe Motion, 234 Lyncroft Road, New Rochelle 10804, c/o Marty Moise. Filed Oct. 11.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

Perlmutter, Rafael, as owner. Lender: Valley National Bank. Property: in Ramapo. Amount: \$1.9 million. Filed Oct. 11.

Below \$1 million

244 Upstate LLC, as owner. Lender: Rock Well Funding LLC. Property: 244 N. Terry Hill Road, Carmel. Amount: \$74,300. Filed Oct. 13.

Austin Black LLC, as owner. Lender: ECF Fund I LLC. Property: 18 High St., Unionville. Amount: \$100,000. Filed Oct. 13.

Balance Equity LLC, as owner. Lender: Kiavi Funding Inc. Property: in Blooming Grove. Amount: \$419,900. Filed Oct. 13.

Blundo, John, as owner. Lender: TD Bank. Property: 70 Lakelands Ave., Greenwood Lake. Amount: \$292,000. Filed Oct. 14.

Metrex Equities LLC, as owner. Lender: Loan Funder LLC. Property: 3 Frost Court, New City. Amount: \$621,600. Filed Oct. 12.

Obrien, Erin A., as owner. Lender: Primelending. Property: in New Windsor. Amount: \$219,700. Filed Oct. 11.

Facts & Figures

DEEDS

Above \$1 million

922 Melrose Ventures LLC, Bronx. Seller: TA2 Union LLC, Pleasant Valley. Property: in Poughkeepsie. Amount: \$2 million. Filed Oct. 14.

1592 Route 376 LLC, Brewster. Seller: Gas Land Petroleum Inc., New Paltz. Property: in Wappinger Falls. Amount: \$1.3 million. Filed Oct. 14.

454-462 Piermont Avenue LLC, Orangeburg. Seller: Piermont Development Corp, Townshend, Vermont. Property: 454-462 Piermont Ave., Piermont. Amount: \$1.7 million. Filed Oct. 13.

Store Master Funding XXV LLC, Scottsdale, Arizona. Seller: Rockland Realco LLC, New York City. Property: 157 Route 9W, Haverstraw. Amount: \$2.5 million. Filed Oct. 14.

TLV One LLC, Blauvelt. Seller: 9 STG Demola LLC, Blauvelt. Property: 9 Demeola Road, Orangetown. Amount: \$1.2 million. Filed Oct. 11.

Below \$1 million

6 Celtic Lane LLC, Blauvelt. Seller: Chariclia G. Tsironis and Gloria Tsironis, Blauvelt. Property: 6 Celtic Lane, Orangetown. Amount: \$620,000. Filed Oct. 11.

156 Hilltop LLC, Rhinebeck. Seller: Hilltop Road LLC, Millbrook. Property: in Rhinebeck. Amount: \$200,000. Filed Oct. 11.

1530 Fishkill Creek Associates LTD, Hyde Park. Seller: Capital Property Buyer LLC, Poughkeepsie. Property: in Poughkeepsie. Amount: \$150,000. Filed Oct. 12.

Bradford, Anne L. and Philip K. Bradford, New York City. Seller: 249 Main Street LLC, Armonk. Property: in Beacon. Amount: \$670,000. Filed Oct. 14.

Capital Property Buyer LLC, Poughkeepsie. Seller: Michael C. Gumbinger, Poughkeepsie. Amount: \$100,000. Filed Oct. 12.

Five Cimz LLC, Hyde Park. Seller: Salmon Rose Realty LLC, Poughkeepsie. Property: in LaGrangeville. Amount: \$560,000. Filed Oct. 14.

Hale.FM LLC, Newark, Delaware. Seller: ALA Properties LLC, Amenia. Property: in Amenia. Amount: \$799,000. Filed Oct. 12.

Jada Farms LLC, Harrison. Seller: Northwest Farms Inc., Dandridge, Tennessee. Property: in Amenia. Amount: \$862,500. Filed Oct. 11.

Jorban Property Acquisitions LLC, Fishkill. Seller: Spy Glass Lane LLC, Poughkeepsie. Property: in Poughkeepsie. Amount: \$995,000. Filed Oct. 12.

Luppino, Anna-Maria and Wilkinson Jean-Louis, Spring Valley. Seller: Dellwood Park Realty LLC, Congers. Property: 247 Zukor Road, Clarkstown. Amount: \$580,000. Filed Oct. 14.

Metrex Equities LLC, Monsey. Seller: Warren L. Cohen, Tuckahoe. Property: 50 Yorkshire Drive, Suffern. Amount: \$300,000. Filed Oct. 12.

Milan Volunteer Fire Department Inc., Milan. Seller: George H. Carrothers, Milan. Property: in Milan. Amount: \$850,000. Filed Oct. 14.

Mora, Abriel, New York City. Seller: 76 Albany Street LLC, Poughkeepsie. Property: in Poughkeepsie. Amount: \$405,000. Filed Oct. 13.

Omaha Property Manager LLC, New York City. Seller: Maura A. Barrett, Poughkeepsie. Property: in East Fishkill. Amount: \$425,000. Filed Oct. 11.

Ray, Dennis, Garnerville. Seller: DeMaio Builders Inc., New City. Property: 31 Thornwood Drive, Clarkstown. Amount: \$788,000. Filed Oct. 11.

Zaiat, Rachel, Montebello. Seller: Blu Realty Holdings 2 LLC, Bardonia. Property: 224 West St., Haverstraw. Amount: \$540,000. Filed Oct. 12.

JUDGMENTS

Accilli, Rosemarie, New Windsor. \$4,322 in favor of TD Bank U.S.A., Brooklyn Park, Minnesota. Filed Oct. 13.

Alfieri, Patricia, Carnwall. \$5,493 in favor of Capital One Bank, Glen Allen, Virginia. Filed Oct. 11.

Blueprint Roofing Inc., Dorchester, Massachusetts. \$31,344 in favor of Simply Funding LLC, Chester. Filed Oct. 12.

Brown, Regine T., New Windsor. \$9,330 in favor of Security Credit Services LLC, Oxford, Mississippi. Filed Oct. 12.

Comer, Brian A., Newburgh. \$2,146 in favor of TD Bank U.S.A., Brooklyn Park, Minnesota. Filed Oct. 13.

Farkas, Diane, Newburgh. \$3,802 in favor of TD Bank U.S.A., Brooklyn Park, Minnesota. Filed Oct. 13.

Girardi, Sandra, Monroe. \$8,159 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Oct. 13.

Hari Amrit Corp., Wingdale. \$135,715 in favor of Itria Ventures LLC, New York City. Filed Oct. 12.

Heller, Eric A., Chester. \$52,442 in favor of Great Divide Insurance Co., Urbandale, Iowa. Filed Oct. 12.

Jackson, Charles, Newburgh. \$60,802 in favor of MS Services LLC, San Ramon, California. Filed Oct. 12.

Jacques, Rene and Dorothy Jacques, Chester. \$69,667 in favor of Ascendus Inc., New York City. Filed Oct. 12.

Jems C2 LLC, Newburgh. \$40,133 in favor of Fragrance Acquisitions LLC, Newburgh. Filed Oct. 12.

Kabore, Fulgence, Middletown. \$10,197 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed Oct. 11.

Kimbrow, Leetta, Goshen. \$7,156 in favor of CKS Prime Investments LLC, Chesapeake, Virginia. Filed Oct. 12.

Melendez, Anthony, Warwick. \$9,271 in favor of Accelerated Inventory Management LLC, Austin, Texas. Filed Oct. 12.

Neal, Charisma A., Middletown. \$1,814 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Oct. 12.

Obrien, Daniel A., Monroe. \$34,479 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Oct. 13.

Park, Younok, Middletown. \$18,048 in favor of Bank of America, Charlotte, North Carolina. Filed Oct. 12.

Perez, Mercedes Garcia, Middletown. \$11,478 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Oct. 12.

Sharkey, Scott J., Walden. \$10,526 in favor of Usalliance Federal Credit Union, Rye. Filed Oct. 12.

Werzberger, Aron, Monroe. \$11,045 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Oct. 13.

MECHANIC'S LIENS

23-28 Creek Drive LLC, as owner. \$14,488 in favor of Pulaski Fence Corp. Property: 23-28 Creek Drive, Beacon. Filed Oct. 13.

Barry, Brian and Amber Barry, as owners. \$11,280 in favor of Vivenzio Construction Inc. Property: 55 Four Corners Blvd., Hopewell Junction. Filed Oct. 14.

Chartwell Pharmaceuticals LLC, as owner. \$22,680 in favor of New Jersey Iron Inc. Property: 77 Brenner Drive, Clarkstown. Filed Oct. 13.

Lefkowitz, Leib, as owner. \$11,355 in favor of D'Agostino Landscaping and Irrigation Inc. Property: 21 Dorset Road, Spring Valley. Filed Oct. 13.

Prendergast, Michael, as owner. \$11,300 in favor of Arkinronik Inc., West Nyack. Property: 6 Hillside Drive, Tomkins Cove. Filed Oct. 12.

Walde, Power and Russell F. Lewis, as owners. \$10,126 in favor of Gomez and Sullivan Engineers DPC. Property: in Montgomery. Filed Oct. 11.

Yun, Koen, as owner. \$8,130 in favor of DeLeonardis Electric Inc., Garnerville. Property: 6 Nelson Place, Nanuet. Filed Oct. 13.

NEW BUSINESSES

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

PARTNERSHIPS

Amada's Kitchen, 13 E. Main St., Washingtonville 10992, c/o Johnny O. Sanchez and Magdalena Sanchez. Filed Oct. 14.

SOLE PROPRIETORSHIPS

Brinny Taxi Service, 40 Lafayette St., Spring Valley 10977, c/o Miriam Maribel Pulla Pillco. Filed Oct. 11.

CGG Windows Tinting, 7 Phelps St., West Haverstraw 10993, c/o Christian Geovanny Guaman Gutierrez. Filed Oct. 13.

Elvia's Multiservices, 2 Dutch Lane, Apt. 4E, Spring Valley 10977, c/o Elvia L. Mazariego Bolanos. Filed Oct. 11.

Gadget World, 46 William St., Suite 202, Newburgh 12550, c/o Carlos W. Arenas. Filed Oct. 14.

Get It Done Production, 22 Belden Road, Carmel 10512, c/o Anthony Lapuma. Filed Oct. 11.

Homedesign BSM, 17 Simenovsky Drive, Haverstraw 10927, c/o Lourdes D. Morocho Guasco. Filed Oct. 12.

Hygiene Wipe, 45 Buena Vista Terrace, Central Valley 10917, c/o Riquelmy Solis. Filed Oct. 12.

In Song William Contractor, 348 Route 32, Central Valley 10917, c/o In Won Song. Filed Oct. 13.

Ivelisses Daycare, 13 Warren Ave., Haverstraw 10927, c/o Ivelisse M. Henriquez. Filed Oct. 11.

Ji Young An, 5 Goswick Court, Sparkill 10976, c/o Ji Young An. Filed Oct. 13.

Kallies Dogs, 25 Stony Run Road, Newburgh 12550, c/o Javon O. Mccoy. Filed Oct. 12.

Lianna's Cleaning Services, 44 W. Church St., Apt. B1 Spring Valley 10977, c/o Mirla Lisbeth Alarcon Cartagena. Filed Oct. 11.

MDH Pickup, 61 Ewing Ave., Apt. B22 Spring Valley 10977, c/o Michael D. Hauser. Filed Oct. 12.

Morocho Car Services, 3 Turner Court, Apt. 1f, Nanuet 10954, c/o Ignacio Morocho Guaraca. Filed Oct. 13.

Novedades and Supplies, 12 City Terrace, Apt. 4, Newburgh 12550, c/o Bety Yolanda Vasquez Hernandez. Filed Oct. 14.

