

Westchester & Fairfield County Business Journals



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WHITE PLAINS GALLERIA AND MUNICIPAL GARAGES LIKELY TO BE DEMOLISHED

Galleria as seen from Court and
Main Streets in White Plains.
Photo by Peter Katz.

BY PETER KATZ

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While site plans had not yet been filed with the City of White Plains as of our publication deadline, it appeared likely that demolition of the existing mall and garages will be part of redeveloping the 10-acre

site that's been home to The Galleria at White Plains shopping mall and city-owned Lexington-Grove East & West Garages since 1980. The municipal garages next to the Galleria have 2,792 parking spaces.

"They want to do residential buildings... but there would be not a mall," White Plains Mayor Tom Roach

told the Business Journals. "The connectivity would be that whatever retail is there you could access from outside and you would be able to walk through the project, across it and lengthwise."

The Business Journals sought Roach's reaction to an announcement that the owners of the Galleria, California-based Pacific

Retail Capital Partners (PRCP) and Aareal Bank, which is headquartered in Wiesbaden, Germany, are joining with White Plains-based developer Louis Cappelli's The Cappelli Organization and SL Green Realty Corp., which is billed as Manhattan's largest office landlord, to redevelop the mall site.

Roach said that the announcement did not come as a surprise to the city, since officials have been in regular talks with the mall's owners for many months regarding the future of the mall and the status of the city-owned garages.

"The likelihood is that the garage would be removed but we would

require as part of any kind of deal that's done here that the parking spaces currently being used will be available in the new parking that was required for a new project," Roach said. "I don't think anyone thinks that that garage is worth keeping. The spaces are worth keeping, but in a more modern

WHITE PLAINS 6



Breeze Airways founder and CEO David Neeleman. *Contributed photo.*

Breeze Airways takes on new omnipresence at regional airports

BY PHIL HALL

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The budget carrier Breeze Airways is a relative newcomer to the regional aviation scene – it set up an East Coast base at Bradley International Airport in February and began flights out of Westchester County Airport in April, and now it has the most flight routes of

any carrier at both airports.

On Nov. 2, Breeze inaugurated its new nonstop service from Westchester to Los Angeles, which marked the first nonstop transcontinental flight from the White Plains-based airport. David Neeleman, the airline's founder and CEO, he freely admitted it took a long time for him to appreciate what Westchester had to offer air travelers.

"I lived in New Canaan for 20-plus years when I started JetBlue," he said, referring to the budget carrier he started in 1998. "I know the airport really well, and most of time I'd have to drive right past it to head to Kennedy. I know that people really want to go to Westchester – they really love that airport – and it's something that is filling a

BREEZE AIRWAYS 6

Terra Gaucha brings southern Brazilian cuisine to downtown Stamford

BY EDWARD ARRIAZA

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Located in the Stamford Town Center on 230 Tresser Blvd. and open since Oct. 22, Terra Gaucha Brazilian Steakhouse provides customers with a southern Brazilian, Gaucho-style full rodizio experience in which selections of fire-roasted meats are served to them at their table by waitstaff who slice the meat directly onto diners' plates.

"Although Stamford is part of a large metropolitan area, I think that it is a very close knit and welcoming community that we want to be a part of," said Rodolfo Melo, owner of Terra Gaucha.

"We couldn't be more excited about introducing our gaucho chefs to the folks that live here."

Outdoor seating for 40 people is available on the restaurant's patio, and the venue's interior has 200 seats available as well as three private dining rooms appropriate for special occasions or large groups. A full-service bar is to the left of patrons upon entering the steakhouse, and at the center of the dining area is an all-you-can-eat gourmet salad bar where guests have unlimited access to slices of cured meats, cheeses, fruits and vegetables.

The rodizio experience can be had either during lunch at \$36.95 on a weekday or \$49.95 on a weekend, or during dinner at \$54.95. This provides customers a choice between four types of meat that can be prepared in seven different styles. The specialty of the house is picanha or top sirloin cap, and the boneless ribeye and bacon-wrapped filet mignon are also popular..

Those interested in pork may select either pork ribs, parmesan encrusted pork loin or pork sausage. For poultry, one may choose from either chicken drumsticks or chicken wrapped in bacon; the restaurant also



Lamb chops. Photos by Edward Arriaza.



Pudim de leite condensado.

offers lamb chops.

Terra Gaucha provides four kinds of spirits: tequila, whiskey, bourbon and cognac. Spirits range in price from \$9 to \$60, with options including Komos Reposado and Don Julio P1942 for tequilas, Jameson and

Macallan Rare Cask for whiskey, Maker's Mark and Angel's Envy Kentucky for bourbon, and Courvoisier and Hennessy VSOP for cognac. The latter category also offers the priciest options of all the spirits, with Remy Louis XIII (1oz) priced at

\$242 and Remy Louis XII (1.5oz) priced at \$346.

Guests may also select from a list of 20 specialty cocktails that include the \$11 caipirinha, composed of cachaça, a spirit made from sugarcane juice, along with limes. Guests may also ask for the Stamford Sour which costs \$15, and is made of Litchfield straight rye, passion fruit, lime and red wine.

For a cocktail with scotch, there is honey black tea, which comes in at \$14 and is made of Johnnie Walker Black, peach schnapps, syrup, ginger beer, Angostura bitters and lemon juice.

For dessert, diners can choose from 10 dishes, including molten chocolate lave cake, tiramisu and Pudim de leite condensado, a Brazilian-style flan topped with caramelized sugar sauce.

"Stamford has a unique identity, and we are looking forward to bringing a taste of southern Brazilian hospitality and cuisine to this dynamic area," Melo said.

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We don't create gimmicks to enrich ourselves; we enrich our readers with news about where they live and work.

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Facebook whistleblower advocates for mandated transparency and accountability in social media

Frances Haugen during her 2021 congressional testimony on Facebook's business practices. Photo courtesy Fairfield University.

BY EDWARD ARRIAZA

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Frances Haugen, the Facebook data engineer who gained international prominence in 2021 as the whistleblower who disclosed tens of thousands of the social media platform's internal documents to the Securities and Exchange Commission and The Wall Street Journal, was a recent guest speaker at Fairfield University's Open Visions Forum lecture titled "Ethics, the Public Good, and the Challenge of Social Media."

Haugen spoke on the societal danger posed by social media platforms, particularly on Facebook and Instagram, which she said have a tight grip on online interaction mixed with a singular focus on profiteering, all with little to no government oversight. Previously, Haugen had been the lead product manager of Facebook's civic integrity team when she became aware of how Facebook (now Meta Platforms) purposefully pushes its userbase toward divisiveness and extremism for the purpose of ramping up user engagement and data collection, and thus maximizing profits.

Haugen noted Facebook did not always encourage polarization and extremism. In 2008, she stated that "no one thought Facebook was going to destroy democracy

— it was about our friends and our family. But the problem was Facebook needed to have us consume more and more content every single quarter. Facebook makes its money based on ads. The more content you consume, the more ads you see and the more ads you click on."

In its current iteration, Meta's algorithms on its platforms attract users with the prospect of connecting with friends and loved ones, and, according to Haugen, are then inundated and pushed toward extreme content which incite strong emotional responses, which then produces enough content and activity to satisfy Meta's financial goals.

Haugen gave examples of how this system works and its consequences, including instances when Facebook suggested users in Germany join Neo-Nazi groups. She also mentioned how a newly created Instagram account — which would, on a daily basis, click on the first five pieces of content related to healthy eating — have the opposite effect for the user.

"Within two weeks, we're starting to see pro-anorexia content and pro-self-harm content," Haugen revealed.

According to Haugen, Meta's reach and the harm it causes is even more pronounced in developing or "fragile" parts of the world. In such countries, prospec-

tive users are lured not only by the opportunity to connect with others through Facebook, but with access to subsidized internet. This tactic, Haugen submitted, allows the company to entrench itself into other societies even more so than in the U.S.

"They went into countries where almost no one was online and said, 'If you use our products, the internet is free. If you use anything on the open web, you're going to pay for it,'" Haugen said. "You and I can make choices to opt out of Facebook's products. But for those billion people, they don't get to opt out."

Meta's actions in creating a divisive environment were responsible in great part for causing and encouraging societal strife, Haugen argued, from ethnic violence in Ethiopia to the Jan. 6 insurrection on Capitol Hill. While people from Meta such as CEO Mark Zuckerberg and Nick Clegg, president of global affairs at Meta, claim they are aware of the divisions the company's current algorithms and systems cause, no real solutions are put forward because of the loss of profits it would result, according to Haugen. Alternatively, impractical solutions are put forward, such as the use of AI.

"They said, 'Don't worry, we've invented this magical AI. The magical AI is going to take down all the bad things. It's going to take down

hate speech, it's going to take down misinformation,'" Haugen said.

"The problem is when we ask, 'Is this hate speech, is this violence-inciting?' those things require context, they require understanding who is the speaker, who is the audience. AI is decades away, at the minimum, from being able to solve those problems."

Haugen believed that despite a culture which puts profits over public safety, Meta can change or be made to change with government mandated transparency, and that such standards will protect citizens as well as companies, who will spend more time fixing issues and will feel freer to invite other parties and organizations to assist them, instead of allowing a volatile situation to deteriorate in secrecy.

"In a world where we have mandated transparency, there is less incentive to lie," Haugen said, "And that means we're actually going to have more effective companies."

During the lecture's discussion panel, entrepreneur Candice Peterkin, CEO and founder of ShellsArt Media, asked Haugen how one might remind users of Facebook and other social media that such platforms are concerned primarily with monetizing their personal connections. Haugen responded that users should ask themselves how they feel about the amount of time they devote to

social media and how they use it.

David Schmidt, director of applied ethics and associate professor of ethics and business ethics at Charles F. Dolan School of Business at Fairfield University, asked Haugen how one may continue to be so hopeful in the face of an extremely difficult venture as reining in social media companies.

"Fatalism is a sign that someone is trying to steal your power," Haugen responded. "Fatalism steals from us a chance to act, because you're never going to actually inspire change if you don't believe change is possible."

Philip Eliasoph, professor of the university's art history and visual culture in the College of Arts and Sciences and director of the Open Visions Forum, brought up a quote by Elon Musk after his recent acquisition of Twitter that envisioned a "digital town square" where users are welcome to exercise their freedom of speech, within legal limits, and that it will not become a "free for all." Haugen answered that Musk represents an undercurrent of disaffected users who feel moderation of the past has been too heavy handed.

"I have a feeling he's going to run up against a point of friction," she said. "Advertisers will not spend money on systems that are too hostile, and users don't spend time on places that make them feel bad."

Rabbit Ears Entertainment pops into Norwalk retail

BY JUSTIN MCGOWN

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A noted publisher of children's classics, Rabbit Ears Entertainment LLC has been quietly located in Norwalk for decades. Rabbit Ears' works are noted for beautifully illustrated storybooks and companion videos featuring celebrity readers like John Cleese, Holly Hunter, Robin Williams, Glenn Close and Garrison Keillor.

In mid-November, Rabbit Ears will launch a pop-up shop at 114 Washington St. in South Norwalk, once the site of the home decoration store Sassafras. The store will operate seven days a week through the holidays unless their inventory is depleted.

"This is the first time to my knowledge that we've ever had a freestanding retail store," said Deborah Weingrad, president of Rabbit Ears. "We decided to open a holiday pop-up store for the next couple of months since we have a huge inventory of hardcover books, CDs, DVDs, and, for those with legacy formats we also have VHS tapes and audio cassettes alongside the paperbacks."

Rabbit Ears currently sells much of its inventory through its online catalogue, but in recent years has shifted to digital distribution through streaming services and selling print-on-demand paperback copies of books through Amazon. The move online has lessened the need for holding on to a large physical inventory even as many titles remain popular.

"All of the hardcover books that we're selling were originally distributed through an educational publishing company and they're in a hardcover library format since they were distributed to schools and libraries initially," Weingrad explained.

Those library-grade hardcovers are being sold for what may be the last time. Paperback copies of illustrated versions of classics like "The Ballad of John Henry," "Pecos Bill," "The Velveteen Rabbit," "Follow the Drinking Gourd" and Goldilocks and the Three Bears artists will remain available through print-on-demand services, but the store itself holds the back catalog.

Other items of interest to both collectors and those looking for unique items for a



Deborah Weingrad. Photo by Justin McGown.

child's room include autographed posters featuring art from various titles, a handful of LPs from the earliest Rabbit Ears recordings, bundled instructional kits for classroom use, and various other ephemera accumulated over decades of children's publishing.