Organic Smiles, 186 Route 6N, Mahopac 10541, c/o Priscila Consiglio. Filed Oct. 11.

Pucuna Car Service, 8 W. Castle Ave., Spring Valley 10977, c/o Carmen Amelia Pucuna Naula. Filed Oct. 12.

Pyepful, 62 Riverview St., Walden 12586, c/o Jacob Tyler Jones. Filed Oct. 14.

Root Revival, 18 Breezy Park Road, Putnam Valley 10579, c/o Belgica Gonzalez. Filed Oct. 11.

Shigla Car Service, 8 W. Castle Ave., Spring Valley 10977, c/o Efrain Shigla Cutuguan. Filed Oct. 12.

Vega Taxi Service, 49 Mallory Road, Spring Valley 10977, c/o Guido Holguer Vega Chughchilan. Filed Oct. 11.

BUILDING PERMITS

Commercial

Condon-Brown Builders Inc., Norwalk, contractor for Sono Wharf LLC. Install EV charging stations in parking lot at 56 Chestnut St., Norwalk. Estimated cost: \$20,000. Filed Sept. 16.

Condon-Brown Builders Inc., Norwalk, contractor for Sono Wharf LLC. Perform replacement alterations at 57 Chestnut St., Norwalk. Estimated cost: \$2,500. Filed Sept. 20.

Heritage Remodeling and Construction LLC, Norwalk, contractor for Allison Nicole Kay. Finish basement at Osborne Avenue, Unit B, Norwalk. Estimated cost: \$30,000. Filed Sept. 14.

The Home Depot USA Inc., Norwalk, contractor for Christine Conlin. Remove and replace five windows at 31 High St., Norwalk. Estimated cost: \$4,277. Filed Sept. 15.

John L. Simpson Company Inc., Norwalk, contractor for HD-Main Avenue LP. Perform replacement alterations at 380 Main Ave., Norwalk. Estimated cost: \$27,497. Filed Sept. 19.

LG Building and Remodeling LLC, Norwalk, contractor for Carver Foundation. Reconfigure entry for Community Center at 7 Academy St., Norwalk. Estimated cost: \$53,066. Filed Sept. 20.

Morrow, Jeffrey L., Norwalk, contractor for Edward Pulice. Renovate condo unit and add one wall at 100 Seaview Ave., No. 2/CL, Norwalk. Estimated cost: \$6,000. Filed Sept. 19.

Newpro Operating LLC, Norwalk, contractor for Linda Wilson. Install and replace four windows at 25 Chestnut St., No. 4F, Norwalk. Estimated cost: \$7,260. Filed Sept. 19.

Newpro Operating LLC, Norwalk, contractor for Marit H. Swanston. Install and replace four windows at 4 Daskams Lane, No. 307 Norwalk. Estimated cost: \$8,344. Filed Sept. 19.

Nexus Solutions Inc., Norwalk, contractor for Crown Atlantic Company LLC. Improve equipment for AT&T at self-support tower at 50 Rockland Road, Norwalk. Estimated cost: \$20,000. Filed Sept. 15.

Re-Tech LLC, Norwalk, contractor for the city of Norwalk. Renovate ADA bathroom at 11 Allen Road, Norwalk. Estimated cost: \$79,000. Filed Sept. 20.

Sono Square Associates LLC, Norwalk, contractor for Sono Square Associates LLC. Perform replacement alterations at 85-99 Water St., Norwalk. Estimated cost: \$527,000. Filed Sept. 15.

The Whiting Turner Contracting Co., Norwalk, contractor for the city of Norwalk. Renovate a classroom at Nathan Hale, Strawberry Hill Avenue, Norwalk. Estimated cost: \$125,000. Filed Sept. 13.

The Whiting Turner Contracting Co., Norwalk, contractor for the city of Norwalk. Renovate a classroom at Ponus Ridge, Hunters Lane, Norwalk. Estimated cost: \$125,000. Filed Sept. 13.

The Whiting Turner Contracting Co., Norwalk, contractor for the city of Norwalk. Renovate a classroom at West Rocks, 81 W. Rocks Road, Norwalk. Estimated cost: \$125,000. Filed Sept. 13.

Residential

Bankside Partners LLC, Norwalk, contractor for William P. and Mary Jo Fornshell. Construct additions for a two-car garage and kitchen expansion at 38 Orchard Hill Road, Norwalk. Estimated cost: \$16,800. Filed Sept. 15.

Barringer, Paul B. and Tonia F., Norwalk, contractor for Paul B. Barringer. Extend the second floor for the addition of an accessory apartment at 115 Maywood Road, Norwalk. Estimated cost: \$65,000. Filed Sept. 16.

Brown Dog GC LLC, Norwalk, contractor for Joyce Abate. Renovate the front porch at 9 Norman Ave., Norwalk. Estimated cost: \$65,497. Filed Sept. 14.

Constantine Brothers Construction LLC, Norwalk, contractor for Theodore Tsionis. Remove existing shingles and install new asphalt shingles at 36 Plymouth Ave., Norwalk. Estimated cost: \$10,000. Filed Sept. 20.

Design Builders & Remodeling Inc., Norwalk, contractor for Katherine N. Upson. Renovate a single-family residence at 12 Thomas Place, Norwalk. Estimated cost: \$350,000. Filed Sept. 20.

Fernandez, Sergio and Ana Fernandez, Norwalk, contractor for Sergio and Ana Fernandez. Remove first-floor kitchen and bearing wall and change location of the second-floor bathroom at 41 Gregory Blvd., Norwalk. Estimated cost: \$110,000. Filed Sept. 16.

The Home Depot USA Inc., Norwalk, contractor for Spencer Ronald. Remove and replace one window at 36 Maher Drive, Norwalk. Estimated cost: \$1,083. Filed Sept. 15.

The Home Depot USA Inc., Norwalk, contractor for Christine A. Dzujna. Remove and replace 14 windows at 72 Crooked Trail Road, Norwalk. Estimated cost: \$14,851. Filed Sept. 15.

Jahn, George E., Norwalk, contractor for Russel J. Morris and Kristen M. Hoyt. Add one patio door to garage at 8 Roland Ave., Norwalk. Estimated cost: \$5,000. Filed Sept. 16.

JML Remodeling LLC, Norwalk, contractor for John H. and Sara E. Church. Build a rear deck for a single-family residence at 17 Staples Court, Norwalk. Estimated cost: \$18,500. Filed Sept. 14.

Kerschner Development Company LLC, Norwalk, contractor for Jacqueline L. Novotny. Construct a superstructure for a garage, bedroom and office at 28 E. Rocks Road, Norwalk. Estimated cost: \$100,000. Filed Sept. 14.

Laudano, Thomas A., Norwalk, contractor for Anthony Badaracco. Install an in-ground concrete pool at 27 Creeping Hemlock Drive, Norwalk. Estimated cost: \$70,000. Filed Sept. 20.

Miah, Mohammed Y., Norwalk, contractor for Mohammed Y. Miah. Finish the basement at 49 Ferris Ave., Norwalk. Estimated cost: \$20,000. Filed Sept. 15.

O'Connor, Patrick, Norwalk, contractor for Patrick O'Connor. Construct an addition at east side of a single-family residence at 198 1/2 W. Rocks Road, Norwalk. Estimated cost: \$11,500. Filed Sept. 15.

Portales Home Improvement LLC, Norwalk, contractor for William L. and Olga Fischl. Renovate the single-family residence at 1 Avenue D, Norwalk. Estimated cost: \$90,000. Filed Sept. 15.

Roofing Solutions of Connecticut LLC, Norwalk, contractor for Louis H. Fairchild and Angela M. Sisselman. Replace the shingle roof at 5 Yarmouth Road, Norwalk. Estimated cost: \$20,560. Filed Sept. 14.

Roofing Solutions of Connecticut LLC, Norwalk, contractor for Catherine Mills. Install siding and windows at 27 Aiken St., Norwalk. Estimated cost: \$33,600. Filed Sept. 15.

SHR General Contracting Inc., Norwalk, contractor for Christine Colley. Renovate the second-floor bathroom and convert the bedroom to a walk-in closet at 24 Meridian Road, Norwalk. Estimated cost: \$34,900. Filed Sept. 21.

Window Nation LLC, Norwalk, contractor for Robert G. Christian. Install five windows at 178 Silvermine Ave., Norwalk. Estimated cost: \$6,693. Filed Sept. 19.

Window Nation LLC, Norwalk, contractor for Robert G. Christian. Install an entry door at 178 Silvermine Ave., Norwalk. Estimated cost: \$4,358. Filed Sept. 20.

COURT CASES

Bridgeport
Superior Court

Bowley Jr., Stephen, et al, Fairfield. Filed by Michele Polvay, Fairfield. Plaintiff's attorney: Dodd Law Firm LLC, Cheshire. Action: The plaintiff was walking her dog when she was viciously attacked and bitten by the defendants' dog. As a result of the attack, the plaintiff sustained severe injuries and now seeks monetary damages in excess of \$15,000, exclusive of interest and costs. Case no. FBT-CV-22-6117272-S. Filed Aug. 10.

Brewster, Michael B., Norwalk. Filed by Theodule J. Sanon, Norwalk. Plaintiff's attorney: Katherine Polak, Stamford. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-6117806-S. Filed Aug. 31.

Seaside Liquors LLC, et al, Bridgeport. Filed by Stephen Panus, Southport. Plaintiff's attorney: Ryan Ryan Deluca LLP, Bridgeport. Action: The plaintiff was appointed administrator for the estate of the late Jackson Panus. The defendants sold alcoholic beverages to a minor who allegedly sold or shared the alcohol purchased from the defendant to other minors. As a result of the defendants' negligence, other teens got intoxicated, including Jackson Panus who suffered a car accident causing his death. Case no. FBT-CV-22-6117628-S. Filed Aug. 23.

Vicks, George, et al, Stratford. Filed by PNC Bank, National Association, Miamisburg, Ohio. Plaintiff's attorney: Bendett & McHugh PC, Farmington. Action: The plaintiff is the current holder and owner of the defendants' loan. The defendants defaulted on the terms of the agreement and have failed to pay the plaintiff the amount due. The plaintiff claims foreclosure of the mortgage, possession of the mortgage premises, monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-6117382-S. Filed Aug. 15.

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

Questions and comments regarding this section should be directed to:

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

Facts & Figures

Danbury Superior Court

Port of Missing Men Incorporated. Filed by the town of Ridgefield. Plaintiff's attorney: Cohen & Wolf PC, Bridgeport. Action: The plaintiff is the owner and holder of the tax lien, which the defendant promised to pay to the plaintiff. The defendant failed to pay the property taxes and as a result the plaintiff suffered monetary damages. The plaintiff claims foreclosure of the tax liens, possession of the premises and monetary damages less than \$15,000, exclusive of interest and costs. Case no. DBD-CV-22-6043875-S. Filed Aug. 23.

Vergalis, Jared M. Ridgefield. Filed by Danbury Hospital, Danbury. Plaintiff's attorney: Philip H. Monagan Law Offices, Waterbury. Action: The plaintiff provided hospital services and supplies to the defendant. However, the defendant has neglected or refused to pay the plaintiff, which suffered monetary damages. The plaintiff seeks monetary damages in excess of \$2,500, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-22-6043621-S. Filed July 26

Wilson, Gloria S., et al. Danbury. Filed by Maureen Patricia Jones, Danbury. Plaintiff's attorney: Ventura Law, Danbury. Action: The plaintiff was lawfully on the premises controlled by the defendants when she was caused to fall due to a dangerous condition. As a result, the plaintiff suffered injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs. Case no. DBD-CV-22-6043911-S. Filed Aug. 26.

Young, Belinda A. New Fairfield. Filed by Danbury Hospital, Danbury. Plaintiff's attorney: Philip H. Monagan Law Offices, Waterbury. Action: The plaintiff provided hospital services and supplies to the defendant. However, the defendant has neglected or refused to pay the plaintiff which suffered monetary damages. The plaintiff seeks monetary damages in excess of \$2,500, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-22-6043622-S. Filed July 26.

Stamford Superior Court

Aubin, Clara, Norwalk. Filed by David Arnold Weisbrod, Greenwich. Plaintiff's attorney: Matthew Julian Forrest, Wethersfield. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-22-6057568-S. Filed July 25.

Parachute Concerts LLC, et al. Stamford. Filed by Richard Polio, Shelton. Plaintiff's attorney: Meister Seelig & Fein LLP, Stamford. Action: The plaintiff attended an event organized by the defendant. Plaintiff wanted to buy food in one of the food trucks but when he walked around and behind the pizza truck he could not see the granite ledge upon which he tripped and fell onto the granite pavers below onto his right side and back, impacting the right portion of his head, hip, ribs, shoulder and clavicle, causing the injuries and damages. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-22-6057872-S. Filed Aug. 15.

Trikoupis, Mary L., et al. Greenwich. Filed by NIK Group LLC, Greenwich. Plaintiff's attorney: Philip Russell LLC, Cos Cob. Action: The plaintiff is the owner of a property that suffered excessive flow of water due to the work defendant had done in the adjacent property. As a result, the plaintiff has suffered water damage, flooding and erosion. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs. Case no. FST-CV-22-6057639-S. Filed July 28

DEEDS

Commercial

20065 Real Estate Investment LLC, Naples, Florida. Seller: Hoyt H. Harper II and Beth A. Eggenberger, Greenwich. Property: 60 E. Elm St., Greenwich. Amount: \$5,000,000. Filed Sept. 23.

47 Hillside Road LLC, Greenwich. Seller: Christopher A. Matonis and Heidi K. Matonis, Old Greenwich. Property: 47 Hillside Road, Greenwich. Amount: \$3,455,000. Filed Sept. 29.

503 WMR LLC, Stamford. Seller: 503 Wire Mill Road LLC, Stamford. Property: 503 Wire Mill Road, Stamford. Amount: \$3,050,000. Filed Sept. 6.

Calhoun 32 Trust, Greenwich. Seller: Clifton S. Robbins and Deborah Z. Robbins, Greenwich. Property: 32 Calhoun Drive, Greenwich. Amount: \$1. Filed Sept. 28.

Campbell Builders & Development LLC, Greenwich. Seller: Alexandra Smith Sakellis, Ontario, Canada. Property: 23 Widgeon Way, Greenwich. Amount: \$650,000. Filed Sept. 30.

Celva LLC, Riverside. Seller: Ralph Layman and Jasbeena Layman, Greenwich. Property: 21 Weston Hill Road, Riverside. Amount: \$10. Filed Sept. 23.

Cohen, Lisa Reindl and Peter S. Cohen, Astoria, New York. Seller: Breezemont 25 LLC, Greenwich. Property: 25 Park Ave., Old Greenwich. Amount: \$3,925,000. Filed Sept. 23.

Elisabeth Fleming Dynasty Trust, Greenwich. Seller: Sharareh Oveissi, et al. Greenwich. Property: 50 Lafayette Place, Unit 4E, Greenwich. Amount: \$1. Filed Sept. 29.

Emblem Properties LLC, Rego Park, New York. Seller: Sean Yeeng Yew Tham, Stamford. Property: 51 Schuyler Ave., Unit 9F, Stamford. Amount: \$255,000. Filed Sept. 6.

Fenwood Properties LLC, Wilton. Seller: Karen V. Gordon, Fairfield. Property: 794 Black Rock Turnpike, Fairfield. Amount: \$570,000. Filed Sept. 16.

Gale, Peter William and Caroline Cherrington Gale, Greenwich. Seller: Hagireya LLC, Honolulu, Hawaii. Property: 17 Tory Road, Riverside. Amount: \$1,700,000. Filed Sept. 26.

HJH Partners LLC, Greenwich. Seller: NG'S Kampiry LLC, Greenwich. Property: 134-146 River Road Extension, Greenwich. Amount: \$7,650,000. Filed Sept. 20.

Mass Realty Partners LLC, New York, New York. Seller: CPP 409 Greenwich Avenue LLC, Riverside. Property: 409 Greenwich Ave., Greenwich. Amount: \$10. Filed Sept. 27.

Merolla Capital LLC, Greenwich. Seller: Mary Beth M. Brown, Greenwich. Property: 58 Weaver St., Greenwich. Amount: \$1,000,000. Filed Sept. 30.

REE Corporation Inc., Rye, New York. Seller: Timothy Judge and Kimberly Judge, Greenwich. Property: 22 Oxer Place, Greenwich. Amount: \$200,000. Filed Sept. 23.

Ripp, Peter and Barbara Ripp, Greenwich. Seller: 559 Steamboat Road LLC, Greenwich. Property: 559 Steamboat Road, Unit B2, Greenwich. Amount: \$4,375,000. Filed Sept. 26.

The Camps Bay Inheritance Trust, Sioux Falls, South Dakota. Seller: Lucille Alexander, Greenwich. Property: 2 Homestead Lane, No. 307, Greenwich. Amount: \$550,000. Filed Sept. 30.

Vene, Nicholas and Paul Sussex, Chester, New Jersey. Seller: PPG Development LLC, Dunmore, Pennsylvania. Property: 1039 Reef Road, Fairfield. Amount: \$1,350,000. Filed Sept. 13.

Residential

Arancio, Paul, Fairfield. Seller: Josephine Campanella Furlin and Richard S. Furlin, Fairfield. Property: 71 Aberdeen Way, Unit 71, Fairfield. Amount: \$855,000. Filed Sept. 16.

Attia, Maikhil Shawky Fakhr, Fairfield. Seller: Valerie Gross-Manca, Valhalla, New York. Property: 58-60 May St., Fairfield. Amount: \$620,000. Filed Sept. 19.

Barreyro, Marcela, New York, New York. Seller: Melani Nardone and Randal A. Nardone, New York, New York. Property: 10 Mountain Laurel Drive, Greenwich. Amount: \$2,900,000. Filed Sept. 30.

Bassett, Richard and Maria E. Bassett, Fairfield. Seller: Alexander E. Horwatt, Fairfield. Property: 80 May St., Fairfield. Amount: \$442,500. Filed Sept. 14.

Beltch, Robert Ray, Greenwich. Seller: Diana Wiesenthal Singer and Mary Jo Whelan, Boston, Massachusetts. Property: 74 Porchuck Road, Greenwich. Amount: \$10. Filed Sept. 21.

Berman, David J. and Jodi C Berman, Fairfield. Seller: Brian J. Henry and Deborah Henry, Fairfield. Property: 500 Old Academy Road, Fairfield. Amount: \$1,850,000. Filed Sept. 13.

Bratberg, Kristen, Fort Lauderdale, Florida. Seller: Susan P. Carroll and Lawrence S. Mannix, Greenwich. Property: 9 Bayberry Lane, Greenwich. Amount: \$5,500,000. Filed Sept. 23.

Burgess, Robert and Jennifer Burgess, Fairfield. Seller: Rogger Alvarado and Isabelle Alvarado, Fairfield. Property: 118 Myren St., Fairfield. Amount: \$1,450,000. Filed Sept. 12.

Ciambriello, Gaetano and Nicholas Foote, Fairfield. Seller: Kate A. Van Dell and Jasper Van Rijckevorsel, Fairfield. Property: 641 Reef Road, Fairfield. Amount: \$635,000. Filed Sept. 13.

Coletti, Joseph C. and Mary Jo A. Coletti, Stamford. Seller: Beverly J. Sciuollo, Stamford. Property: 10 Strawberry Patch Lane, Stamford. Amount: \$750,000. Filed Sept. 6.

Crumbine, Jeffrey, Greenwich. Seller: Dorothy R. Cardillo, Greenwich. Property: 31 Lancer Road, Greenwich. Amount: \$1,600,000. Filed Sept. 19.

Feda, Thomas F. and Laura A. Feda, Greenwich. Seller: Robert Oca and Christine Oca, Greenwich. Property: 119 Havemeyer Place, Greenwich. Amount: \$10. Filed Sept. 30.

Frattaroli, Maelina and Patrizio Barbati, New Canaan. Seller: Amy Ramos Hayes, Fairfield. Property: Lots 140,141 and 142, Adelaida Street, Fairfield. Amount: \$525,000. Filed Sept. 15.

Gardner, James and Meghan Gardner, Stamford. Seller: Matthew L. Johnson and JK Johnson, Riverside. Property: 4 Rainbow Drive, Riverside. Amount: \$1,975,000. Filed Sept. 28.

Holleran, Thomas and Christine Holleran, Trumbull. Seller: Maria Pia Borrelli and Daniela F. Gentile, Fairfield. Property: 1346 Stratfield Road, Fairfield. Amount: \$480,000. Filed Sept. 13.

Karst, Daniel and Rachel Karst, Westport. Seller: Gina R. Barricelli and Ashley M. Mola, Fairfield. Property: 90 Ferncliff Road, Fairfield. Amount: \$835,000. Filed Sept. 13.

Facts & Figures

Kilian-Clark, Scott Joseph and Tian Tina Delin Xu New York, New York. Seller: Anna Lycouris, Greenwich. Property: 10 Perkely Lane, Greenwich. Amount: \$1,880,000. Filed Sept. 29.

Kohart, Anne and Steven Kohart, Cos Cob. Seller: Bruce S. Murdock and Anne G. Murdock, Cos Cob. Property: 40 Frontier Road, Cos Cob. Amount: \$1,975,000. Filed Sept. 30.

Krasnow, Elizabeth N. and Richard Weingarten, Brooklyn, New York. Seller: Colleen Polson, Stamford. Property: 254 Westover Road, Stamford. Amount: \$10. Filed Sept. 6.

Leish, Nicholas and Rachel Kleyn, Old Greenwich. Seller: James T. Mabie and Margot CJ Mabie, Stamford. Property: 11 Brown House Road, Old Greenwich. Amount: \$2,433,333. Filed Sept. 30.

Lozier, Peter and Cathleen R. Lozier, Fairfield. Seller: Joseph J. Sciarillo Jr., Fairfield. Property: 145 Saxonwood Road, Fairfield. Amount: \$680,000. Filed Sept. 16.

Matonis, Heidi K. and Christopher A. Matonis, Greenwich. Seller: Matthew Woolf and Kylie Woolf, Plantation, Florida. Property: 39 Edgewater Drive, Old Greenwich. Amount: \$1. Filed Sept. 30.

Melli, Daniel Barbosa and Viviane Carvalho Melli, Stamford. Seller: Richard Weglinski and Christine T. Weglinski, Fairfield. Property: 294 Marlborough Terrace, Fairfield. Amount: \$487,000. Filed Sept. 12.

Moffat, Brett and Jenna Moffat, Fairfield. Seller: Peter A. Weinbach and Janine K. Brown, Fairfield. Property: 799 Verna Hill Road, Fairfield. Amount: \$2,250,000. Filed Sept. 15.

Moore, Christopher and Elizabeth Rosato, Rye, New York. Seller: Angela A. Gilbride, Old Greenwich. Property: 26 Marshall St., Old Greenwich. Amount: \$1. Filed Sept. 26.

Morgan Jr., Charles B. and Wendy J. M. Morgan, Fairfield. Seller: Brian R. O'Connor and Maura R. O'Connor, Fairfield. Property: 257 Rowland Road, Fairfield. Amount: \$1,375,000. Filed Sept. 19.