Many of the recordings used in Rabbit Ears productions were made around the corner from the pop-up store at the former Palace Theater where Weingrad and her family operated a production center for many years.

Weingrad is also scheduling entertainment at her store.

"We're planning on having a children's

story hour, probably on Tuesdays at 10:30," she said. "It will be somewhere that parents and caregivers can bring children, I'm bringing in some more carpeting for the floor, so I or another reader can sit in this little rocking chair and read a couple stories for an hour."

Weingrad is excited to make use of the space as a bookstore because Norwalk has been without a commercial bookstore since the closure of the Connecticut Avenue Barnes and Noble.

"I feel that the small bookstore is a dying breed," she said, "so it's kind of fun to be able to have one here."



"We must remember that one determined person can make a significant difference, and that a small group of determined people can change the course of history."

— Sonia Johnson

Congratulations to Fullerton Beck attorney **Alexandra Sued** and all the 2022 Millennial + GenZ honorees on your accomplishments. May you continue to inspire, lead and succeed.



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1 White Plains —

structure.”

Roach said that creating a pedestrian-friendly environment would be an important part of what he wants to see in a redevelopment plan. He has been a longtime critic of the stark exterior of the existing mall.

“You’re going to be looking at residential with some retail and we’ll see what they come to us with but what I would anticipate is that it’s going to be something that would permit people to walk through the site,” Roach said. “We definitely want to see more trees, we definitely want to see a recognition of what we’ve already created on the Court Street end, but make it a place where people will want to walk and spend time, or go shop or whatever, but make it a gathering place.”

Roach said he did not know when a formal proposal would be submitted but figures it will be “sooner rather than later.”

The Galleria has 863,715 square feet of gross leasable area. Macy’s had anchored the mall at the east end in 328,599 square feet of space. Sears had been at the west end in 227,316 square feet. There had been speculation that residential towers would be proposed for the sites formerly occupied by those anchor stores and the retail space in the



White Plains Mayor Tom Roach. Photo by Peter Katz.

center of the property would be maintained.

When the Galleria first opened, it was considered the cornerstone in the urban renewal redevelopment of White Plains’ downtown.

“This is one of the most exciting mixed-use development sites in the New York Metro Area,” said Steve Plenge, CEO of PRCP. “We have worked over the past few years to acquire the Macy’s fee interest at the site, along with the leasehold interest of the former Sears. Working with our new partners,

we will reimagine the site as a vibrant mixed-use project that will be centered on residential development and amenity-based retail.”

Cappelli said, “We are extremely pleased for the opportunity to join with SL Green, Aareal Bank Group and Pacific Retail Capital Partners in the redevelopment of the Galleria site. The reimagining of this property is integral to the dramatic transformation of downtown White Plains that is well underway. We are fortunate to be able to play a role in recreating the property with mixed uses, which

will link the city’s transit center with the Mamaroneck Avenue corridor. The Galleria redevelopment comes as our company is beginning the redevelopment of the former White Plains Mall property into Hamilton Green, also a mixed-use project.”

Plenge said that they anticipate closing a portion of the Galleria early next year to begin the redevelopment.

“The Galleria at White Plains is an important property in Westchester County and the region. With our experienced real estate partners, the new masterplan and design will build upon the remarkable renaissance under way in Downtown White Plains,” Plenge said.

SL Green Realty Corp. is a real estate investment trust (REIT) that is focused primarily on Manhattan commercial properties. It holds interests in 64 buildings totaling 34.4 million square feet.

The Cappelli Organization has completed more than 25 million square feet of development valued at more than \$10 billion. It currently has more than 20 million square feet in its development and construction pipeline. Cappelli is credited with jumpstarting the renaissance of downtown White Plains with its City Center retail and residential project.

1 Breeze Airways—

great need.”

Indeed, Neeleman took part in Breeze’s first flight from Los Angeles to Westchester and affirmed passenger satisfaction.

“I just loaded a group of people on an airplane headed back to Westchester,” he said. “And I said, ‘You don’t have to drive to JFK anymore.’ They all cheered. So, it’s a big change for these people.”

While Breeze has a New England presence at T.F. Green International Airport outside of Providence, Rhode Island, Neeleman felt that Bradley’s position just north of Hartford was an opportunity that demanded his attention.

“Bradley’s got its own catchment area,” he explained. “We fly to T.F. Green, but they’re not really the same market. Central Connecticut area has a lot of businesses and a lot of people, and Bradley has its own market.”

In less than a year, Breeze established nonstop Bradley service to Charleston, South Carolina, Columbus, Ohio, Jacksonville, Florida, Las Vegas, Nashville, Norfolk, Virginia, Pittsburgh, Richmond, Virginia, Sarasota-Bradenton, Florida, and Savannah, Georgia, with new routes to Phoenix and Vero Beach, Florida, to be added in February. The carrier also has “Breeze Thru” service involving one stop but no change of airplane to New Orleans, Orlando, Tampa and Tulsa, with new routes coming in February to serve Provo, Utah,



Photo by Tomás Del Coro / Flickr Creative Commons.

and San Bernardino, California.

“Partnering with Breeze on their expansion has been transformative for Bradley International Airport,” said Kevin A. Dillon, executive director of the Connecticut Airport Authority, in a press statement. “Their national growth, ongoing innovation and expanding local network offer our passengers more opportunities to travel conveniently and affordably. We thank Breeze for their partnership in bringing these exciting new routes to this key market and for their continued commitment to our community.”

At Westchester, Breeze flies to Charleston, Jacksonville, Los Angeles, Nashville, Norfolk, Sarasota-Bradenton and Vero Beach, Florida,

with one “Breeze Thru” route to New Orleans. The carrier had announced plans earlier this year for a nonstop Westchester service to San Francisco via the Airbus A220-300, but supply chain issues and delayed production of the aircraft forced the carrier to put those plans on indefinite hold.

Neeleman acknowledged that getting a route established “takes a bit of time” – up to six months, to be specific – with tasks that range from securing gate space, pre-selling a new service to a pair of previously unmatched markets and then hiring the staff for the service. While attracting employees has not been an issue – “We have a great company to work for,” Neeleman said – there

has been one headache aggravating the company recently.

“Fuel is a concern,” he said. “Particularly jet fuel, which is diesel fuel. We’re keeping an eye on that, especially when they’re talking about diesel fuel shortages on the coasts. If we need to raise the fares a little bit to cover the increased price of fuel, we can do that.”

Breeze currently offers 99 nonstop routes between 33 cities in 19 states, and in 2023 Neeleman is looking to take the airline to other countries.

“We’re going through that process with the FAA right now,” he said. “When we get that, we’ll certainly have some flights outside the United States.”



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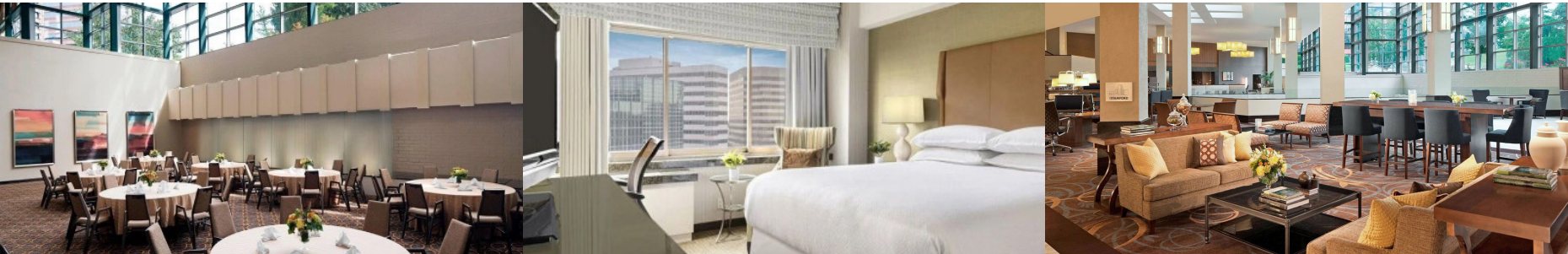
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Empowering people to look and feel good

BY GEORGETTE GOUVEIA

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Dec. 17, 2020 was a day that Marria Pooya will never forget.

A car driven by Devon Dalio – son of billionaire hedge funder Ray Dalio – crashed into a Verizon store in Greenwich’s Riverside Commons shopping center, setting it ablaze and killing him. While there were no other fatalities or injuries, the Verizon store was destroyed as was the adjacent location of Pooya’s Greenwich Medical Spa.

“Right on the heels of Covid, I was kicked in the knees,” she said. “It was the day my life changed.”

Smoke and water damage meant that the place had to be gutted and the server with all the patient appointments and files was temporarily knocked offline. Two years later, she’s still not back in that location, which is being renovated and slated to reopen in March. Subsequently, Connecticut’s Office of the Chief Medical Examiner determined Dalio’s death resulted from burns and smoke inhalation sustained in an accident. Meanwhile, Pooya is suing his estate, noting, “we lost 40% of our market share over something we didn’t cause. We had a six-month wait list. Some patients went elsewhere.

“If Greenwich were my only location,” she added, “I’d have been out of business.”

But it’s not for nothing that Pooya’s titles are visionary and founder of Greenwich Medical Spa.

“We had a vision and that was to take the business to New York, Connecticut and New Jersey,” she said.

With branches in Westport, Scarsdale and Ridgefield, Pooya was able to relocate staff and many patients, setting up a temporary Greenwich location in Cos Cob. (Recently, Greenwich Medical Spa added locations in West Hartford and Glastonbury.)

For Pooya, it has been a case of life lessons learned, not the least of which was make sure you have enough insurance to cover the unthinkable. The other was a variation on the theme of build back better. When patients return to the former Greenwich location next year, they’ll be in a 6,000-square-foot, two-story space that is more than double the size of the old one, with a body center on the lower level and an “open flow area” for treatment demonstrations and for patients to work or relax.

With an increase in the number of locations over the years has come an increase in staff – from five to more than 60 employees – and the number of patients served, from 100 to more than 10,000. But Pooya’s goals don’t merely lie in the business arena. While she wants all of the medical spa’s



Marria Pooya, self-described visionary and founder of Greenwich Medical Spa. Photographs courtesy Greenwich Medical Spa.

patients to look and feel good, she particularly wants to empower women, who make up more than 90% of the clientele. And that’s in part because she had to empower herself.

Pooya comes from a place where no one empowers women, where, she said, “a 9-year-old schoolboy has more sway than a mature woman” – Kabul, Afghanistan. The oldest of four – three girls and a boy – she was always interested in her father’s electronics import business. He in turn lamented that she had not been born male. Her future was to be someone’s wife and somebody else’s mother. But all that was about to change.

A 9-year-old Pooya arrived in the United States in 1981 with her family for an uncle’s wedding. While here, her grandfather died of a heart attack. With the Soviets having invaded Afghanistan two years earlier – the war would last 10 years – Pooya’s father decided it would be better for the family to remain here while he traveled back and forth for its business. Pooya grew up in Flushing, Queens and then on Long Island. Still, her mother wanted her to marry and have children after high school. But Pooya would go on to New

York University in Manhattan, where she earned a dual Bachelor of Science degree in finance and international business from the Stern School of Business. It was a move that would take her to Wall Street (Alex. Brown, a division of Raymond James, Lehman Brothers) and to help the family business introduce Revlon products to Uzbekistan. Always interested in fashion and beauty, Pooya also created two color cosmetics lines for the family business, learning everything from production to shipping.

Eventually, Pooya married a man whom she described as “my cheerleader” – Babak Pooya, general counsel of BTG Pactual, a Brazilian-based investment bank. (The couple live in Westport with their two sons.) “But I needed more,” she said of her entrepreneurial spirit.

She explored opening a candy store, then looked at the hot trend of medical spas. In 2004, Pooya paid \$80,000 for a Radiance Medical Spa franchise located over a Boston Market in Old Greenwich. However, she says, “the franchisor had a vision but didn’t have the experience to carry out the vision.” In 2006, she sued, got her money back and rebranded

the place as Greenwich Medical Spa.

As the name implies, it’s about more than facials, though the spa does those as well as fillers; chemical peels; Botox; ultherapy, or ultrasound therapy to lift the face and neck; coolsculpting to remove fat cells from the body; and EMSculpt to build muscle and remove fat. Thus the medical spa combines the sleek elegance of a traditional spa with the businesslike attitude of a doctor’s office in which procedures are overseen by physician assistants, also called physician associates, and nurse practitioners. (The executive team includes medical director Michael Janiszewski, M.D., and board-certified dermatologist Mitchell J. Ross, M.D.)