Nothnagle, Abram, Kansas City, Missouri. Seller: Agnes M. Sigovich and Janos Hajdu, Fairfield. Property: 1029 Fairfield Woods Road, Fairfield. Amount: \$575,000. Filed Sept. 16.

Otrando, Michael and Jennifer Otrando, Stamford. Seller: Maurice F. Nagle and Marguerite Nagle, Stamford. Property: 245 Wire Mill Road, Stamford. Amount: \$921,900. Filed Sept. 6.

Panico, Amelia and Anne Fifick, Fairfield. Seller: Jacqueline Winter Kotler and Yaron B. Kotler, London, United Kingdom. Property: 186 Samp Mortar Drive, Fairfield. Amount: \$853,275. Filed Sept. 19.

Parmar, Abhijit and Kristen Gattoni, Greenwich. Seller: Abhijit Parmar, Greenwich. Property: 31 Lindsay Drive, Greenwich. Amount: \$10. Filed Sept. 26.

Perry, James and Elizabeth Perry, Old Greenwich. Seller: James Duggan, Stamford. Property: 46 Highview Ave., Old Greenwich. Amount: \$2,950,000. Filed Sept. 20.

Pitter, Prudence and Andrew Pitter, Greenwich. Seller: Nicholas J. Elezaj, Greenwich. Property: 42 Hartford Ave., Greenwich. Amount: \$920,000. Filed Sept. 22.

Pohuja, Laju and Deepak Pohuja, Farmington. Seller: Ann E. L'Altrelia and Peter M. L'Altrelia, Shelton. Property: 1465 E. Putnam Ave., Old Greenwich. Amount: \$450,000. Filed Sept. 28.

Prada-O'Reilly, Shirley, Greenwich. Seller: Diana Alban-Pineda, Greenwich. Property: 15 Highland Place, Greenwich. Amount: \$1,150,000. Filed Sept. 29.

Rains, Winston and Alexandra Rains, Fairfield. Seller: Steven D. Pressman and Julie W. Pressman, Fairfield. Property: 3920 Redding Road, Fairfield. Amount: \$1,600,000. Filed Sept. 19.

Safran, Gregory and Laura Safran, Westport. Seller: Elise Bucknall, Fairfield. Property: 282 James St., Fairfield. Amount: \$N/A. Filed Sept. 12.

Sbano, Daniel and Rachel Sbano, Elmhurst, New York. Seller: Alejandro Matoso, Buenos Aires, Argentina. Property: Lot 39, Terrace Ave., Greenwich. Amount: \$10. Filed Sept. 30.

Sullivan, Galen and Sean Sullivan, Fairfield. Seller: Nicholas J. Sibrava and Patricia A. Sibrava, Fairfield. Property: 85 Louvain St., Fairfield. Amount: \$578,500. Filed Sept. 16.

Sun, Hao, Stamford. Seller: Michael Scotti and Cynthia Riley, Greenwich. Property: 63 Indian Harbor Drive, Unit 3, Greenwich. Amount: \$775,000. Filed Sept. 29.

Terrel, Kyle C., Fairfield. Seller: Caroline Margot Chacon, New York, New York. Property: 10 Beaver Brook Lane, Fairfield. Amount: \$400,000. Filed Sept. 19.

Walker, Bradford Chaplin, and Erica Jane Riccardi, Greenwich. Seller: Marisa Gallaro and Francisco Carbajales, Key Biscayne, Florida. Property: 11 Wilmot Lane, Riverside. Amount: \$1,570,000. Filed Sept. 20.

Wendin, Matthew Richard and Corrinne Taylor Lang, Fairfield. Seller: Scott C. Shuryin, Fairfield. Property: 110 Fieldcrest Road, Fairfield. Amount: \$565,000. Filed Sept. 15.

Wingord, Nicklas and Emmelyn Quinn, Stamford. Seller: Charles C. Winston and Julia A. Winston, Old Greenwich. Property: 20 Marshall St., Old Greenwich. Amount: \$1,550,000. Filed Sept. 27.

Wu, Mark and Sharon Wu, Greenwich. Seller: Julia Paulina Posacki, Greenwich. Property: 190 Weaver St, Greenwich. Amount: \$1,425,000. Filed Sept. 30.

Zuniga, Mauricio and Kathryn Zuniga, Chicago, Illinois. Seller: Sean R. McCurdy and Toni McCurdy, Waxhaw, North Carolina. Property: Lots 11 and 12, Grasmere Heights, Fairfield. Amount: \$825,000. Filed Sept. 14.

JUDGMENTS

Bradshaw, Grace B., Stamford. \$2,270, in favor of Citibank NA, Sioux Falls, South Dakota, by Rubin & Rothman LLC, Islandia, New York. Property: 1 Southfield Ave., Stamford. Filed Aug. 26.

Byas, Addi, Stamford. \$2,959, in favor of Goldblatt, Marquette & Eashba PC, Stamford, by Richard C. Marquette, Hamden. Property: 41 Hillcrest Ave., Stamford. Filed Aug. 22.

Kelly, Josephine, Fairfield. \$2,062, in favor of Cavalry SPV I LLC, Greenwich, by Schreiber Law LLC, Salem, New Hampshire. Property: 40 Benton St., Fairfield. Filed Aug. 23.

Linnane, Matthew, Fairfield. \$10,056, in favor of Citibank NA, Sioux Falls, South Dakota, by Rubin & Rothman LLC, Islandia, New York. Property: 305 Ruane St., Fairfield. Filed Aug. 4.

Merisca, Marie R, Stamford. \$8,783, in favor of LVNV Funding LLC, Las Vegas, Nevada, by Schreiber Law LLC, Salem, New Hampshire. Property: 228 Seaton Road, Apt 1, Stamford. Filed Aug. 22.

Ortega, Mayra G., Stamford. \$3,355, in favor of Department Stores National Bank, Sioux Falls, South Dakota, by Rubin & Rothman LLC, Islandia, New York. Property: 76 Brookdale Drive, Stamford. Filed Aug. 26.

Rodriguez, Eddie, Fairfield. \$27,672, in favor of LVNV Funding LLC, Las Vegas, Nevada, by Schreiber Law LLC, Salem, New Hampshire. Property: 359 Fairland Drive, Fairfield. Filed Aug. 23.

MORTGAGES

Adovasio, Alfred, et al, Holliston, Massachusetts. by Peter A. Simmons. Lender: PNC Bank, 222 Delaware Ave., Wilmington, Delaware. Property: 385 Cognewaugh Road, Cos Cob. Amount: \$500,000. Filed Sept. 14.

Allen, Brian and Hadley Allen, Greenwich. by Jeremy E. Kaye. Lender: First Republic Bank, 111 Pine St., San Francisco, California. Property: 20 Windabout Drive, Greenwich. Amount: \$2,370,000. Filed Sept. 12.

Baron, Shirley, Fairfield, by Mark Negron. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 3967 Park Ave., Fairfield. Amount: \$208,000. Filed Sept. 16.

Bassett, Richard and Maria E. Bassett, Fairfield, by Brad S. Robbins. Lender: Guaranteed Rate Inc, 3940 N. Ravenswood, Chicago, Illinois. Property: 80 May St., Fairfield. Amount: \$429,225. Filed Sept. 14.

Beckford, Amanda and Elhoussin Boukhsibi, Stamford, by Dorian Arbelaez. Lender: CrossCountry Mortgage LLC, 6850 Miller Road, Brecksville, Ohio. Property: 84 Charles St., Stamford. Amount: \$452,723. Filed Sept. 7.

Berman, David J. and Jodi C. Berman, Fairfield, by Jill Grabowski. Lender: Alliant Credit Union, 11545 W. Touhy Ave., Chicago, Illinois. Property: 500 Old Academy Road, Fairfield. Amount: \$1,480,000. Filed Sept. 13.

Burgess, Robert and Jennifer Burgess, Fairfield, by Pamela I. Baekey. Lender: Fairway Independent Mortgage Corp., 4201 Marsh Lane, Carrollton, Texas. Property: 118 Myren St., Fairfield. Amount: \$1,160,000. Filed Sept. 12.

Crowe, Jessica and James Meyer, Stamford, by Jonathan T. Hoffman. Lender: US Bank NA, 4801 Frederica St., Owensboro, Kentucky. Property: 254 Skyview Drive, Stamford. Amount: \$810,000. Filed Sept. 8.

Darvall, Daisy L. and Walter Zeegers, Greenwich, by Colm P. Brown. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 4 Juniper Hill Road, Greenwich. Amount: \$3,037,162. Filed Sept. 13.

DePaula-Pereira, Cesar, Stamford, by Janine M. Becker. Lender: A & D Mortgage LLC, 1040 S. Federal Highway, Hollywood, Florida. Property: 19 Westwood Place, Stamford. Amount: \$595,000. Filed Sept. 1.

Depreta, Anthony Joseph and Hannah Claire Depreta, Stamford, by Harvey Melzer. Lender: CrossCountry Mortgage LLC, 6850 Miller Road, Brecksville, Ohio. Property: 16 Sussex Place, Stamford. Amount: \$576,922. Filed Sept. 8.

Duthe, William and Grace Duthe, Stamford, by Jonathan T. Hoffman. Lender: US Bank NA, 4801 Frederica St., Owensboro, Kentucky. Property: 82 Shelter Rock Road, Stamford. Amount: \$665,250. Filed Sept. 1.

Facts & Figures

El-Hage, Robert, Fairfield, by Daniela Alexandra Roldan. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 121 Villa Ave., Fairfield. Amount: \$104,200. Filed Sept. 16.

Ettles, Blair, Stamford, by David J. Bisceglia. Lender: Movement Mortgage LLC, 8024 Calvin Hall Road, Indian Land, South Carolina. Property: 100 Hope St., Stamford. Amount: \$433,500. Filed Sept. 6.

Franklin, Brian and Ethan Kelly Brown, Stamford, by Seth J. Arnowitz. Lender: Fairway Independent Mortgage Corp., 4201 Marsh Lane, Carrollton, Texas. Property: 70 Mulberry St., Stamford. Amount: \$495,000. Filed Sept. 2.

Garcia-Cristales, Jorge A. and Angelica Rodas Garcia, Stamford, by Maribeth Browne Goulden. Lender: Plaza Home Mortgage Inc, 9808 Scranton Road, San Diego, California. Property: 44 Maple Ave., Stamford. Amount: \$568,000. Filed Sept. 6.

Harnett, Jonathan S. and Mary Susan Harnett, Greenwich, by Aaron Charney. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 10 Sachem Road, Greenwich. Amount: \$500,000. Filed Sept. 13.

Hughes, Sheila, Stamford, by John R. Fiore. Lender: Prosperity Home Mortgage LLC, 14501 George Carter Way, Suite 300, Chantilly, Virginia. Property: 27 Northhill St., Unit IV, Stamford. Amount: \$151,050. Filed Sept. 1.

Ihlefeld, Timothy and Vicki Ihlefeld, Fairfield, by Eric Willinger. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 450 Holly Dale Road, Fairfield. Amount: \$100,000. Filed Sept. 13.

Johnston, Nicole, Stamford, by Eric J. Ciardiello. Lender: Embrace Home Loans Inc., 25 Enterprise Center, Middletown, Rhode Island. Property: 19 Lindale St., Unit H, Stamford. Amount: \$304,000. Filed Sept. 2.

Koulajian, Nigol, Greenwich, by Maria Martino. Lender: JPMorgan Chase Bank NA, 3050 Highland Pkwy., Fourth floor, Downers Grove, Illinois. Property: 3 N. Stanwich Road, Greenwich. Amount: \$4,352,400. Filed Sept. 12.

Lane, Hilary B., Fairfield, by Descera Daigle. Lender: City National Bank, 350S Grand Ave., Fifth floor, Los Angeles, California. Property: 45 Phye Road, Fairfield. Amount: \$238,350. Filed Sept. 14.

Lerner, Benjamin Andrew and Leron Arama Lerner, Stamford, by Elizabeth Bonacci. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 56 Revonah Circle, Stamford. Amount: \$696,000. Filed Sept. 9.

Lopez Salazar, Andrea, Stamford, by Gerald M. Fox III. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 287 Washington Blvd, Unit 3F, Stamford. Amount: \$220,000. Filed Sept. 2.

Mackin, Michael and Briana Mackin, Greenwich, by Dorian Arbelaez. Lender: USAlliance Federal Credit Union, 300 Apollo Drive, Chelmsford, Massachusetts. Property: 3 Windy Knolls, Greenwich. Amount: \$90,000. Filed Sept. 13.

Maldonado, Domenick J., Stamford, by Dyanna M. Lapeter. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 190 Riverbank Road, Stamford. Amount: \$647,000. Filed Sept. 7.

Melli, Daniel Barbosa and Viviane Carvalho Melli, Fairfield, by Andrew L. Wallach. Lender: AmeriHome Mortgage Company LLC, 1 Baxter Way, Suite 300, Thousand Oaks, California. Property: 294 Marlborough Terrace, Fairfield. Amount: \$470,746. Filed Sept. 12.

Morley, Keith and Maria Morley, Old Greenwich, by Wilma Vitale. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 19 Stuart Drive, Old Greenwich. Amount: \$100,000. Filed Sept. 16.

Muro, Jonathan F., Stamford, by M. Theresa Giacomo. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 1 Broad St., Unit 8G, Stamford. Amount: \$488,000. Filed Sept. 9.

Nguyen, Minh, Stamford, by Mark F. Katz. Lender: First County Bank, 117 Prospect St., Stamford. Property: 284 Hubbard Ave., Unit 6, Stamford. Amount: \$100,000. Filed Sept. 6.

Nothnagle, Abram John, Fairfield, by Michael S. Boynton. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 1029 Fairfield Woods Road, Fairfield. Amount: \$546,250. Filed Sept. 16.

Pomfret-Pudelsky, Julian and Jessica Pomfret-Pudelsky, Greenwich, by Benito Bonano III. Lender: American Eagle Financial Credit Union Inc, 333 River Drive East, East Hartford. Property: 26 Baldwin Farms South, Greenwich. Amount: \$500,000. Filed Sept. 15.

Safran, Gregory and Laura Safran, Fairfield, by Jeffrey B. Wilkins. Lender: Morgan Stanley Private Bank, 4270 Ivy Pointe Blvd, Suite 400, Cincinnati, Ohio. Property: 282 James St., Fairfield. Amount: \$1,440,000. Filed Sept. 12.

Speaker, Jodi Abramson, Greenwich, by Jeremy E. Kaye. Lender: First Republic Bank, 111 Pine St., San Francisco, California. Property: 26 Binney Lane, Old Greenwich. Amount: \$1,648,500. Filed Sept. 15.

Spiegel, William and Martha Spiegel, Fairfield, by Zionamarquize Q. Bohannon. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 4250 Congress St., Fairfield. Amount: \$250,000. Filed Sept. 15.

Stern, Jenna L. and Brennan P. Brown, Fairfield, by Courtney K.J. Alford. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 178 Jackman Ave., Fairfield. Amount: \$250,000. Filed Sept. 13.

Suggs, Anthony R., Stamford, by N/A. Lender: Legends Bank, 310 N. First St., Clarksville, Tennessee. Property: 25 Wildwood Road, Stamford. Amount: \$200,000. Filed Sept. 7.

Thomas, Eric and Ionela Thomas, Greenwich, by M. Cassin Maloney Jr. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 9 DeLuca Drive, Cos Cob. Amount: \$1,160,000. Filed Sept. 14.

Valentin, Marcel and Ana J. Valentin, Stamford, by Jeffrey Weiner. Lender: Quorum Federal Credit Union, 2500 Westchester Ave. Suite 411, Purchase, New York. Property: 243 Sun Dance Road, Stamford. Amount: \$100,000. Filed Sept. 8.

Vanech, Basil N. and Terri S. Vanech, Old Greenwich, by Elizabeth Carmen Castillo. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 15 Halsey Drive, Greenwich. Amount: \$223,000. Filed Sept. 16.

Wacker, Hong S., Greenwich, by Carrie B. Taylor. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 37 Sheephill Road, 14, Riverside. Amount: \$140,000. Filed Sept. 12.

Watson, Christopher G., Stamford, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 54 Hope St., Apt 2, Stamford. Amount: \$231,000. Filed Sept. 9.

Zandri, Abigail S. and Justin E. Zandri, Fairfield, by Douglas Seltzer. Lender: US Bank NA, 425 Walnut St., Cincinnati, Ohio. Property: 91 Brookmere Drive, Fairfield. Amount: \$175,000. Filed Sept. 15.

Zeko, Lucia F., Fairfield, by William Gardner Plunkett. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 1616 Mill Plain Road, Fairfield. Amount: \$30,000. Filed Sept. 15.

Zuniga, Kathryn and Mauricio Zuniga, Chicago, Illinois, by William, A Harrison. Lender: Guaranteed Rate Inc, 3940 N. Ravenswood, Chicago, Illinois. Property: 329 Fairview Ave., Fairfield. Amount: \$660,000. Filed Sept. 14.

NEW BUSINESSES

Ark Healthcare & Rehab at St. Camillus, 494 Elm St., Stamford 06902, c/o St. Camillus Stamford OPCO LLC. Filed Sept. 8.

Baked By Me, 12 France St., No. 6, Norwalk 06851, c/o Lisa Abruscato. Filed Sept. 19.

Be Well and Be Well HTC, 263 Tresser Blvd., 11th floor, Stamford 06901, c/o Be Well Holistic Therapeutic Center Inc. Filed Sept. 1.

Beehive Operations, 184 North St., Unit 1, Stamford 06901, c/o Allison Kushner Consulting LLC. Filed Sept. 9.

Cleaning Solutions LLC, 50 Anderson St., Stamford 06902, c/o John Edmundo Martinez-Pineda. Filed Sept. 1.

DeJesus Auto Services No 2, 92 Main St., Norwalk 06851, c/o Michael DeJesus. Filed Sept. 20.

D'Italia Pizzeria, 2107 Summer St., Stamford 06905, c/o D'Italia Pizzeria LLC. Filed Sept. 7.

Express Documents LLC, 9 N. Main St., Norwalk 06854, c/o Sol Rodas. Filed Sept. 19.

Fred's Car Wash, 498 Westport Ave., Norwalk 06851, c/o Frederick O'Neill. Filed Sept. 20.

Giron's Home Improvement, 21 Suncrest Road, Norwalk 06854, c/o Roy Giron Martinez. Filed Sept. 15.

Great Wall, 219 Atlantic St., Stamford 06901, c/o Fucheng LLC. Filed Sept. 1.

House of Humbled, 575 Hope St., Stamford 06907, c/o Dawn Coppola. Filed Sept. 7.

Kydd's Corner, 106 East Ave., Norwalk 06851, c/o Nefertari P. Kydd. Filed Sept. 20.

LVC Masonry LLC, 3 Glasser St., Norwalk 06854, c/o Luis M. Valdovinos. Filed Sept. 19.

Mars Hendrik LLC, 18 Buttonball Trail, Norwalk 06851, c/o Michael Monroe. Filed Sept. 19.

Raw Touch Entertainment, 98 Hortense St., Stratford 06614, c/o Floyd Lawrence. Filed Sept. 1.

Raw Touch Securities, 98 Hortense St., Stratford 06614, c/o Roberta Wilks-Lawrence. Filed Sept. 1.

Teddy Bear Child Care, 45 Plattsville Ave., Norwalk 06851, c/o Sara Campos. Filed Sept. 19.

Unclogged Wells, 263 Tresser Blvd., 11th floor, Stamford 06901, c/o Wenshy Preval. Filed Sept. 1.

Vargas Masonry LLC, 110 Sutton Drive, Stamford 06906, c/o Yoni Hernandez Vargas. Filed Sept. 2.

LEGAL NOTICES

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 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

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

Notice of Formation of Exit Blueberry LLC. Art. Of Org. filed with SSNY on 7/27/22. Office Location:Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to United States Corporation Agents, Inc. 7014 13th Avenue, Suite 202, Brooklyn, New York 11228. Purpose: any lawful business. #63253

HappyHouseHabits LLC. Art of Org. filed with the 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

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF WESTCHESTER

-----x INDEX NO. 1762-22
IN THE MATTER OF FORECLOSURE ON
TAX LIENS PURSUANT TO ARTICLE PETITION OF
ELEVEN OF THE REAL PROPERTY TAX FORECLOSURE AND
LAW BY THE TOWN OF RYE NOTICE OF
FORECLOSURE OF
PETITION AND NOTICE OF FORECLOSURE TAX LIENS BY THE
TOWN OF RYE BY
-----x ACTION IN REM

2022 PROCEEDING

NICHOLAS C. MECCA, being duly sworn, affirms as true, deposes and says under the penalties of perjury as follows:
The above-captioned proceeding is hereby commenced to enforce the payment of delinquent taxes or other lawful charges which have accumulated and become liens against certain property. The parcels to which this proceeding applies are attached hereto and made a part hereof, identified as Schedule A.
PLEASE TAKE NOTICE that on the 26th of September of 2022, the Receiver of Taxes, hereinafter the Enforcing Officer of the Town of Rye, pursuant to law, filed with the Clerk of Westchester County, a Petition of Foreclosure against various parcels of real property for unpaid tax liens. Such Petition and Notice of Foreclosure pertains to the parcels on the list attached hereto and made a part hereof.

All persons having or claiming to have an interest in the real property described in such list of delinquent taxes are hereby notified that the filing of such list constitutes the commencement by the Town of Rye of an action and proceeding in the Supreme Court, Westchester County to foreclose each of the tax liens therein described by a foreclosure proceeding in rem. Such action and proceeding is brought against the real property only, and is to foreclose the tax liens described in such list. No personal judgment will be entered herein for such taxes or other legal charges or any part thereof.

This notice is directed to all persons owning or having or claiming to have an interest in the real property described in such list of delinquent taxes. Such persons are hereby notified further that a duplicate of such list of delinquent taxes has been filed in the Office of the Enforcing Officer, the Receiver of Taxes of the Town of Rye, and will remain open for public inspection up to and including the date specified below as the last day for redemption.

Any person having or claiming to have an interest in any such real property and the legal right thereto may, on or before said date, redeem the same by paying the amount of all such unpaid tax liens and unpaid taxes thereon including all interest and penalties and other legal charges included in the lien which are against such real property, computed to and including the date of redemption. Such payments shall be made to NICHOLAS C. MECCA, Receiver of Taxes, Town of Rye, 222 Grace Church Street, Port Chester, New York 10573. In the event that such taxes are paid by a person other than the record owner of such real property, the person so paying shall be entitled to have the tax liens affected thereby satisfied of record.

The last day for redemption is hereby fixed as January 31st, 2023.

Every person having any right, title or interest in or lien upon any parcel of real property described in such list of delinquent taxes may serve a duly verified answer upon the attorney for the Town of Rye setting forth in detail the nature and amount of his or her interest and any defense or objection to the foreclosure. Such answer must be filed in the office of the County Clerk and served upon the attorney for the Town of Rye on or before the date above mentioned as the last day for redemption. In the event of failure to redeem or answer by any person having the right to redeem or answer, such person(s) shall be forever barred and foreclosed of all his or her right, title and interest and equity of redemption in and to the parcel described in such list of delinquent taxes and a Judgment of Foreclosure may be taken by default.