At the Scarsdale location in the Golden Horseshoe shopping center, we sampled EMSculpt Neo, which physician associate Stephanie Oertel, a Norwalk resident, said uses radio frequency as well as electromagnetic waves to increase muscle fibers and decrease fat. It’s the same technology as in Tesla cars and, because of the electromagnetism, it is not for those with electrical and metal implants. Patients come in for six 30-minute sessions every other week to tone calves, thighs, buttocks, the abdomen, biceps and/or triceps. One ab session is equal to 20,000 crunches. After six sessions, Oertel said, you can expect a 30% percent reduction in fat and a 20% increase in muscle, though you’ll need follow-ups to maintain the more sculpted look.

After filling out a medical survey and signing the consent form, we got on a scale that measured not only our weight and BMI (Body Mass Index) but our hydration level. (Women’s hydration needs to be over 40%, she said, and men’s over 50%.) Then wearing a towel wrap, we hopped onto a bed with a coverlet as Oertel strapped a device to our stomach that she monitored periodically along with medical assistant Jayde Creamer, a Yonkers resident. For the next half-hour, we felt a tapping and a pulling, as if we were being lifted up by our core. There was also an undulating sensation, like going over a speed bump.

Afterward we noticed a red dislike spot where the device had been that went away almost immediately. What didn’t go away, even after just one session, was the sense of being a bit more toned in the abs. We felt it the next morning – the sensation of tautness, of having had a good workout – as we went back to our crunches.

“Everyone wants to feel good,” Pooya said. “It’s such a great service to make people feel and look good. It creates more confidence. If I can do that, then I’ll have done my job.”

For more, visit. greenwichmedicalspa.com/

Elections count in NY and CT

BY PETER KATZ

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Gov. Kathy Hochul, who moved into the governor's office from her post as lieutenant governor after Gov. Andrew M. Cuomo resigned, has become the first woman elected to a full four-year term as New York's governor.

"Tonight, a glass ceiling was shattered in the state of New York. Thank you to everyone who made it happen – this victory is yours," Hochul said.

Lt. Gov. Antonio Delgado was elected on the Democratic ticket with Hochul. She had appointed him to the office and he resigned his seat in Congress in order to serve in the state position.

The outcome of Hochul's contest with Republican Congressman Lee Zeldin of Long Island for the governorship became clear early in the morning of Wednesday Nov. 9 when 93% of the votes had been counted in New York state and Hochul led with 3,022,576 votes to Zeldin's 2,710,211 votes, 52.7% to 47.3%.

In the final weeks of the campaign, Zeldin had stepped up his attacks on Hochul as being weak on crime and was saturating television with ads portraying her as a friend of criminals. The emphasis on crime as an issue, also done in by Republicans in other contests throughout the U.S., was having a positive effect for Zeldin as he steadily narrowed the gap with Hochul. Zeldin's comparatively strong showing appears to have helped Republican candidates elsewhere in New York state and may have national ramifications as the Republicans appeared to have picked up from three to five New York seats in the House of Representatives.

Connecticut's Democrats staved off Republican challengers to maintain control of statewide and congressional seats, although the final results of the 5th Congressional District were too close to call as of the morning of Nov. 9.

Gov. Ned Lamont declared victory election night in his re-election bid against Bob Stefanowski. With 94% of the votes counted, Lamont scored 55.3% to Stefanowski's 43.7%, with Independent Party candidate Rob Hotaling snagging 1% of the tally.

Attorney General William Tong also gained re-election over Republican challenger Jessica Kordas. Democrats retained the other statewide offices with Sean Scanlon winning the race for Comptroller, Erick Russell becoming Treasurer and Stephanie Thomas becoming Secretary of the State.

Sen. Richard Blumenthal won his bid for a third term, defeating Donald Trump-backed candidate Leora Levy in the race for the U.S. Senate. Four of the state's five

incumbent members of the U.S. House of Representatives – Jim Himes, Rosa DeLauro, John Larson and Joe Courtney – were re-elected.

The sole race where the Democrat did not coast to victory was in the 5th Congressional District, where incumbent Rep. Jahana Hayes and former state senator George Logan. With 95% of the vote tabulated, Hayes is leading by less than 4,000 votes. However, the race has yet to be called in her favor and neither candidate has declared victory or acknowledged defeat.

In a closely-watched New York contest, Republican Dutchess County Executive Marc Molinaro was holding a 6,100 vote lead over Democrat Josh Riley for the newly-created 19th Congressional District seat in the Hudson Valley in votes that had been tallied as of early Nov. 9.

In New York's 17th Congressional District, Democratic incumbent Rep. Sean Patrick Maloney was trailing Republican challenger Mike Lawler. On the morning of Nov. 9, Maloney had 137,633 votes compared with Lawler's 140,883 votes, 49.4% to 50.6%. Maloney, seeking his sixth term, last year was named chairman of the Democratic Congressional Campaign Committee.

Rep. Pat Ryan declared victory early on Nov. 9 in his contest with Republican State Assemblyman Colin Schmitt for the 18th Congressional District seat. Ryan formerly had been Ulster County Executive.

Democrat Jen Metzger beat Republican Jim Quigley in the contest for Ulster County executive.

U.S. Senate Majority Leader Chuck Schumer sailed to victory over Republican Joe Pinon for another six-year term in the Senate. Schumer had 56.9% of the vote compared with Pinon's 43.2%. Another challenger, Diane Sare of the LaRouche Party, drew 0.9% of the votes.

New York Attorney General Letitia James won reelection against Republican challenger Michael Henry.

New York State Comptroller Tom DiNapoli won a fourth term with 56.9% of the vote as of the morning of Nov. 9 against Republican Paul Rodriguez, who had 43.1% of the vote.

Incumbent Democratic Congressman Jamal Bowman of New York was holding 63% of the vote in the contest for the 16th Congressional District against Republican Miriam Flisser.

In the New York State Senate, Majority Leader Andrea Stewart-Cousins of Yonkers was on her way to an easy victory with 65% of the vote compared with 35% for challenger Republican Kristen Kerr.

Fairfield County Editor Phil Hall contributed to this report.

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Tax cutting strategies for business owners

BY NORMAN G. GRILL

A number of end-of-year tax planning moves can help business owners to reduce their tax liability. Here are a few of them to consider.

Deferring income. Businesses using the cash method of accounting can defer income into 2023 by delaying end-of-year invoices so that payment is not received until 2023. Businesses using the accrual method can defer income by postponing the delivery of

goods or services until January 2023.

Purchasing new business equipment. Businesses are allowed to immediately deduct 100% of the cost of eligible property, such as machinery and equipment that is placed in service after Sept. 27, 2017, and before Jan. 1, 2023, after which it will be phased downward over four years: 80% in 2023, 60% in 2024, 40% in 2025, and 20% in 2026.

The first-year 100% bonus depreciation deduction is available for qualifying assets even if they are placed in

service for only a few days in 2022.

Section 179 expensing. Businesses should take advantage of Section 179 expensing this year whenever possible. In 2022, businesses can elect to expense (deduct immediately) the entire cost of most new equipment up to a maximum of \$1.08 million of the first \$2.70 million of property placed in service by Dec. 31, 2022.

Keep in mind that the Section 179 deduction cannot exceed net taxable business income. The deduction is phased out dollar for dollar on amounts

exceeding the \$2.70 million threshold and eliminated above amounts exceeding \$3.78 million.

Qualified property. Qualified property is defined as property placed in service during the tax year and used predominantly (more than 50%) in your trade or business. Property placed in service and then disposed of in that same tax year does not qualify, nor does property converted to personal use in the same tax year it is acquired.

Taxpayers can also elect to include certain improvements made to nonresidential real property after the date the property was first placed in service. Qualified improvement property refers to any improvement to a building's interior; however, improvements do not qualify if they are attributable to the enlargement of the building, any elevator or escalator or the internal structural framework of the building.

Real estate qualified improvement property is eligible for immediate expensing, thanks to the CARES Act, which corrected an error in the Tax Cuts and Jobs Act.

Qualified business income deduction. Many business taxpayers – including owners of businesses operated through sole proprietorships, partnerships, and S corporations, as well as trusts and estates, may be eligible for the qualified business income. This deduction is worth up to 20% of qualified business income (QBI) from a qualified trade or business for tax years 2018 through 2025.

Your taxable income must be under \$170,050 for single and head of household filers and \$340,100 for married taxpayers filing joint returns to take advantage of the deduction in 2022.

The QBI is complex, and tax planning strategies can directly affect the amount of deduction, i.e., increase or reduce the dollar amount.

Small Business Health Care Tax Credit. Small business employers with 25 or fewer full-time-equivalent employees with average annual wages of \$56,000 in 2020 (indexed for inflation) may qualify for a tax credit to help pay for employees' health insurance. The credit is 50% (35% for nonprofits).

Business Energy Investment Tax Credit (ITC). The Inflation Reduction Act of 2022 (IRA) expanded eligible technologies and extended the expira-

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tion date of the credit, in addition to several other changes. As such, business energy investment tax credits are still available, and businesses that want to take advantage of these tax credits (worth up to 30%) can still do so. Please call the office for assistance if you are a business owner eligible for the energy investment tax credit.

Business energy credits are available for the following technologies: solar water heat, solar space heat, geothermal electric, solar thermal electric, solar thermal process heat, solar photovoltaics, wind energy, geothermal heat pumps, municipal solid waste, combined heat and power, fuel cells using non-renewable fuels, tidal, wind (small), geothermal direct-use, fuel cells using renewable fuels, microturbines and lithium-ion batteries.

Repair regulations. Where possible, end-of-year repairs and expenses should be deducted immediately rather than capitalized and depreciated. Small businesses lacking applicable financial statements (AFS) can take advantage of de minimis safe harbor by electing to deduct smaller purchases (\$2,500 or less per purchase or invoice). Businesses with applicable financial statements can deduct \$5,000. Small businesses with gross receipts of \$10 million or less can also take advantage of the safe harbor for repairs, maintenance, and improvements to eligible buildings.

Retirement plans. Self-employed individuals who have not yet done so should set up self-employed retirement plans before the end of 2022. Call today if you need help setting up a retirement plan.

Dividend planning. Reduce accumulated corporate profits and earnings by issuing corporate dividends to shareholders.

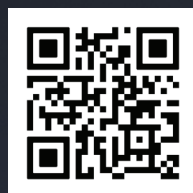
This column is for information only and is not intended as advice. Taxes are complex and mistakes can be costly. Seek the advice of a knowledgeable professional if you have questions.

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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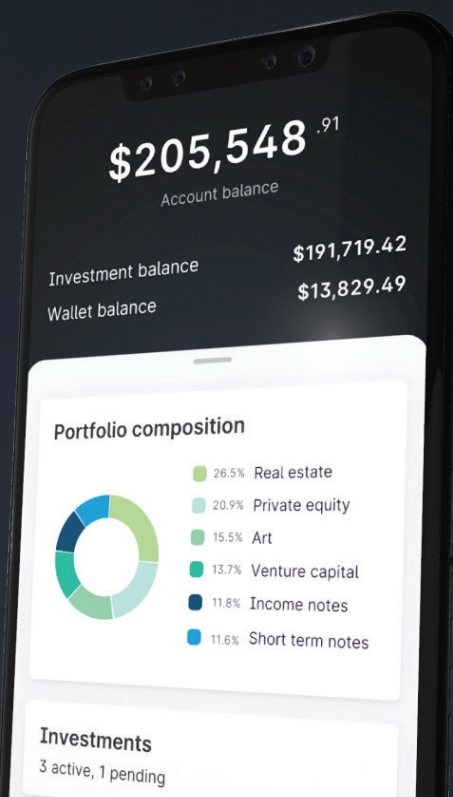
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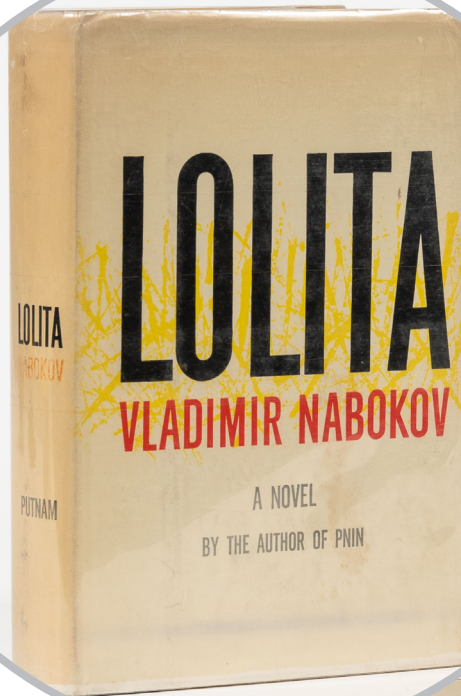
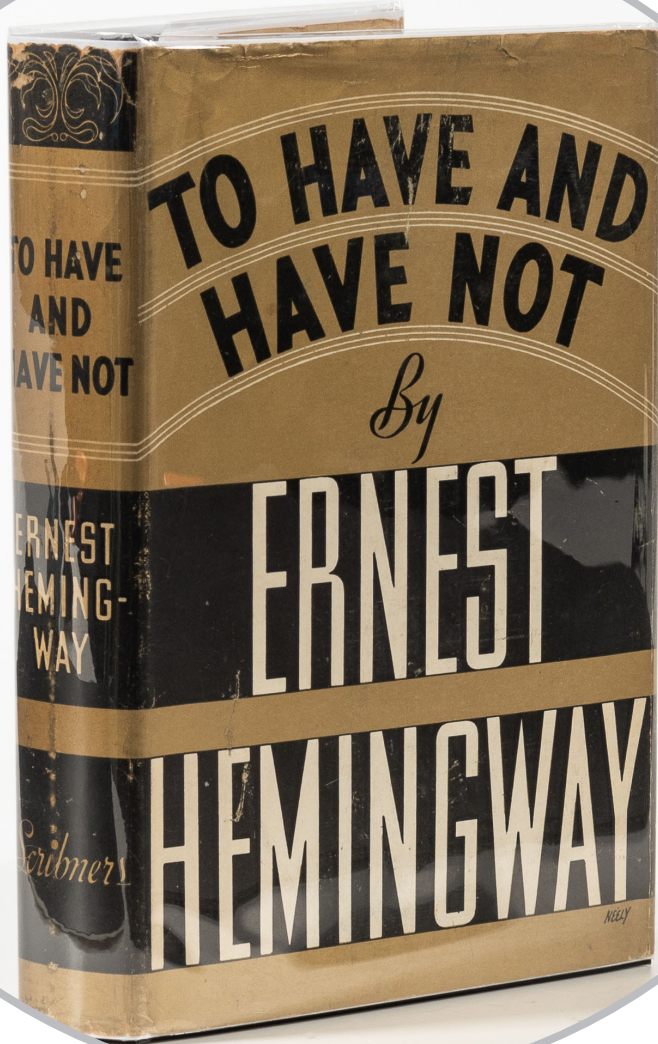
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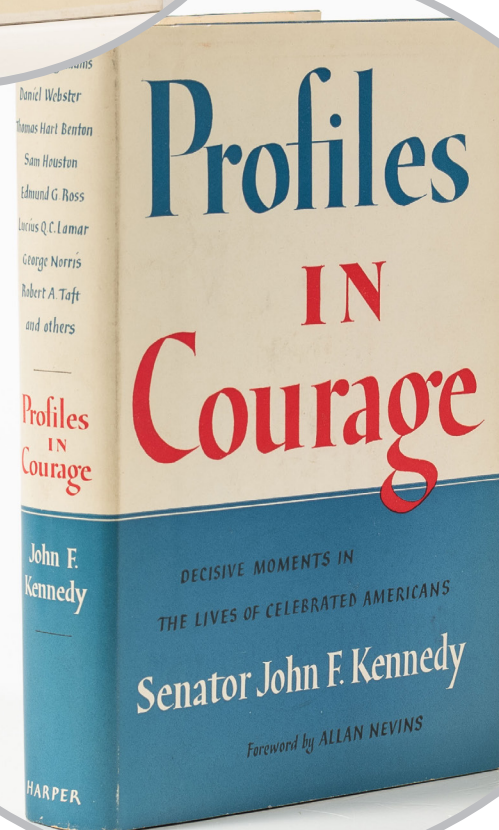


Ernest Hemingway's "To Have and Have Not" (Charles Scribner's Sons, 1937). First edition with the original dust jacket. Sold for \$438.

Vladimir Nabokov's "Lolita" (G.P. Putnam's Sons, 1955). First U.S. edition with the dust jacket in mylar. Sold for \$469.

John F. Kennedy's "Profiles in Courage: Decisive Moments in the Lives of Celebrated Americans" (Harper & Brothers, 1956, later printing). Dust jacket with a portrait photo of the author on back. Sold for \$5,313.

Photographs courtesy Bonhams Skinner.



Savoring the fine print – for cash

BY KATIE BANSER-WHITTLE

Printed books have been around for hundreds of years. They were scarce and expensive until the 1840s, when the steam-powered rotary printing press, fed with huge, continuous rolls of paper, enabled the production of millions of pages a day. Growing numbers of people in North America and Europe were literate. Many had money to spare for books and leisure time to read them.

Plenty of books remain in American homes today. Some are frequently consulted. Others are eagerly read and reread – despite the trend to all things digital. But what about all the volumes that just sit there on the shelves, unopened for years?

Is it possible to tell which old books might be worth a hefty sum and which ones can be given away – if you can find a person or organization that will accept them? Whether you yourself are downsizing or moving, or helping a family member to do so, the bookshelves may be worth a closer look.

Focus on first editions by well-known modern American writers – Ernest Hemingway, F. Scott Fitzgerald, William

Faulkner, James Baldwin, Edith Wharton and the other icons from your high school and college literature classes. Look at early editions of nonfiction as well.

John Dorfman, book expert at Bonhams Skinner, notes that there's a brisk market for fine books by great midcentury authors. But not all copies of, say, Ernest Hemingway's "The Sun Also Rises" or John Steinbeck's "The Grapes of Wrath" are created equal.

Value in vintage books depends on several factors. One is visible before turning a single page. It may be true that you can't tell a book by its cover. It's equally true that often you can tell the value of a book by its paper dust jacket or dust cover. The presence of the original dust jacket, in good condition, can make the difference between a few dollars and several thousand.

Dorfman points out that at their best, dust jackets are important aesthetic and cultural artifacts. A prime example is painter Francis Cugat's brilliant Art Deco cover for Fitzgerald's "The Great Gatsby," which captures the disembodied, heavily-made-up eyes and lips of a flapper – the irises of the eyes containing two tiny female nudes – looming over the carnival-like

atmosphere of New York City. The intentionally garish artwork crystallizes much of the underbelly of the Roaring '20s and the American Dream at the heart of Fitzgerald's elegiac novel. The author himself, who saw the dust jacket artwork before he'd finished the book, recognized its artistry and force and indeed made some changes to the book suggested by the designer's imagery.

This extremely rare, beautiful dust jacket is in a class by itself in terms of monetary value. But even with less iconic covers, for most modern and contemporary books the presence of the original paper cover is so important that in most cases "no jacket means no sale."

There are other factors besides dust jackets to consider. A first edition, first printing of a book by an important author

can have considerable value, even without a dust jacket. That's especially true if the first printing were small. This information is usually printed on the back of the title page.

Another potential boost to value, particularly a book by a well-known author, is the author's signature or, even better, personal inscription. Spoiler alert: It takes an expert eye to detect faked or prank signatures and inscriptions.

The last word is – investigate. Age isn't especially important to book value. Demand, scarcity and condition are what really matter.

If you think there may be literary treasure on those library shelves, contact book specialist John Dorfman John.Dorfman@BonhamsSkinner.com to learn the rest of the story. And for more, contact Katie at katie.whittle@bonhamsskinner.com or 212-787-1114.

Fairfield County businesses help deliver Tiny Miracles

BY JUSTIN MCGOWN

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Nov 17 is Premature Awareness Day, an occasion to bring attention to the challenges of families who are faced with the difficulties brought by the premature birth of a child. This year, businesses across Fairfield County are participating in a month-long effort to raise awareness of the issue and to become acquainted with the Darien-based Tiny Miracles Foundation.

“The Tiny Miracles Foundation provides emotional support, financial assistance, and practical guidance to families who have a premature baby,” said Tina Tison, executive director of the Tiny Miracles Foundation. She noted that around one out of every 10 pregnancies have a premature birth where the baby is delivered at less than 37 weeks.

Even an infant’s short stay in a neonatal intensive care unit can be harrowing for parents, according to Tison. For the past 18 years, her foundation has parents helped through that difficult time, often by connecting parents with the opportunity to

speak with those who have gone through the same ordeals.

“It is a great equalizer of an experience. It happens to all races, all ages of mothers, with single births and multiple births,” Tison said. “It really impacts our community in a substantial way. So, this year for the first time instead of spreading our message about the topic of prematurity, our mission and programs that support families by ourselves, we brought in partners to help spread the word.”

Thirteen businesses are participating in Fairfield County’s Premature Awareness Month. Among the participants are Maple Craft Foods, which is donating 30% of its online sales to Tiny Miracles when customers use code TTMF at checkout, and the Danbury Hat Tricks hockey team, which is hosting special raffles and experiences during games on Nov. 12 and 26.

Most of the participating businesses are offering deals specifically on Nov. 17, although several are offering promotions over an extended period. The Turnpike Spirit Shop in Fairfield will donate 10% of sales on select products between Nov. 4-18



Tina Tison. Contributed photo.

while Upper Crust Bakery & Café, with locations in Darien and New Canaan, will contribute the proceeds from the sale of special purple bagels from Nov. 14-20.

The Panera Bread at 1860 Post Road East in Westport, all five Little Pub locations in the county, the Barrett Bookstore in Darien, the Toy Post of Westport, Darien’s Williams Day Spa, Craftbottlz in New Canaan, EGG New York in Darien and The Remix personal training services by Amy Tucci will all contribute at least 10% of their sales on Nov. 17 to Little Miracles. J.McLaughlin in

Westport will contribute 15% of sales during its afternoon Sip & Shop event on Nov. 26.

“We don’t take their participation lightly,” Tison said of the participating businesses. “There’s a lot of pressure, both cumulatively from the last couple of years and in what’s peak season for a lot of businesses to really do well financially in November. So, the fact that they’re taking the time and making the commitment to us, especially in our first year doing something like this, we’re really honored and really proud to be working with them.”

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Red Barn Bakery is a real treat

BY JEREMY WAYNE

It's a sunny Sunday morning and the Red Barn Bakery, located across the parking lot less than 100 yards from Irvington's Metro-North station, is jumping. "We just love coming here," I hear an elderly couple telling a young server, as she helps to shoehorn them in to a table. They've done well to nab these two seats, because although this column is called "Table Talk," the truth is there are not too many tables to talk about at this organic bakery-cum-café, located in a former auto garage, which punches well above its weight but where seating, for eating in, is at something of a premium.

Perhaps, though, that is part of its charm, I muse, as I join a line of wholesome Sunday-morning folk – couples, elderly aunts, singles, dads with kids – all either waiting for a table or to buy goodies to take out. As for me, waiting to meet with the bakery's founder and owner, Randell Dodge, I'm about to jump right to the head of the line. Well, they do say it's not what you know, but whom you know, right?

Dressed in jeans and a black top and somehow incongruously slender for a baker, Dodge is not only spry but remarkably calm for a proprietor whose line of eagerly waiting customers is at this point snaking out the door. "Where shall we sit?" she asks me, doubtless a rhetorical question, more easily asked than answered given the space, although we do find two seats at the communal table in the bakery's upper section, at right-angles to the counter.

She has had a classic Americana life – growing up on the North Fork of Long Island, where her parents had a farm, surrounded by peach and apple orchards and blueberry and strawberry fields; learning from her mother how to make jam and pies

and how to preserve and pickle. She started baking at the age of 12, using the freshest products, the best ingredients. "Farm to table," she observes, "was what we did, before it was called 'farm to table'."

Her route to baking professionally, though, was indirect. She studied painting and ceramic sculpture at Bennington College in Vermont before embarking on a career in fashion, designing handbags for stores like Barney's and Neiman Marcus and establishing a cashmere business in Nepal. Soon she was taking in \$2 million annually, traveling to China and South Korea every two months.

Then came 9/11 – she was living on Chambers Street in Lower Manhattan at the time – and everything changed. Moving to Westchester County soon after, she was struck by how there were no organic bakeries, only supermarkets, with perfectly turned out, decorated cakes or fancy French patisseries. Baking was suddenly calling. Renting a cottage on Byram Lake Road in Armonk, Dodge asked the landlord if she could put a commercial oven in the red barn on the property. He agreed and a business (and name) were born.

Initially, she produced only baked goods. But within a year, in 2007, Blue Hill at Stone Barns in Pocantico Hills asked her if she would be the outside resource for its farmers' market, where three days a week she would sell out in just a couple of hours. A request soon after from Joe DiMauro at Mount Kisco Seafood had her branching out into pies. ("He ordered 250 pies the Tuesday before Thanksgiving," recalls Dodge, "then called me up at 5 a.m. the following day and asked me if I could get him another 400 by noon.") When, early on, Martha Stewart's producer Greta Anthony called to ask her if she would bake her breakfast cookies on the show, she thought it was a prank call. Increasingly well-known, Dodge moved to her present location, a former auto garage, in 2010.