Dated: White Plains, New York

September 26, 2022

NICHOLAS C. MECCA
Receiver of Taxes
Enforcing Officer
TOWN OF RYE
222 Grace Church Street
Port Chester, New York 10573
914-939-3558

JEFFREY M. BINDER, ESQ
Attorney for the Town of Rye
690 North Broadway - Suite 205
White Plains, New York 10603
914-946-3191

Revised 07-31-2022

2021 FORECLOSURES

PORT CHESTER

PARCEL ID	PROPERTY LOCATION	OWNER NAME/ ADDRESS	DELINQUENT AMOUNT AS OF 07/31/22
136.71-1-63	345 Willett Ave	Rose Maureen O'Brien 345 Willett Ave Port Chester, NY 10573	\$35,731.98
136.71-2-38	419-421 Orchard Street	Kevin O'Brien 419-421 Orchard Street Port Chester, NY 10573	\$31,375.09
142.30-1-36	55 Grove Street	Ruthie Williams 55 Grove Street Port Chester, NY 10573	\$2,821.06
TOTAL:			\$69,928.13

2020 FORECLOSURES

Revised 07-31-2022

RYE NECK

PARCEL ID	PROPERTY LOCATION	OWNER NAME/ ADDRESS	DELINQUENT AMOUNT AS OF 07/31/22
154.42-1-56	308 Melbourne Ave	Estate of Betty Jean Young 308 Melbourne Ave Rye Neck, NY 10543	\$82,400.85
TOTAL:			\$82,400.85
GRAND TOTAL:			\$152,328.98

#63272

LEGAL NOTICES



YOUR MORNING COMMUTE, COFFEE, & NEWS.

Your daily routine, right at your fingertips.



Use your camera app to scan code

Westchester & Fairfield County
Business Journals

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 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

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

Coddiwomple Adventure Camp, LLC. Art. of Org. filed with NY Secy. of State on 06/26/22. Office located in Westchester Co. Secy. of State designated as agent upon which process may be served. The LLC is 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 principal business location at 1428 Midland Avenue, Apt. 3J, Bronxville, NY 10708. Purpose of business of LLC is any lawful act or activity. #63266

Notice of formation of Limited Liability Company. Name: CL 325 Connecticut LLC (iLLC). Articles of Organization filed with the Secretary of State of the State of New York (ISSNY) on October 4, 2022. NY office location: Westchester County. The SSNY has been designated as agent of the LLC upon whom process against it may be served. The SSNY shall mail a copy of any process to CL 325 Connecticut LLC, c/o CityLight Realty One LLC, 66 Palmer Avenue, Suite 33B, Bronxville, NY 10708. Purpose/character of LLC is to engage in any lawful act or activity. #63267

Notice of Formation of RMMJ ENTERPRISES LLC Art. of Org. filed with SSNY on 9-13-2022. Offc. Loc: 43 Summit Street, Elmsford, NY 10523 as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 43 Summit Street, Elmsford, NY 10523. Purpose: any lawful purpose. #63270

Notice of Formation of KBM E-COMM LLC Art. of Org. filed with SSNY on 8-6-2022. Offc. Loc: 628 Schenck Avenue, Apt 3F Brooklyn, NY 11207 as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 4628 Schenck Avenue, Apt 3F Brooklyn, NY 11207. Purpose: any lawful purpose. #63271

Notice of formation of Beagal, LLC. Arts. of Org. filed with the SSNY on 10/11/2022. 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, 47 Washington Blvd Mt Vernon NY 10550. Purpose: any lawful activity #63273

Northwoods Rentals LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 9/29/2021. Office Location: Westchester County. SSNY has been designated as agent of LLC upon whom process may be served. SSNY shall mail a copy of any process against the LLC served upon him or her to the company c/o Interstate Filings, 301 Mill Road, Suite U5 Hewlett, NY 11557. Purpose: Any lawful acts. #63268

Sealed bids will be received as set forth in instructions to bidders until 10:30 A.M. on Thursday, November 17, 2022 at the NYSDOT, Office of Contract Management, 50 Wolf Rd, 1st Floor, Suite 1CM, Albany, NY 12232 and will be publicly opened and read. Bids may also be submitted via the internet using www.bidx.com. A certified cashier's check payable to the NYSDOT for the sum specified in the proposal or a bid bond, form CONR 391, representing 5% of the bid total, must accompany each bid. NYSDOT reserves the right to reject any or all bids.

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

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

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

The New York State Department of Transportation, in accordance with the Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation and Title 23 Code of Federal Regulations, Part 200, Title IV Program and Related Statutes, as amended, issued pursuant to such Act, hereby notifies all who respond to a written Department solicitation, request for proposal or invitation for bid that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, disability/handicap and income status in consideration for an award.

Please call (518)457-2124 if a reasonable accommodation is needed to participate in the letting.

Region 08: New York State Department of Transportation
4 Burnett Blvd., Poughkeepsie, NY, 12603
D264907, PIN 881357, FA Proj Y001-8813-573, Dutchess, Orange, Rockland, Westchester Cos., BRIDGE PAINTING, Various Locations., Bid Deposit: 5% of Bid (- \$375,000.00), Goals: DBE: 1.00%
D264906, PIN 881505, FA Proj Z24E-8815-053, Dutchess, Orange, Rockland, Ulster, Westchester Cos., LANDSCAPE IMPROVEMENTS CONTRACT, Various Locations., Bid Deposit: 5% of Bid (- \$20,000.00), Goals: DBE: 3.00%

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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.

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PROGRAM

5:30 – 6:15 p.m.

Cocktails • Buffet style food • Networking • Vendor tables

6:20 – 7:30 p.m.

Formal awards ceremony • Auditorium-style seating

Opening Remarks:

Dee DelBello, Publisher, Westfair Communications

Robert E. Landry, Executive Vice President, Finance and Chief Financial Officer at Regeneron Pharmaceuticals, Inc.

Louis DiLorenzo, Managing Partner
Westchester Office of Bond, Schoeneck & King

Keynote Speaker:

Bill Glenn, Executive Chairman, Crenshaw Associates

Master of Ceremonies:

Victor Petenkemani

7:30 – 8 p.m.: Closing

Closing program remarks, dessert, coffee and tea

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Bond is a full-service law firm and opened an office in the Westchester market last year. The office is staffed by experienced veterans in their fields and long-time residents of Westchester County.

Led by managing member Lou DiLorenzo, a leading labor and employment attorney and litigator, our Westchester attorneys include a former Deputy General Counsel for the City University of New York, a trained labor and employment mediator, a higher education and immigration attorney, and other seasoned legal professionals.



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As executive chairman of Crenshaw Associates **BILL GLENN** is engaged with CEOs, CHROs and directors on matters that involve the intersection of talent, corporate strategy and execution. He guides the firm's long-term vision for growth and serves as a mentor to the firm's most senior clients, sharing knowledge gained as a CEO, president, and public Director. Prior to Crenshaw, Glenn was the CEO of American Express Global Business Travel (GBT), an independent private company where he led the development of the investment thesis and the \$2 billion spin-off as a stand-alone, independent company. GBT is the world's largest corporate travel management company operating in 140 countries around the globe with 14,000 employees. Glenn was president of Amex's \$5 billion commercial services business. He identified operating synergies between the Global Corporate Payments and Global Business Travel divisions and created a disruptive new business model that capitalized on rapidly evolving technology trends in business travel. For more information on Crenshaw Associates, visit crenshawassociates.com.



Chief Corporate Responsibility Officer

Congratulations **Marissa Weidner**

A Westchester and Fairfield County
Business Journals 2022 C-Suite Award recipient

We congratulate Marissa for her leadership of Webster's Office of Corporate Responsibility and its community investment programs, which are creating greater opportunities and value for clients and communities we serve.

Congratulations to all this year's outstanding honorees.

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JAY DAWDY

PRESIDENT AND CEO
GRYPHON STRATEGIES

JAY DAWDY joined Gryphon in 2000, became a partner, and is now the majority shareholder in the company. He manages the strategic direction and overall operations of the firm, is active in major investigations and has led the significant growth of Gryphon in expanded services and geographic reach. Dawdy has 25 years' experience in finance, accounting and global investigations. He has conducted a wide range of financial and fraud investigations and has worked extensively on due diligence inquiries, complex litigation support cases, asset investigations and other multijurisdictional engagements. Dawdy is a frequent contributor to panels and seminars and has been featured on television and radio, as well as in print, discussing a variety of investigative topics. He sponsors a speaker series on fraud investigations at the University of Missouri and previously served as an instructor in forensic accounting at Baruch College. Earlier in his career, he gained valuable experience in both corporate accounting and investment banking. Dawdy is a Certified Fraud Examiner (CFE) and a Certified Management Accountant (CMA). He has a Bachelor of Science degree in accounting from the University of Missouri and has passed the certified public accounting exam.



DAVID DEMILIA

PRESIDENT AND CEO, HUDSON VALLEY
TOMPKINS COMMUNITY BANK

With approximately 25 years of banking experience behind him, **DAVID DEMILIA** joined Tompkins Community Bank - Hudson Valley as its regional vice president providing commercial banking services in Westchester County in 2008. His dedication to the bank, fellow team members, shareholders and clients was quickly recognized and shortly thereafter DeMilia became senior commercial lending division manager for all of the bank's commercial lending in the Hudson Valley. In 2021, DeMilia was appointed president of Tompkins Community Bank in the Hudson Valley. His contributions to Tompkins have not been limited to the Hudson Valley market – he has directed and co-directed corporate initiatives that have positioned Tompkins to grow as a forward-looking, multifaceted full-service financial institution and to provide superior services to its clients and communities. DeMilia embodies Tompkins' core value of "Commitment to Community." He holds the position of trustee of the WMC Health Organization, where he has directed efforts to raise more than \$150,000 for the organization. He also serves as a board member for the Westchester Multi-Cultural Chamber and for The Business Council of Westchester. DeMilia obtained his Juris Doctorate and MBA from Pace University in 2006 and received his bachelor's degree from SUNY Cortland in 1998.



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CHRIS FENIMORE

SENIOR VICE PRESIDENT,
HEAD OF ACCOUNTING AND CONTROLLER
REGENERON PHARMACEUTICALS, INC.

CHRIS FENIMORE joined Regeneron in 2003 and as the current head of accounting and controller he has global responsibility for SEC reporting, accounting and accounting operations, and internal control over financial reporting, administration of financial systems, accounts payable and payroll. Prior to his current role, he served as Regeneron's vice president of financial planning. Before joining Regeneron, he was vice president of finance at Mojave Therapeutics Inc. His prior experience in the health care industry focused on venture capital and investment banking as well as serving as a senior audit at KPMG. Fenimore holds a Master of Arts degree in biotechnology from Columbia University, an MBA in professional accounting from Rutgers Business School and a Bachelor of Arts degree in economics from Rutgers University. He also is a certified public accountant in the state of New York.



RICHARD HAGGERTY

CEO
HUDSON GATEWAY ASSOCIATION OF REALTORS
ONEKEY MLS

RICHARD HAGGERTY is the CEO of the Hudson Gateway Association of Realtors (HGAR) and is the president and chief strategic growth officer of OneKey MLS in New York. Haggerty has served in various capacities with HGAR since 1984, including director of member services and deputy executive officer. Haggerty began his career with the former Westchester County Board of Realtors, which merged with the former Putnam County Association of Realtors in 2009, creating the Westchester/Putnam Association of Realtors – which merged in 2012 with the former Rockland County Board of Realtors and Orange County Association of Realtors to create HGAR.