A passionate believer in organic produce who follows an "organic" and "nutritious" lifestyle herself, Dodge says "...stick to the source and you will pay fewer medical bills later."

Back in the moment, at the bakery counter, the line has shortened a little and Dodge walks me over to the selection. There are savory dishes, omelets, frittatas, bowls and salads, while soups like cauliflower and lentil are big sellers. (Eileen Fisher had been in the previous day for lunch with a friend and bought 10 soups to take out. "I said, 'What are you going to do with this?'"



Randell Dodge. Photograph by Jeremy Wayne.

And she's like, 'We can't run out of it.')

The bakery's olive oil muffin and its cheddar, jalapeño and kale savory scone are also superb savory snacks, the deliciousness of both to which I can personally attest.

As for baked goods, which are perhaps the core of the business, they include the famed breakfast cookies, wonderfully crisp and fresh almond biscotti, apple pie roll-ups, perfectly moist rugelach (a revelation, this) and superb gluten-free cheese cake with a raspberry glaze. Add to this choice fruit pies, fudge pie, savory tarts, flourless chocolate cake, cupcakes and macarons, and you get an idea of the bakery's scope.

With the holiday season nearly upon us, Red Barn's Thanksgiving menu is also now available, featuring treats like fig and leek savory tart and black bottom fig cheese-cake. Pumpkin, apple crumb and apple salted-caramel crumb desserts are among

the most popular items. All are gluten-free.

Speaking of future plans, Dodge says she's constantly asked about opening new branches or franchising the business. Only the previous day she had been approached about opening in Brooklyn and Greenwich, but beyond a broad plan to rework her brand and expand the wholesale part of the business, she has resisted any temptation to launch elsewhere.

"You know, more is not always better," she says thoughtfully. "I find that sometimes when you expand, the quality diminishes. And I'm really emphatic about the quality," she adds, almost redundantly.

Because, looking around the bakery, seeing the delight on people's faces, the general good humor of the place and, of course, the empty plates, it's a fact that is completely self-evident.

For more, visit redbarn-bakery.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."



Testing the new arm bikes at Dunn Park in Yonkers.

Outfitting parks for fitness

BY PETER KATZ

Pkatz@westfairinc.com

Yonkers Mayor Mike Spano and the Yonkers Department of Parks, Recreation & Conservation have formally unveiled new state-of-the-art fitness centers at Dunn and Columbus Parks. Those centers follow the installation of new fitness centers at Stefanik, Coyne, Singlak-Keehan, O'Boyle, and Barton Parks. The city expects to open additional fitness centers at other parks

in the coming year.

Dunn Park is bordered by Ridge Avenue, Vineyard Avenue and Fr. Finian Sullivan Drive. Columbus Park is at Columbus Avenue and S. Waverly Street.

"Yonkers continually invests and improves upon the resources we provide our residents, which include the 78 neighborhood parks across Yonkers," Spano said. "These parks are nestled in our communities and become the fabric of our city. Providing accessible and innovative amenities like these fitness centers make

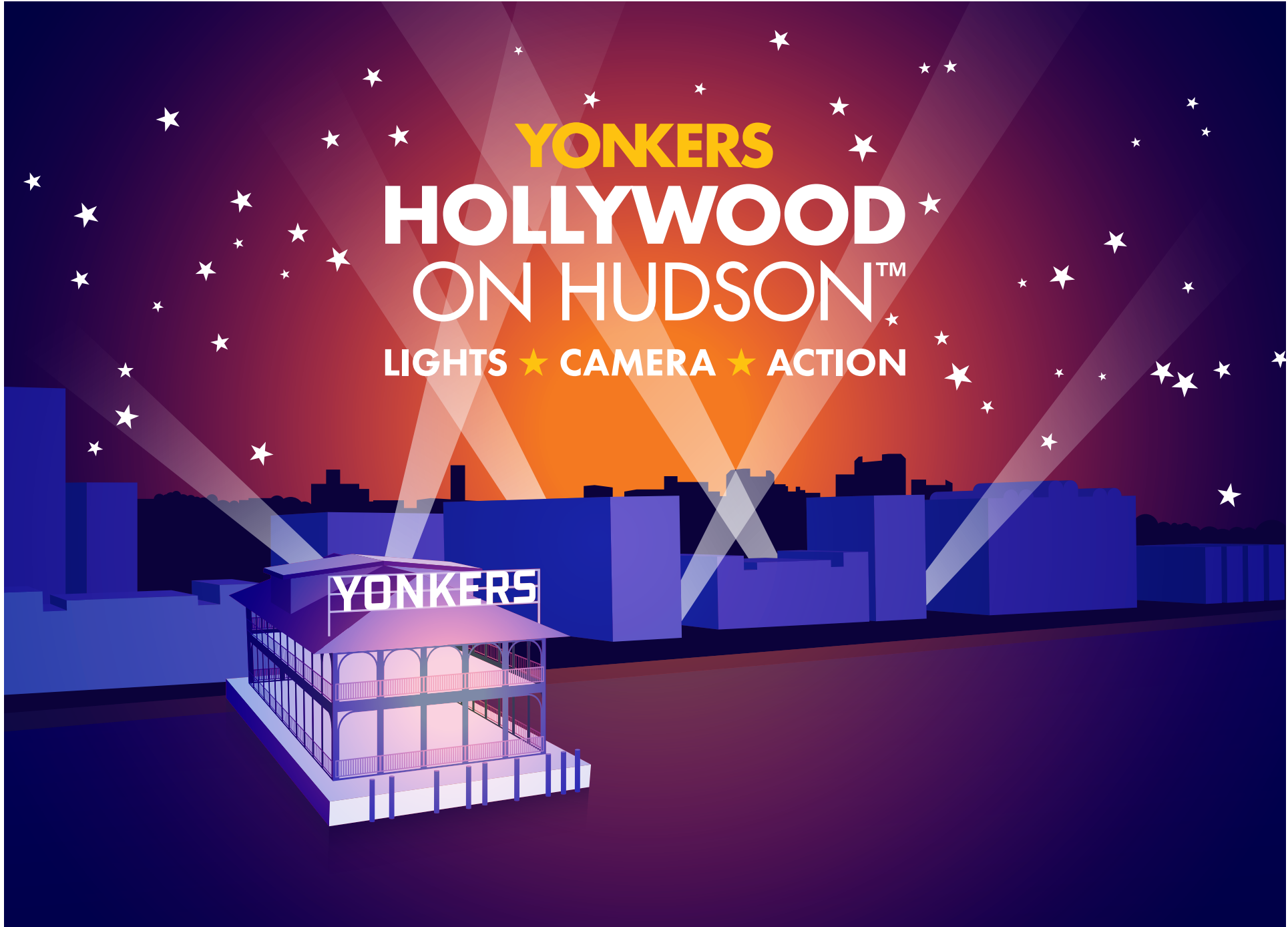
our parks system one of the most robust in the nation."

Instead of a hard surface, Dunn Park has been equipped with a rubber matting on the ground. The fitness center features KOMPAN equipment. Since the early 1970s, KOMPAN has specialized in commercial playground equipment. The company says its outdoor gym equipment is designed to give users the same kind of workout experience they'd enjoy at an indoor gym. Dunn Park now has two arm bikes, a twist and flex wheel, an assisted step and a balance board. All equipment is ADA accessible and can be linked to

the KOMPAN app for personalized fitness adjustments.

At Columbus Park, the first of three phases in renovations recently was completed. It included the new, fitness center, a new playground and a basketball court. New benches, fencing and plantings are expected to round out the park renovations later this year.

Steve Sansone, commissioner of the Yonkers parks department, said, "We build communities one park at a time and our parks no matter how grandiose or small all are equally important to the quality of life of our residents."



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Exciting things are happening in Yonkers. A remarkable renaissance has delivered nearly \$5 billion in private investment, more than 9,100 units of new housing, rising resident income and the highest graduation rate among New York's five biggest school districts. Most recently, a new film production studio located to the city's Downtown-Waterfront District, now known as 'Hollywood on Hudson'. Chosen for its proximity to Manhattan and in the midst of a multi-billion-dollar revitalization, Yonkers boasts affordable new residences, vibrant cultural, entertainment, foodie, and art scenes, and breathtaking views of the Hudson River. You can go anywhere from here.

HollywoodOnHudson.org



Political rally puts Yonkers in the spotlight

BY PETER KATZ

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The names Yonkers and Sarah Lawrence College echoed internationally on Nov. 6 when President Biden visited the college's Yonkers campus. He was there to participate in a Democratic Party rally designed to boost the campaign of New York Gov. Kathy Hochul and other party candidates. Hochul was running for a full four-year term after having moved up from Lt. Gov. when Andrew Cuomo resigned. Sarah Lawrence is located in Yonkers, although it has a Bronxville mailing address.

The South Lawn and abutting areas of the 44-acre campus had been fitted with a stage, risers for news media cameras, tables for reporters, theatrical lights on aerial platforms, loudspeakers suspended from crane lifts, crowd control fences, security screening by the Secret Service, an explosives-sniffing dog and numerous other things needed for an event attended by the President of the United States.

As the college describes it, "One of the most politically active campuses in the



Part of the audience area at the rally on the Sarah Lawrence campus in Yonkers. Photo by Peter Katz

country, Sarah Lawrence College is constantly pushing students to think about how they are impacting the world around them. Inspired by courses in public policy, economics, and history, Sarah Lawrence College students seek to promote and create positive change in our community on- and off-campus. They devote themselves to their internships at leading organizations, from the American Civil Liberties Union to Human Rights Watch."

Sarah Lawrence's President Cristle Collins Judd, said in welcoming remarks to the estimated 1,300 Sarah Lawrence students and members of the public at the rally, "I want to acknowledge and to give a shout-out to the many student organizations on campus committed to the work of creating a more just and a more equitable society. Democracy matters."

Yonkers Mayor Mike Spano told the crowd that Biden's visit to Yonkers marks the first time in almost 50 years that a president of the U.S. has been in the city. It actually was 46 years ago, on October 13, 1976, that President Gerald R. Ford visited Yonkers

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19 Political rally—



Spano speaks at the Democratic Party rally.
Photo by Peter Katz.

City Hall and signed a bill providing federal revenue sharing funds to states and localities. Before that, in October 1972, President Richard M. Nixon visited Yonkers during his reelection campaign. A crowd of about 10,000 was on hand to see him in Getty Square.

"A special thank you to the students here at Sarah Lawrence," Spano said. "We love Sarah Lawrence here in our city."

Spano then plunged into politics, recalling the election of 2020 that put President Biden into office.

"Thanks to people like you throughout this entire nation who rallied together we beat back Donald Trump. That allowed President Joe Biden to pass the biggest infrastructure bill that we've ever seen," Spano said. "And, that allowed President Biden to pass landmark legislation that finally addresses climate change. That allowed (the) president to provide financial help for working families so we can help reduce child poverty and create so many jobs here in this community."

Spano also credited Biden with preserving democracy in the U.S. "against those who want to destroy it." He then proceeded to list some of Gov. Kathy Hochul's achievements while contrasting them with positions taken by Hochul's gubernatorial challenger, Republican Congressman Lee Zeldin.

Spano credited Hochul with passing a strong package of gun control laws, while charging that Zeldin wants to make assault weapons available to more people.

"Kathy Hochul will fight to preserve a woman's right to choose," Spano said. "We all know her opponent thinks the opposite."

Spano praised Biden and Hochul for providing resources to local communities for needs such as education and building affordable housing.

"We all know what's at stake. Two years ago, Joe Biden saved this nation from a very dark future," Spano said.



Yonkers tenant says Seven Pines Tower leased uninhabitable apartments

BY BILL HELTZEL

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A Seven Pines Tower tenant claims that the Yonkers apartment building has been uninhabitable for nearly two years, yet the owner continued to lease apartments without a valid certificate of occupancy.

Chevelle Bethea accused Seven Pines Associates LP of deceptive business practices in a class action complaint filed Nov. 1 in Westchester Supreme Court.

Instead of obtaining the required certificate of occupancy after apartments were damaged in a fire, the complaint states, Seven Pines Associates “marketed the building for residential tenants and continued to illegally collect rent on occupied units.”

Seven Pines Tower did not respond to an email asking for its side of the story.

The 27-story, 305-apartment structure was built in 1978 at 1 Glenwood Avenue next to the Metro-North Railroad Glenwood station.