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NICHOLAS JANIGA

VICE PRESIDENT, CHIEF LEGAL COUNSEL
AND ASSISTANT CORPORATE SECRETARY
NEW YORK MEDICAL COLLEGE

NICHOLAS JANIGA is vice president, chief legal counsel and assistant corporate secretary of New York Medical College, a position he has held since 2017. As college counsel, he represents and advises the college's boards, senior officers and other officials and units. Leading the legal affairs, institutional compliance and public safety departments, he oversees all outside legal counsel retained to represent the college. Janiga also serves the Touro College and University System as deputy general counsel. With 20 years of experience representing for-profit and nonprofit postsecondary educational institutions, he is a seasoned administrative attorney, regulatory and administrative law subject matter expert, as well as a proven higher education thought leader. Prior to joining the medical college, Janiga served as general counsel of an allied health postsecondary institution and senior counsel at Dow Lohnes PLLC (now Cooley LLP). He holds a Bachelor of Science degree from Cornell University and a Juris Doctorate from the University of Michigan.



MICHELLE A. NICHOLAS

SENIOR VICE PRESIDENT, CHIEF DIVERSITY
OFFICER AND DIRECTOR OF COMMUNITY
DEVELOPMENT
PCSB BANK

MICHELLE A. NICHOLAS is an international award-winning executive who works to positively impact people and the community. She is dedicated to the advocacy of women, children and inclusive issues that work locally and internationally to instigate change through intentional strategies. Currently serving as the senior vice president, chief diversity officer and director of community development for PCSB Bank, Nicholas is a member of the bank's senior leadership team responsible for leveraging diversity, inclusion and cross-cultural competency as well as engaging the external community on issues of development to advance the organization's mission and business objectives. She is also a member of the bank's foundation board of directors, where she is focused on providing needed funding to help meet local needs and enrich the quality of life for all throughout the bank's footprint. She has spent more than two decades in various government, corporate and nonprofit positions, including several leadership roles in New York City and Westchester County. Her civic involvement includes board leadership positions at Westchester County's African American Advisory Board, Nonprofit Westchester, United Way of Westchester and Putnam, Westchester's Women Agenda and Youth Shelter Program of Westchester.



Congratulations to
our President
David DeMilia,
on being named a
**2022 C-suite
Award Winner!**

We're proud to have David lead our team, and we're grateful for all the work today's honorees do for our business community each and every day.

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LIZ NUNAN

PRESIDENT AND CEO
HOULIHAN LAWRENCE



MARRIA POOYA

CEO, FOUNDER AND VISIONARY
GREENWICH MEDICAL SPA

LIZ NUNAN is a seasoned real estate leader with three decades of experience in the industry. As president and CEO, she oversees all aspects of Houlihan Lawrence's operations, including 1,450 agents across 32 offices, and is focused on driving growth. She began her career in property management and then joined Fox and Lazo Realtors in Philadelphia and Prudential Preferred Properties in Washington, D.C./ Virginia before moving to New York to lead Houlihan Lawrence's renowned Global Business Development Team. She was appointed chief operating officer in 2018, president in 2019 and president and CEO in 2020. A licensed real estate broker, Liz served on the board of directors for the National Association of Realtors from 2006-2017 and the Hudson Gateway MLS Board from 2014-2017.

MARRIA POOYA is the Greenwich Medical Spa (GMS) founder and visionary. After launching the company as a two-person operation in 2005, she has grown it to a five-location enterprise employing more than 45 staff members. Pooya attributes the success of GMS locations to the high-level service, continuously updated and upgraded treatment and product offerings, thorough client education and customized treatment plans that the practices provide. It is dedication to this high level of service that has allowed Greenwich Medical Spa to treat 20,000-plus satisfied customers and earn accolades like being one of the Top 1% of Botox and fillers providers in the country, the Top Provider of CoolSculpting in Connecticut, one of fastest-growing companies listed by Inc. 5000 for 2020 and 2019, and the Greenwich and Westport locations were named Best Medical Spa by readers of Greenwich Lifestyle and Westport Lifestyle magazines. Pooya has been recognized as one of the Powerful Women of Fairfield County by Fairfield County Business Journal. As co-chair of the PinkAid 2021 Luncheon and Fashion Show, she helped raise more than \$300,000. Since launching GMS, she and her staff have donated more than \$175,000 to charitable organizations with an emphasis on empowering women, youth and vulnerable populations.

HGAR and OneKey® MLS congratulate
Richard Haggerty
and all of the 2022 C-Suite Award Winners.



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Richard Haggerty, CEO,
Hudson Gateway Association of
REALTORS® and President &
Chief Strategic Growth Officer,
OneKey® MLS



HOULIHAN LAWRENCE

**CONGRATULATIONS TO OUR
PRESIDENT & CEO LIZ NUNAN,
AND ALL OF THE WINNERS OF THE
2022 C-SUITE AWARDS, HONORING
LEADERSHIP & OUTSTANDING
ORGANIZATIONS.**



CHRISTINA RAE

PRESIDENT
BUZZ CREATORS INC.

A natural-born communicator, **CHRISTINA RAE** found her career path early in life after a teacher recommended that she either look into public relations or become a lawyer. More than 25 years later, Rae is still passionate about her role as a PR professional. A seasoned and well-respected adviser to her clients, Rae founded Buzz Creators in 2009. Her expertise includes public relations, marketing, social media and brand building. She has built communications programs from the ground up for small businesses and start-up companies – as well as enhanced the efficiency and effectiveness of existing communications programs at large corporations. Before founding Buzz Creators, she was vice president of executive communications at CIT Group, the world's largest independent commercial finance company. Prior to that, Rae served as vice president of global communications at Mastercard Worldwide. She received a Bachelor of Arts degree in communications from Pace University and has volunteered for numerous nonprofits, including the American Heart Association, the Leukemia & Lymphoma Society, the Ty Louis Campbell Foundation, the Alliance for Safe Kids, her local PTA, and Pace University's alumni mentor program.



ELENA RIVERA-CHEEK, MBA

FOUNDER AND CEO
COPY & ART

ELENA RIVERA-CHEEK founded White Plains-based Copy & Art more than 10 years ago, and now serves as the agency's CEO. Copy & Art specializes in digital marketing and communications and has seen double-digit growth year after year. The agency was recently named one of the Fastest-Growing Privately-Owned Companies in the U.S. by Inc. magazine. She is proud of her Puerto Rican heritage and makes it a point to support diversity and inclusion initiatives and organizations, and lives that commitment through the inclusive culture and hiring practices at Copy & Art. She was recently named a 2022 Notable Hispanic Leader by Crain's New York Business and a Hispanic Woman of Distinction by the Westchester Hispanic Chamber of Commerce. She is a member of The Business Council of Westchester (BCW); Westchester County Association; Westchester Hispanic Chamber of Commerce; The Westchester Multicultural Chamber; and Chief, a nationally acclaimed private membership network focused on connecting and supporting female executive leaders. She was recently awarded BCW's Hall of Fame Award for Minority Business Success.



**THE HIVE CONGRATULATES
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CHRISTINA RAE

**ON BEING NAMED A 2022
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TYRÉ ROBINSON

REGIONAL PRESIDENT
M&T BANK

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



LAUREN RONES-PAYNE

GENERAL MANAGER
MILLION AIR HPN

LAUREN RONES-PAYNE, a White Plains resident with more than 20 years of experience in the fashion industry specializing in luxury customer service, pivoted to private aviation and took on the general manager role for Million Air at the Westchester County Airport, where she has excelled over the past five years. Rones-Payne is a graduate of the Fashion Institute of Technology in New York City and is happily married for 14 years to White Plains City Councilman Richard Payne of Larchmont, and currently lives locally in the heart of downtown White Plains. She is a board member of the Friends of the White Plains Youth Bureau, Westchester Aviation Association and Women in Aviation International Westchester County Chapter.



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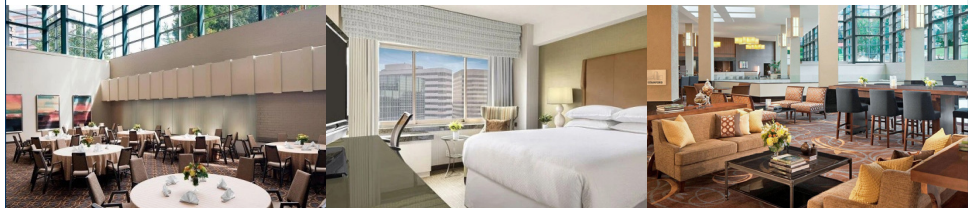
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TIFFANY SMITH SULLIVAN, MPH

SENIOR VICE PRESIDENT AND
CHIEF OPERATING OFFICER FOR
NEWYORK-PRESBYTERIAN PHYSICIAN SERVICES
NEWYORK-PRESBYTERIAN

TIFFANY SMITH SULLIVAN serves as senior vice president and chief operating officer for NewYork-Presbyterian Physician Services, where she leads the Ambulatory Care Practice Network and oversees the development and management of the NewYork-Presbyterian Medical Group Westchester/NewYork-Presbyterian Medical Group Hudson Valley and its integration through a NewYork-Presbyterian Regional Hospital Network Management Services Organization (MSO). She also serves as a member of the NewYork-Presbyterian Regional Hospital management team, responsible for the development of the Regional Network Physician Enterprise and its integration within NewYork-Presbyterian. She previously served as senior vice president for clinical integration and ambulatory services at the University of Maryland Medical System-Capital Region. She is a graduate of the University of South Carolina Arnold School of Public Health where she earned a master's degree in public health administration. Tiffany also holds a Bachelor of Science degree in biology from South Carolina's Columbia College and is a member of the American College of Health Care Executives, the National Association of Health Services Executives, the Alpha Kappa Alpha Sorority and the Mu Chapter of Delta Omega, an honorary society for graduate studies in public health. In 2021, she was recognized as Notable in Healthcare by Crain's New York Business.



JD SUMMA

CEO AND PRESIDENT
KINGS CAPITAL CONSTRUCTION

JD SUMMA is founder and CEO of Kings Capital Construction Group Inc., established in 2009. He is responsible for setting the strategic direction of the organization, defining the culture, promoting a safe and healthy environment and driving customer engagement. His drive to elevate Kings and his leadership skills helped build a solid reputation and earn the attention of repeat clients and industry leaders. Among other accolades, Summa was named one of Westchester's 2013 40 under 40 Rising stars, and he won 2022 Westchester/Fairfield Business Journal C-Suite Award for Outstanding Leadership and was included as one of Forbes magazine's New York Business Leaders in 2014. Summa is actively involved in the advocacy of the community and is the founder of the Kings Charitable Trust and a board member of the Youth Bureau of White Plains, Promise to Aid and 100 Donors.



FELIX TAPIA

**DIRECTOR OF MARKETING
AND BUSINESS DEVELOPMENT
ROBISON**

FELIX TAPIA is director of marketing and business development for Robison where he has led the Port Chester-based company's marketing efforts since 2014, helping to maintain its position as the leading home comfort company in the region. Robison has served residents of Westchester and Putnam County for more than a century and is the area's "one-stop shop" for all energy needs from heating, cooling to various solutions for HVAC and indoor air quality solutions. A creative and innovative marketing and communications professional, Tapia has delivered substantial brand recognition for the company in a highly competitive market through strategic marketing and branding initiatives. He has maintained Robison's community-minded approach by establishing high-profile partnerships with key community organizations, including Westchester Parks Foundation, Volunteer New York! and Feeding Westchester; and he was recognized by the Westchester Parks Foundation with the "Business Impact Award." Prior to his work for Robison, Tapia served as marketing and operations manager for an entrepreneurial partnership endeavor and was membership and marketing manager for The Princeton Club of New York. He is a graduate of Marist College where he earned a bachelor's degree in business administration and completed studies in digital and social media marketing at Fordham University.