On Jan. 6, 2021, a fire broke out in a third floor apartment and spread to the hallway and up one of the staircases, according to a city condemnation notice filed the next day. Elevator doors buckled, fire extinguisher boxes melted, electric and water service were disrupted and 22 apartments were destroyed.

This past July, according to a news article in the New York Real Estate Journal, Yonkers Mayor Mike Spano, Andrew Stillman of H&S Property Management and other officials held an event declaring that the owners had reconstructed the damaged apartments



Seven Pines Tower, Yonkers

in a multimillion-dollar project.

But Bethea claims that the building owner “perpetrated a fraud” by claiming that the building was suitable for occupancy when in fact it was not, failed to disclose the condition of the building to many tenants, and circumvented fire safety requirements.

Seven Pines Associates is affiliated with Halpern-Stillman Development and H&S Property Management Inc., and Jon Halpern, according to property records, with offices in the Dunwoodie section of Yonkers near Bronxville.

The owners are experienced land-

lords who are well aware of fire codes and building regulations, according to the complaint. The state multiple dwelling law and Yonkers regulations, for instance, require Seven Pines Tower to have a valid certificate of occupancy. Without the CO, rents may not be collected.

Bethea is asking the court to certify the case as a class action on behalf of all tenants, declare that no rents are due until a certificate of occupancy is obtained, return rents that were paid when there was no CO, and fix all unsafe and illegal conditions in the building.

Five lawsuits were filed previously against Seven Pines Associates by numerous tenants who claim they were injured, for example, from inhaling thick black smoke during the fire. Four cases are pending and one was dismissed when the plaintiffs failed to show up for court proceedings.

Manhattan attorney Karim H. Kamal represents Bethea.

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Tourism rebounding in the Catskills and HV

BY PETER KATZ

pkatz@westfairinc.com

Tourism in the Catskills Region, comprised of Ulster, Sullivan, Delaware and Greene counties, has not only rebounded from the Covid pandemic but has grown substantially from 2019 levels. According to a study of tourism in New York state by the Oxford Economics company Tourism Economics, in 2021 visitor spending grew to \$1.9 billion and the tourism industry was responsible for 16,348 jobs. Spending by people visiting the Catskills region reached 123% of where it was in 2019.

The report found that visitors had a total impact of \$85.5 billion on the state's economy in 2021, 45% more than in 2020. Visitors supported 190,251 jobs in the food and beverage industry, 62,501 jobs in lodging, 60,502 in recreation and entertainment, and 40,040 in retail trade.

Ulster County did slightly better than the other Catskills counties with economic activity in tourism up 126% over 2019. Ulster had 44% of visitor spending compared with 7% for Delaware County, 12% for Greene County and 37% for Sullivan County.

Hotel Occupancy Taxes collected by Ulster County in 2021 increased 65.2% from where they were in 2019, setting an all-time high of more than \$3.3 million. Overall taxes generated by tourism for Ulster came to \$100,085,000 in 2021. For Sullivan County, the total tourism tax take was \$84,643,000. Green County saw \$28,737,000 in tax generation while taxes generated by tourism in Delaware County came to \$17,003,000.

"People love to visit Ulster County to experience our natural areas, arts and cultural activities, acclaimed restaurants, and relaxing retreats," said Acting Ulster County Executive Johanna Contreras. "These offerings attract visitors from around the world and also drive our economy, providing thousands of jobs and generating revenue."

The Tourism Economics report found that in the Catskills 12.9% of all labor income in 2021 was generated by tourism, a slight increase from the 11.3% that had been generated by tourism in 2020. Sullivan led the other counties and was dependent on tourism for 16.9% of all labor income.

In looking at visitor spending in Upstate New York, the report by Tourism Economics covered nine regions. In addition to the Catskills, they were the Hudson Valley, Chautauqua-Allegheny, Niagara, Finger Lakes, Thousand Islands, Adirondacks, Central New York, and Capital-Saratoga.

The report found that the Hudson Valley

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Excerpt from Ulster's new tourism website.



Monticello Raceway, a tourist attraction in Sullivan County. Satellite photo via Google Maps.

had the most visitor spending at 19% of the total, followed by Central New York at 18% and the Finger Lakes at 16%.

When the Upstate New York regions were included with New York City and Long Island for a look at visitor spending in the entire state, it was found that 50% of the visitor spending took place in New York City and 11% was on Long Island. The Catskills were responsible for 4% of total statewide visitor spending while the Hudson Valley accounted for 7% of the spending.

Even though it did comparatively well within the Catskills Region, Ulster County has taken steps to try to generate even more visitor spending and overall tourist activity. The Ulster County Tourism

Department unveiled a new Ulster County Tourism website. The new website, visitulstercountyny.com includes trip-planning tools, accommodation booking and links for making reservations at popular area parks.

The Ulster County Tourism Department recently received two 2022 New York State Tourism Excellence Awards, one for overall tourism marketing and the other the creative use of data in marketing.

"Over the course of the pandemic, people sought refuge in our beautiful open spaces and warm hospitality, and that's evident in the latest data," Ulster County Legislator Brian Cahill said. "The website will be a critical tool to allow people from an ever-growing market area to connect with our great out-

doors, our unique farm to table experiences and to engage in experiences that provide wellness, musical and artistic renewal while visiting here."

Herb Litts, who also serves on the county legislature, pointed out that the new website features farm-oriented activities in the country such as apple picking.

"Making family memories is what our agritourism businesses are all about," Litts said. "The new Ulster County Tourism website really showcases our bounty, and I'd encourage folks to check out the Things To Do section, which has a specific page just for our farms and fresh produce, making it easy for people to find all that is grown in our fields."

Deep digital divide in Westchester

BY PETER KATZ

Pkatz@westfairinc.com

A report from Pace University prepared in partnership with the Westchester Children's Association (WCA) that examined digital access among families in Westchester County found that the digital divide is having measurable impacts among segments of the population. Although targeted to explore what is happening among families with children in kindergarten through 12th grade, the survey resulted in a suggestion that businesses providing health care in Westchester need to take a look at their online capabilities.

"Health care providers should consider streamlining their online health appointment process to meet the abilities of new online users," the report said. "They should also consider providing support in teaching families how to access health information online so that their patients become confident in their health care and lifestyle decisions."

The report of survey results was authored by Sydney Moraitis, who is in Pace's Master of Public Administration program and Gina Scutelnicu-Todoran, an associate professor at Pace. The report is titled "Digital Access Survey: Perceptions of Parents in K-12 Schools in Westchester County, New York."

WCA pointed out that almost 25,000 households in Westchester County have no internet service according to the latest data from the U.S. Census Bureau. Nearly 14% of people making \$75,000 or less do not have an internet subscription. People of Hispanic origin are almost twice as likely not to have an internet subscription than the rest of the population.

WCA and Pace, along with the STEM Alliance and the Westchester Library Association have formed the Digital Inclusion Coalition to work on overcoming the digital divide with the belief that digital equity is now a human right.

"Our digital access survey recognizes that digital inequity is present in Westchester County in terms of student and family access to electronic devices, internet options, digital literacy, digital communication and experiences with remote learning," said Moraitis. "The survey's findings suggest that digital access and literacy reform is necessary for all children and parents to be well-equipped to participate online and have confidence in doing so."

Scutelnicu-Todoran, suggested that the digital divide gap could be narrowed if the needs of various groups were better served.

"The fact that families and children from under-represented groups in Westchester County have fewer digi-

tal access opportunities than those who are better-off is not surprising," she said. "What's new is that children and families from under-represented groups have different digital access needs."

The report indicated that families with lower income levels, less education, and those having an under-represented ethnical and racial background were less likely to own or receive an electronic device from a school, and are less likely to have internet access when compared with their counterparts.

"On average, participants reported they had six electronic devices per household,

with smartphones being the most common and the Chromebook being the least common," the report said. "Participants whose primary language is Spanish were less likely to own their devices and more likely to borrow a device from school."

According the survey, 61% of the participants indicated that they have Broadband internet alone, 32% have Broadband along with data access via cellphone and 5% have cellular data alone. When it comes to cost, 35% of the survey participants said they spend \$100 or more on internet each month,

54% spend between \$50 and \$99.99 per month on internet access, and 10% spend

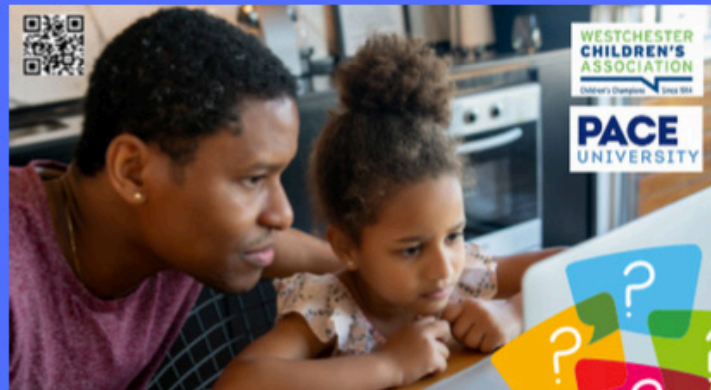
between \$35 and \$49.99 per month on internet access. The survey found that less than 1% receive financial assistance for internet access.

"Most respondents were unaware of the government internet affordability programs and an overwhelming amount conveyed that they would like to receive more information on those programs," the report said. "Over 70% of participants indicated that their school has provided either very or somewhat specific information on remote learning options and most respondents expressed confidence in their digital access to accommodate remote learning."

PACE UNIVERSITY

DIGITAL ACCESS SURVEY: PERCEPTIONS OF PARENTS IN THE K-12 SCHOOLS OF WESTCHESTER COUNTY, NEW YORK

ANALYSIS REPORT



Sydney Moraitis, MPA Candidate, Pace University

Gina Scutelnicu-Todoran, Ph.D., Associate Professor, Pace University

Prepared for the Westchester Children's Association

Waltzing through fabulous Vienna

BY JEREMY WAYNE

“Wilkommen, welcome,” says the smiling doorman as my sleek, black Mercedes stops outside legendary Hotel Sacher and he steps forward to open the door and greet us. The hotel had dispatched the car to meet me at Vienna International Airport and whisk me to the Austrian capital’s famed hostelry. The driver has maneuvered around the city during Friday afternoon rush-hour traffic as if he were driving nothing bigger than a Vespa and now there we are, entering the hallowed portals of Vienna’s best-known hotel, one of the great “grande dame” hotels of Europe.

Facing the Vienna State Opera House, just 100 yards from the city’s monumental Albertina museum and a hop, skip and jump from Baroque composer Antonio Vivaldi’s former residence, the hotel was founded in 1876 by Eduard Sacher – son of Franz Sacher, of Sachertorte fame – upon whose death it passed to his wife, Anna. With a habitual cigar in her mouth and followed always by her entourage of French bulldogs, Frau Sacher’s eccentricity merely added to the hotel’s exclusivity and cachet, which it has retained and consolidated through the years. This is an address that visiting royalty, heads of state, Hollywood actors and shedloads of assorted A-listers have always been glad to call home when spending time in what is arguably Europe’s most dazzling capital city.

But Hotel Sacher, as I was to discover, is so much more than its history, so much more than its Sachertorte – the curious, apricot jam-infused chocolate cake confection, which crops up not just in Hotel Sacher at every opportunity but also in its adjoining café and, indeed, in ersatz rip-offs all over the city. Looking glorious after a recent face-lift, Hotel Sacher’s public rooms astound with carved wood, gilt, marble and rich brocades, and the hotel feels as fresh today as it must have done the day it originally opened.



Side view of Hotel Motto.



Hotel Sacher entrance. Photographs by Jeremy Wayne.

Guest rooms and suites are magnificent, displaying the most vibrant fabrics, and bathrooms are vast, with marble in the softest hues, gleaming faucets and sparkling mirrors. Windows open on to views of the Opera House and beyond, and the energy of this impossibly glamorous, ineffably grand, outrageously theatrical city, packed with wedding-cake castles and palaces and with music always its heart, seems to course easily through Hotel Sacher’s high-born, aristocratic veins.

From a pummeling or peeling in the marvelous hotel spa, to breakfast in the great Marble Hall (to the accompaniment of Mozart’s Symphony No. 40 in G minor, K. 550), to cocktails in the hotel’s opulent Blue Bar – a riot of gilt and deep-blue flocked wallpaper – Hotel Sacher has it all. And like the Blue Bar, the intimate Red Bar positively drips with chandeliers and fin de siècle elegance, just the spot for a blow-out dinner of goose liver pâté, calf’s head with truffle, venison with ox heart or a Wiener schnitzel the size of a soccer pitch. On the one hand, you are stepping back into a former age – receptionists in frock coats; a pianist in white-tie and tails playing Chopin and Liszt. On the other, you are staying somewhere bang up to date

– the latest in-room technology and thoroughly clued-in hotel concierges producing impossible-to-get concert tickets at the drop of a well-loaded credit card. Make no mistake, there is nowhere quite like Hotel Sacher.