MARISSA WEIDNER

**EVP, CHIEF CORPORATE
RESPONSIBILITY OFFICER
WEBSTER BANK**

MARISSA WEIDNER currently serves as chief corporate responsibility officer for Webster Bank. In her role, Weidner is responsible for the oversight and execution of a \$6.5 billion Community Investment Strategy. Her responsibilities include oversight of all community-facing activities across the company, including Community Reinvestment Act (CRA) and Fair and Responsible Banking, Community Investment, Engagement and Philanthropy; Government Relations and Public Affairs; Supplier Diversity and Environmental, Social and Governance (ESG) efforts. In addition, Weidner is responsible for the oversight of Webster's Business Resource Groups' focus on community partnerships, volunteerism, and charitable giving. Prior to her current role, Weidner served as chief human resources officer for Sterling National Bank, where she was responsible for developing and executing human resource strategy in support of the overall business plan and strategic direction of the organization. She was named to Woman of Impact from the New York Business Journal, was recognized by The Business Council of Westchester as a Rising Star under 40, and is a recipient of the College of Westchester's Alumni of the Year award. She holds a bachelor's degree from Fordham University and an associate's degree from the College of Westchester. Weidner serves as co-president on the board of directors for the College of Westchester's Charitable Foundation and is also serving on the Junior Achievement of Greater Fairfield County's Board of Directors.



BUD HAMMER

PRESIDENT AND GENERAL MANAGER
ATLANTIC WESTCHESTER



VICTOR PETENKEMANI

ASSOCIATE DEAN SCHOOL OF BUSINESS
MERCY COLLEGE

BUD HAMMER is the president and general manager of Atlantic Westchester Inc., an award-winning, family-owned commercial and industrial HVAC (heating, ventilation and air conditioning) business located in Bedford Hills, New York. The company offers a variety of HVAC solutions for businesses, institutions and government facilities across the New York metro area and assists clients with proactive maintenance, remediation and installation services based on their unique facility needs. Over the years, Hammer and his team have received several awards and recognitions, including being inducted into The Business Council of Westchester Hall of Fame in 2018. He was recently elected the new chairperson of the Board of Directors for United Way of Westchester and Putnam.

VICTOR PETENKEMANI is the associate dean of the Mercy College School of Business and a full-time faculty member with specialization in economics, international business and corporate finance. His research interests encompass asset pricing and impact investing, with a focus on ESG factors and risk management. He is a passionate educator who is committed to increasing access to quality education. He is president and co-founder of the Pan-African Higher Education Initiative, a New-York based nonprofit that seeks to increase access to quality American education on the African continent. Prior to joining academia, Petenkemani worked in strategy and finance for various Fortune 500 companies, including Delta Air Lines (transportation, Atlanta GA - USA), Houlihan Lokey (Distressed Investment Banking, New-York, NY - USA), BlackRock (Investment Research and Analysis, Princeton NJ - USA), Caisse Des Dépôts et Consignation (Analyst, Paris, France). He also worked on business development initiatives in frontier markets. Petenkemani is a graduate of the Wharton School (MBA in finance) and the Lauder Institute (MA in international studies) of the University of Pennsylvania, and of Université du Maine (Le Mans, France) where he earned an MS in accounting and a BS in economics. Petenkemani is fluent in English, French and Spanish.

GOLD SPONSORS



BOND, SCHOENECK KING's Westchester office is strategically situated between Albany and the firm's downstate offices in New York City and Garden City. Attorneys in this office serve clients in a wide range of practices, including higher education, labor and employment, health care, long-term care, municipalities and schools, among others.

As a full-service law firm, supported by the firmwide resources of 275 attorneys and 34 practices and industry groups, Bond Westchester attorneys can provide a wide variety of legal services to businesses, municipalities and institutions. The eight lawyers now resident in this office, as well as additional Bond attorneys serving our Westchester-area clients, are trusted veterans in their fields. Of these attorneys, seven are long-time residents of Westchester County. Led by managing member Lou DiLorenzo, who is well-recognized as a leading labor employment and litigation lawyer, the attorneys in this office also include a former deputy general counsel for the City University of New York; a seasoned labor and employment litigator; a trained labor and employment mediator; a higher education and immigration attorney; and attorneys focusing on school law. In addition to Westchester, the office and the firm also serve clients in the surrounding counties of Rockland, Putnam, Dutchess and Ulster.

For more information, visit bsk.com.

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REGENERON is a leading biotechnology company that invents, develops and commercializes life-transforming medicines for people with serious diseases. Founded and led for nearly 35 years by physician-scientists, our unique ability to repeatedly and consistently translate science into medicine has led to numerous FDA-approved treatments and product candidates in development, almost all of which were home-grown in our laboratories.

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M&T BANK CORPORATION is a financial holding company headquartered in Buffalo, New York. M&T's principal banking subsidiary, M&T Bank, provides banking products and services in 12 states across eastern U.S. from Maine to Virginia and Washington, D.C. Trust-related services are provided in select markets in the U.S. and abroad by M&T's Wilmington Trust-affiliated companies and by M&T Bank. For more information on M&T Bank, visit www.mtb.com.

SILVER SPONSORS



WEBSTER BANK (NYSE:WBS) is a values-based, leading commercial bank with more than \$65 billion in assets focused on delivering financial solutions to businesses, individuals, families and partners. With headquarters in Stamford, Connecticut, our footprint spans the Northeast from the New York City metropolitan area to Rhode Island and Massachusetts. We offer differentiated lines of business including, commercial banking, consumer banking and our HSA Bank division, one of the country's largest providers of employee benefits. In addition, Webster offers Banking as a Service (BaaS), which enables FinTechs and other nonbank institutions to digitally deliver customized banking and payment capabilities that enhance their customer experiences, and BrioDirect, our direct to consumer digital banking solution. Our recently completed merger brings together two established, high-performing organizations to create a leading financial services company with increased capabilities and scale to serve our clients and the communities where we live and work.

BRONZE SPONSORS



For more than 100 years, **ROBISON** has been a staple in Westchester and Putnam counties earning an A+ from the BBB (Better Business Bureau). As a family-run home-services and energy-services company (ESCO), its longevity is driven by keeping up with the latest innovative and greener technologies that the homeowner demands. Robison is the only local company to exclusively deliver B10 biofuel, as well as supply 100% green electricity at budget-friendly rates. The company has installed the latest eco-friendly heating and cooling equipment in thousands of homes across the area and are proud to offer heat pumps that help reduce or eliminate the need to use fossil fuels all together. Robison is a “one-stop shop” where customers can get all their energy and home comfort needs. Robison services and installs all types of home equipment systems, provides trustworthy plumbing services 24/7, offers electricity services and works to solve indoor air-quality issues, like mold, humidity, duct and carpet cleaning, and more. Now more than ever, and for another 100 years, You’ve Got A Friend In Robison!

MILLION AIR was founded in 1984 by the Mary Kay Cosmetics family as a single site FBO, located in Dallas, Texas. The company’s original goal was to deliver outstanding service in a luxury FBO to the Mary Kay customers and sales representatives at the company’s hometown airport.

Mary Kay was able to design and maintain a consistent corporate image of quality beyond the confines of the controlled environment of their corporate jet. The need was established when the originator of the Million Air network recognized that their customers and clients were stepping off of multimillion dollar aircraft into facilities that were subpar and designed for maintenance and flight schools, not luxury. The solution was to create their own “aviation oasis.” This new “5 Star” approach was vital to establishing a positive corporate “First Impression” that would ultimately welcome every customer flying into their city through their FBO. The “Million Air Experience” quickly received national attention. Ultimately launching the Million Air system of FBOs and creating the burgeoning legacy of the brand. Million Air today remains the premier FBO network. With over more than 30 years of experience of Fixed Base Operations, Million Air is uniquely qualified to design, develop and operate a new FBO and provide great benefits to the country, city, airport, and greater communities for all general and commercial aviation users of the airport. Million Air continues to expand on a global level with the ability to, license, own and operate facilities in most countries.

BRONZE SPONSORS



KINGS CAPITAL CONSTRUCTION GROUP, INC. is a leading developer, construction management, general contracting, and sitework development firm guided by the principle of providing our clients the best possible experience on every project. The company, based in Tarrytown, NY, has been delivering exceptional construction services for clients throughout the tri-state area since it was founded in 2009. Kings Capital Construction provides quality, professional Construction Management Services in a variety of areas, with the goal of improving efficiencies and enhancing client value. We are able to work collaboratively with owners and the design team to meet the project objectives, while maintaining control of the scope, budget, and schedule. Kings Capital Construction's Site Development Division operates a large fleet of excavation and compaction equipment to perform all site related construction. Our Site Development Team is extremely experienced and has the ability to operate all forms of equipment in a safe and efficient manner. The safety of our crew and those operating around us, in addition to the impact on the surrounding environment, are always our highest priority.

Kings Capital Construction has a legacy of superior construction services and our commitment to excellence makes us a distinctive type of construction company. While our building expertise is critical to our success, our true point of difference is an uncompromising commitment to integrity. We know relationships are our business and the work we do depends on our ability to successfully facilitate and manage work through our team and various partners. It is critical that we create value for everyone along the way because the relationships we build in the process of doing business are sacred to us.

Founded in 1871, **PCSB** has built a reputation as a bank that genuinely cares about its customers and the towns where they live. The bank has also long been known as a vital partner for local retailers and businesses. That solid foundation fueled the decision to expand, starting with a Mahopac branch, followed by Somers and Pawling. Soon PCSB branches opened in Jefferson Valley, Kent, Fishkill, then Pawling Village and Yorktown Heights.

In 2013, PCSB expanded into Rockland County with a branch in New City. Then in 2015, PCSB acquired CMS Bank – adding five branches in Westchester County – and expanding its footprint into the southern region of the Hudson Valley. In 2015, Putnam County Savings Bank also changed its name to PCSB Bank paying homage to its beginnings as a local community bank while initiating the start of a new chapter in its history.

In 2017, PCSB formed PCSB Community Foundation to help support worthy causes throughout PCSB's lower Hudson Valley footprint. Two years later PCSB Bank announced that it will be operating as a commercial bank, to better serve the many municipalities within its footprint.

Today, the bank takes tremendous pride in its commitment to Westchester, Putnam, Dutchess and Rockland counties in the lower Hudson Valley. PCSB Bank will always remain true to its original charter as a bank for local businesses and hard-working families. Expanding its footprint has allowed PCSB to provide its "incredibly neighborly" personalized service to even more lower Hudson Valley families and businesses.

PRESENTING SPONSOR

Westchester & Fairfield County Business Journals

A privately held company based in Mount Kisco, New York, **WESTFAIR COMMUNICATIONS INC.** is the home of the Westchester County Business Journal and the Fairfield County Business Journal, which you can find online and which now integrate content from former publication WAG magazine, providing readers with a greater variety of business news and features. Westfair also publishes the popular News @ Noon and the new Wake Up With Westfair e-newsletters, for late-breaking developments, as well as industry-specific newsletters.

For more than 60 years, the Business Journals have been the only weekly countywide business newspapers. They were founded by former Westchester resident David Moore, a grandson of influential New York publisher Joseph Pulitzer, and John Smith, a former Wall Street Journal editor. In keeping with their founders' principles, the publications focus on the business community in Fairfield, Westchester and the rest of the Hudson Valley with breaking news, trends, tips and behind-the-scenes profiles among the papers' specialties. (The new content takes you beyond the business world to explore, food, travel, health/wellness and the home, while the entertainment-flavored calendar suggests where you should be and when.) The papers and newsletters have gained credibility and respect in the region for their honest, timely insights.

Westfair also sponsors interactive programs for its readers, some of which are joint ventures with other businesses or community organizations. These programs cover a variety of subjects and take different forms, including seminars, expos, conferences, roundtable discussions and debates. For more, visit westfaironline.com or call 914-694-3600.



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