Then again, you have choices in Vienna, since the Austrian capital these days is hardly short of great hotels.

One notable newbie is the 90-room Hotel Motto, occupying a ravishing Renaissance mansion on Mariahilfer Straße in the thumping heart of downtown. Describing itself as having “a touch of Japanese purism,” a hint of “Scandinavian coziness” and a “whole lot of French flair” (cue chandeliers originally from the Hotel Ritz in Paris, recently bought at auction), this is the hotel for guests who appreciate architectural detail and ornamental design – baroque flourishes on the building’s façade, a sensational brass staircase lovingly restored, commode sinks, decorative rugs and chinoiserie fabric-covered wardrobe doors – but equally are looking for a totally laid-back, dress-down, anything-goes kind of vibe. With super-comfortable beds, parquet floors, retro Roberts radios, walk-in rain-showers and alluring St. Charles Pharmacy natural products, guest rooms are welcoming and gemütlich as well

as unthreateningly stylish.

But for my money, the most exciting thing about Motto, and reason enough alone to stay there, is its seventh-floor restaurant, Chez Bernard, the beating heart of the hotel. Talk about the Hanging Gardens of Babylon: With its baskets of ferns and foliage above the gorgeous oval bar, which looks like a beautiful spaceship landed on the parquet floor, this is a brilliant space, with a terrific comfort-food menu at lunch and dinner (saffron risotto, coq au vin) and a breakfast menu that ticks every hipster seed-box – organic soft-boiled eggs with homemade nougat cream jam, say, and avocado toast with lemon and harissa flakes, to name but two. And then there are the breads and viennoiserie – all superb, as you’d expect, in the city that gave its name to the art of breakfast baked goods – all available for purchase, too, from the ground-floor Motto Brot boulangerie and pâtisserie.

“I don’t care what the question is,” as a culinary wag once observed, “but bread is always the answer.” Never was that truer than at Hotel Motto – and in, as the song says, “Wien, Wien, nur du allein” – “Vienna, Vienna, only you alone.”

For more, visit sacher.com and hotel-motto.at.

TRAVEL TALK



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



Regional hotels plug into sustainability with EV chargers

BY JUSTIN MCGOWN

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Last June, Daphne Dixon set out from Fairfield on a cross-country road trip in a Mustang Mach-E. The dark electric vehicle (EV) muscle car took her and a companion 5,000 miles across the country while visiting 27 cities in 15 states. Dixon was serving as a representative of the Connecticut Southwestern Area Clean Cities Coalition, part of the Live Green Network, and she met with representatives of other organizations in the network.

The road trip, undertaken during some of the highest gas prices in recent history, was considered a success by Dixon, the executive director and co-founder of Live Green Connecticut. Dixon used the trip to show that range anxiety – the fear many have that electric vehicles can't handle long distance

drives – was overblown.

Yet the experience revealed new challenges that hotels need to overcome as they bolster sustainability efforts.

"What we found was that while some hotels had charging stations at their facilities," Dixon said, "the hotel staff, although they were very nice and wanted to help, really didn't understand anything about the charging stations themselves. So, if you had a question about it or you had an issue or a problem nobody at the staff level could really help."

Dixon described times where meters had continued running overnight after the car was fully charged, resulting in \$150 bills for a few dollars' worth of electricity. The car had stopped charging after a couple hours but remained plugged in without drawing power, racking up a \$20 an hour bill – in that case, the front desk staff had not been

instructed in the operation of the charging system.

Experiences like that at hotels, even some billed as sustainable, prompted Dixon and her organization to put together a multipoint rating system for hotel charging stations.

"We're going to do a program with hotels in Connecticut to use what we learned from our road trip to help educate hotel staff and lodging facilities on what they need to do to get their hotels EV ready," she said.

The result is the Hospitality EV Readiness Toolkit, which is set for an early 2023 launch. This toolkit is designed to help hotels assess where they stand on nine points determining ease of use for EV owners.

The toolkit may become increasingly important in an industry where customers are considering sustainability a must in choosing accommodations, even short

overnight stays in transit. Google has begun including an "eco-certified" label on listings for hotels in search results and is building out its own sustainability ratings and providing guides to the sustainable offerings featured at a given location.

Many hotel guests are increasingly drawn to hotels that can boast about ethically sourced food, high-efficiency showers, locally sourced soaps, recycled materials and carbon offsets. These things serve as both a mark of high quality and modernity, but a way to ease the guilt of the eco-conscious worried about the environmental impact of their trip.

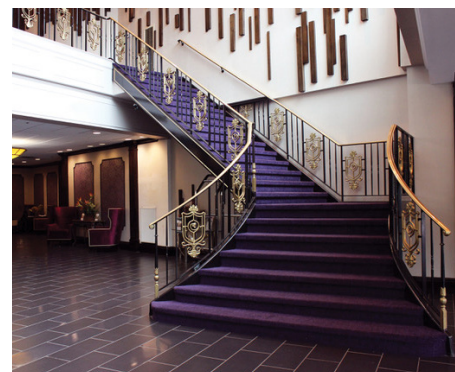
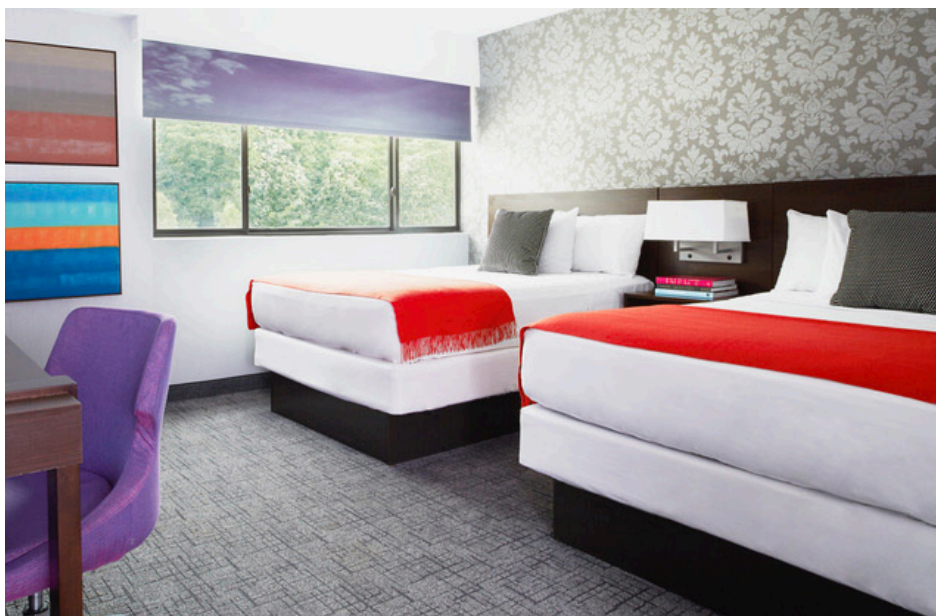
Locally, a greater emphasis on sustainability is underway at the former Westport Inn. The Delamar luxury hotel brand, already a name among those seeking a getaway in Greenwich or Southport, recently

REGIONAL HOTELS

27



ROYAL REGENCY HOTEL



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OUR HISTORY

The hotel sits on the site of another Greek-American success story. It was Tom Carvel's corporate office and training center. One day, when Tom's ice cream truck got a flat tire, he started selling his ice cream from a nearby parking lot. He made a deal with a local business owner to use his electricity, quickly realizing he could be more successful in a fixed location, and Carvel was born. Over the course of his career, Tom was credited with innovations such as developing the machinery for soft serve ice cream, the concept of franchising, and reinventing modern marketing.

EVENTS

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25 **Regional hotels—**

received approval to move forward with a plan to completely revamp this venue with new HVAC units, new windows, and an all-new floorplan. According to Dixon Mallory, director of business development at Clearview Investment Management, which owns and operates Delamar Hotels, these upgrades will both improve efficiency at the site and increase customer comfort.

Mallory said EV charging is also planned for the new location, as is already the case for their already operating hotels where Teslas serve as the courtesy car – although the choice of this particular automotive brand isn't purely the result of sustainability efforts.

"There's definitely a cool factor there," he said with a laugh.

Elsewhere in Fairfield County, the J House in Greenwich is adding EV charging equipment to its grounds – a decision that was based on both guest convenience and hotel style, according to General Manager Janice Perna-Nichols.

"If you've ever been in our rooms," Perna-Nichols said, "you've seen all of our technology. Everything is push button, we have high-tech Toto Japanese toilets. We're a high-tech hotel so it really makes sense for us to have these."

The EV chargers are part of the J House's 10-year anniversary renovations and the

installation expected to be completed in early November.

Across the state border, Mark Shuda, general manager of The Tarrytown House Estate in Tarrytown, is also focused on the worth of sustainability-minded offerings. The elegant hotel overlooking the Hudson Valley completed renovations in 2018 that included the installation of EV chargers.

"I have to say that every day they're being used," Shuda noted. "We probably need a few more, which we will probably install, but it's really become a reality of keeping current, and with how things are going we need to expand that to provide a high level of service to our guests. It's not just a matter of convenience, it's really a requirement."

Shuda noted that one of the most frequent questions fielded by the front desk from potential guests is whether the hotel has EV charging facilities. In his estimation the guests it has drawn have well offset the costs of installation.

At the Abbey Inn in Peekskill, the historic former convent and Episcopal Religious Community, good stewardship is corporate policy. General Manager Gilbert Baeriswil stated Hay Creek Hotels, the company operating the venue, has been "committed for years to providing EV charging stations at



The former Westport Inn. Photo by Justin McGown.

the hotels."

Baeriswil noted that guests of the inn also enjoy a 10% discount on their booking rate when taking advantage of the Abbey's Electric Charging offer.

The spread of EV chargers is also good news for Dixon and the Clean Cities Coalition – she said she was planning another EV road trip to visit the rest of the Live Green Network in summer 2023.

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GRANT TO BENEFIT MUSIC THERAPY PROGRAM

Abilities First in Wappinger Falls was awarded an \$8,500 grant from ACM Lifting Lives®, the philanthropic arm of the Academy of Country Music dedicated to improving lives through the power of music.

The grant will fund the purchase of percussion, rhythm and adaptive musical instruments for the innovative musical therapy program led by Noah Pomerselig at the Abilities First School at LaGrange (Firemens Way).

Pomerselig, a graduate of SUNY New Paltz, is a board-certified music therapist (MT-BC) who has a strong background in working with medically frail children, and in the fields of community mental health and hospice care.

“Abilities First President and CEO Jeffery Fox, Ph.D., said, “...Noah is passionate about the positive impacts of music therapy and this grant will help bring out a side of his students that often goes unseen.”

The music therapy program at the Abilities First School helps students achieve nonmusical goals through the use of intentionally designed music experiences.

“Music helps these students grow in new and unexpected ways by encouraging them to be more self-expressive and creating a space for social interaction,” said Pomerselig. “For our nonverbal kids to have a voice through a piano, guitar or drum is incredibly important.”

2022 COMMUNITY PARTNERS BREAKFAST HONOREES

The Abilities First (AF) Community Partners Breakfast will take place on Tuesday, Nov. 29, at The Grandview in Poughkeepsie, New York. The Community Partners Breakfast serves as a celebration of the Abilities First 60-year anniversary, as well as the recognition of its 2022 honorees and award recipients that have made significant contributions to furthering the mission of the organization.

The honorees are: Viking Packaging, recipient of the Henry G. Page Jr. Business Leadership Award in recognition of its outstanding dedication, interest and cooperation in providing job opportunities to those with disabilities.

Theodore Prenting & The Prenting Family will be receiving the Friend of Abilities First Award in recognition of advancing the awareness, understanding, acceptance and opportunity for those with disabilities.

Stephanie Hourani will be receiving the Ambassador of the Year Award in recognition of an AF participant's en-

thusiasm and successes in reaching her greatest potential.

Joshua Mackey will be receiving the Volunteer of the Year Award in recognition of outstanding contributions of time or talents to Abilities First, resulting in the enhancement of the lives of neighbors with disabilities.

The Commitment to Community Award, in recognition of their outstanding contributions to enhancing the lives of neighbors with disabilities, will be awarded to: New York state Senators Mike Martucci, Sue Serino and James Skoufis; New York state Assemblymember Didi Barrett; Dutchess County Executive Marc Molinaro; and Orange County Executive Steven Neuhaus.

Tickets for the Community Partners Breakfast are available and can be purchased on Abilities First's website. Sponsorship opportunities are also available; contact JoAnn Parker for more information at joannparker@abilitiesfirstny.org.

LINKING WORKS OF ART WITH AN ELEMENT FROM THE PERIODIC TABLE



Matthew Barney, Bayhorse, 2018. Courtesy of the artist and Gladstone Gallery.

The Aldrich Contemporary Art Museum in Ridgefield is hosting Prima Materia: The Periodic Table in Contemporary Art, a group exhibition presenting significant and diverse works of art, which incorporate or reference 35 of the 118 elements on the periodic table by artists Matthew Barney, Edward Burtynsky, Rachel Berwick, Dove Bradshaw, Julian Charrière, Compound In-

terest, The Dufala Brothers, Ashley Epps, Philp Grausman, Tom Lehrer, Bryan McGovern Wilson, Jeffrey Meris, Myra Mirlitsch-Gray, Cornelia Parker, Katie Paterson, Simon Patterson, Beverly Pepper, Winston Roeth, Peter Selgin, Sunny A. Smith, Edward Steed, Carlos Vega, Eleanor White, and Robert Williams. The exhibit will be on view at the museum from Feb. 5 to Aug. 27.

While the basis of the exhibition is science, through expansive curatorial choices, the project will reveal the material basis for sociological, emotional, political and even spiritual subject matter. Artists use specific materials for a reason, quite often for their metaphorical potential and Prima Materia will explore hard facts as well as alchemical conjecture.

VISIT AN ARTIST'S STUDIO



Jill Enfield

The Orange County Arts Council (OCAC) in Goshen, New York, presents a virtual Artist Studio Visit with interdisciplinary artist Jill Enfield on Thursday, Nov. 17, at 5 p.m. Tickets are free for members; \$10 suggested donation for nonmembers. Registration is mandatory. Visit oca-arts-council.org to register. An email with the event link and password to login will be forwarded to those who register for

the event.

Enfield is a fine art photographer, educator, curator and author and has been teaching photography for many years with a concentration on historical techniques and alternative processes. Her three books include step-by-step instructions on a variety of techniques.

Enfield's work has been chosen for book covers and magazines and her

podcasts and videos are on YouTube and the internet. She has shown her work throughout the United States and Europe, and has been teaching at Parsons The New School of Design since the late 1980s and at many workshops throughout the world. Her fine art images can be seen in many museums around the world as well as in private collections.

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COLLEGE RADIOLOGIC TECHNOLOGY PROGRAM RECEIVES ACCREDITATION

Manhattanville College School of Nursing and Health Science's Radiologic Technology program in Purchase, New York, has been awarded an eight-year accreditation, the maximum duration allowed, by the Joint Review Committee on Education in Radiologic Technology (JRCERT).

Manhattanville graduated its first class in May with 100% of the class passing the national certification exam and 100 % being placed in jobs after graduation.

"This accreditation will ensure that our current and future students will have the same opportunities for success," said Debra Simons, Ph.D., R.N., C.C.M.R., dean

of the School of Nursing and Health Sciences at Manhattanville.

"Radiologic Technology is a growing field offering Manhattanville students great career opportunities," said Interim President Louise Feroe, Ph.D. "Employment data projections show strong growth potential for radiologic technologists with 30,000 new jobs expected by 2026. It's been extremely popular even in the short time we have offered it."

Manhattanville College is a small, private liberal arts institution dedicated to academic excellence, purposeful education and social justice. For two years in a row, the "U.S. News and World Report"



has ranked Manhattanville the No. 1 private, nonprofit institution in New York among Top Performers of Social Mobility in Regional Universities North 2022.

The college has earned a designation as a Hispanic Serving Institution by the U.S. Department of Education, which has allowed it to recruit more Latinx students.

BIG Y RANKED BEST STATE EMPLOYER

For the fourth year in a row, Big Y has been awarded a Forbes "Best-In-State Employer" for 2022. Recognized employers are identified across all industries based upon an independent survey of employees who anonymously recommend their employers for this award. Employers such as Big Y, have neither the knowledge of the employees polled nor do they have the ability to influence the results in any way. According to Forbes, employees are asked to rate their willingness to recommend their own employers to friends and family. Employees are also asked to give their opinions on a series of statements surrounding work-related topics. Big Y's award spans 25 different industries.

Big Y COO, Michael P. D'Amour, said,

"... We remain grateful to every one of our over 10,000 employees for providing essential food and products for our communities every day. We are proud of their efforts and share this honor with each and every one of them."

Big Y has also been named as Forbes Best in State for Diversity, Forbes Best Employers for Women and Forbes America's Best Large Employers. It is one of the largest independently owned supermarket chains in New England and operates locations throughout Massachusetts and Connecticut. Founded in 1936 by brothers Paul and Gerald D'Amour, the store was named after an intersection in Chicopee, Massachusetts, where two roads converge to form a "Y".



Adam Rohdie



Molly King

RAISING CHILDREN OF OUTSTANDING CHARACTER

On Sunday, Nov. 20, at 11:15 a.m. Christ Church Greenwich Parish Hall, 254 E. Putnam Ave., Greenwich, will present in-person or livestream a conversation with two leaders in children's education: Adam Rohdie, head of school at Greenwich Country Day School, and Molly King, head of school at Greenwich Academy.

These two leaders in children's education have much to offer parents and grandparents who are striving to raise healthy, balanced, successful children in these unprecedented times.

King has led numerous transformative programmatic advancements and campus development projects. Under her leadership, GA's STEM program has become a national model. She received a Bachelor of Arts degree in American history from Bowdoin College and an EdM in administration, planning and social policy from the Harvard Graduate School of

Education.

Prior to joining Greenwich Academy, King spent seven years as the director of admission for St. Mark's School in Southborough, Massachusetts and five years at Fay School. Earlier in her professional career she taught and coached at Taft School and Greenwich Country Day School, and at the International School of Brussels.

In addition to being the Head of School, Rohdie teaches one section of 8th grade American history and coaches one of the boys' basketball teams. He is a graduate of Wesleyan University in Middletown, Connecticut, and received his master's degree from Stanford University in Palo Alto.

Over the past 18 years while working in Connecticut, Rohdie has served as the president of the Fairchester Heads Association and has been a member of several professional organizations.

WESTCHESTER FIRM RECOGNIZED FOR EXCELLENCE IN ELDER LAW 13 CONSECUTIVE YEARS



Clockwise from top: Michael P. Enea, Darrell Delancey; Stella King, Robert Arbuco, Lauren C. Enea, Gregory Rivera, Samantha A. Lyons, Anthony J. Enea and Sara E. Meyers of Enea, Scanlan & Sirignano, LLP in White Plains and Somers.

Enea, Scanlan & Sirignano LLP has been selected by "U.S. News" – Best Lawyers® for inclusion in its 2023 Best Law Firms in the fields of elder law and trusts and estates for the New York metropolitan region. This marks the 13th consecutive year that the firm, with offices in White Plains and Somers, has been recognized for its professional excellence. The firm has also attained Martindale-Hubbell's highest rating, AV Preeminent, for superior ethical stan-

dards and legal ability.

"It's a privilege to once again rank among the nation's leading law practices," said member Anthony J. Enea. "... We firmly believe that advanced planning is essential for adults of all ages and walks of life."

The "Best Law Firm" distinction follows Enea's recent Best Lawyers accolade, presented by The Best Lawyers of America for his dedication in protecting the rights of seniors, the

disabled and their families. Enea and fellow member Sara E. Meyers were also selected by their peers for inclusion in New York Metro Super Lawyers 2022 in the fields of estate and probate and elder law, with Enea being further recognized as a "Top 25" attorney in Westchester County. In addition, member Samantha A. Lyons, senior associate Lauren C. Enea and associate Stella King were named 2022 Super Lawyers Rising Stars.

GOOD THINGS

GOVERNOR'S EXEMPLARY VOLUNTEER SERVICE AWARD

Lloyd Cort of Greenburgh received Governor Kathy Hochul's Exemplary Volunteer Service Award at the New York State Office for the Aging (NYSOFA) annual Older New Yorkers' Day Celebration on Nov. 4. Cort was nominated by the Westchester County Department of Senior Programs and Services (DSPS), for his decades of service to the town of Greenburgh and the people who live there.

The Governor's Exemplary Volunteer

Service Award is announced annually on Older New Yorkers' Day, Nov. 4. It recognizes an older adult for exceptional volunteerism, service and proactive dedication to the civic good as well as the social, health and overall well-being of individuals of all ages in their community.

Born in Guyana, Cort has been a Westchester County resident since 1969 and continues to make a difference assisting the disadvantaged and underserved.



BEST LAWYERS® 'BEST LAW FIRMS'

FLB Law, a full-service law firm based in Westport, has been named to the "U.S. News" – Best Lawyers® Best Law Firms in commercial, family law mediation, banking and finance, labor and employment and tax law litigation. Preceding this honor, eight FLB attorneys were named to Best Lawyers in America® and the same number selected for inclusion in Connecticut Super Lawyers.

It is especially gratifying that FLB Law, a full-service law firm – can represent businesses and residents throughout Fairfield County, where all

our attorneys and staff live and work, in nearly any type of matter. We are rooted here and feel privileged to be able to practice here," said Thomas Lambert, managing partner.

The U.S. News – Best Lawyers "Best Law Firms" rankings are based on a rigorous evaluation process that includes the collection of client and lawyer evaluations, peer review from leading attorneys in the field and review of additional information provided by law firms as part of the formal submission process.

LAYING GROUNDWORK FOR NEW HOMES

Habitat for Humanity of Coastal Fairfield County (Habitat CFC) has announced that its 2022 annual campaign is Ten Homes for 10 Families. Empowered by the vision and generosity of longtime supporters George and Carol Bauer, the campaign provides a dollar-for-dollar match for all donations up to \$500,000 to help Habitat CFC procure a large parcel on Chopsey Hill Road in Bridgeport, Connecticut, and transform it into 10 new energy-efficient affordable homes for low-income families in coastal Fairfield County.

"Given the constraints of the market, this is an incredible and time-sensitive opportunity to procure a sizable

vacant lot and transform it into homes that in turn transform lives," explained Habitat CFC CEO Carolyn Vermont. "Homeownership is one of the pillars of family stability. This purchase will support low-income working families and create an entire neighborhood of new beginnings."

The property's purchase price and necessary infrastructure improvements create a \$1 million goal for Habitat's year-end donation drive, of which up to half will be contributed through matching funds by the Bauer Foundation.

To contribute to the campaign, visit habitatcfc.org/donate.

STAMFORD RESIDENT WINS BANK'S SAVINGS ACCOUNT DRAWING

First County Bank awarded Nancy James of Stamford \$1,000. She is the latest winner of the FirstPrize Savings account drawing. Mirella Martina, is the branch manager at the north Stamford branch, at which James banks.

The FirstPrize Savings account, is a savings account with a cash prize drawing element to promote personal savings. With each eligible deposit of \$25 or more, the account holder earns an entry into a drawing for a \$1,000 prize. The drawing occurs four times a year, with one winner per quarter. The \$1,000 prize is deposited directly into the winner's FirstPrize Savings account, making the money available immediately. The FirstPrize Savings account is one of many personal banking accounts that can be opened online.



North Stamford Branch Manager Mirella Martina, left, with FirstPrize Savings winner Nancy James.

MEALS FOR THOSE IN NEED



Savoring Gullotta House Thanksgiving dinner.

Gullotta House, a Westchester County nonprofit organization located in Briarcliff Manor, will be partnering with St. Ann's Church and local area restaurants to provide free Thanksgiving meals to community residents facing hardships on Sunday, Nov. 20, from 1:45 – 6 p.m. at St. Ann's School Gym,

16 Elizabeth

St. in Ossining. Gullotta House will provide 1,000 free hot meals, with grab-and-go meals available as well. In addition, Gullotta House will be delivering more than 500 meals to those who are unable to attend.

"We look forward to once again

providing Thanksgiving meals to those in need throughout our community," said Matthew Gullotta, founder and president of Gullotta House. "Thanksgiving is a time where families come together to share a meal and we are thankful to help those in need enjoy Thanksgiving this year."



AID TO HOME CARE SERVICES



From left: Holly K. Benedict, director, development and public affairs, HOW; Patti Lavan Horvath, program officer, Field Hall Foundation; Mary K. Spengler, CEO, HOW; and William F. Flocks Jr., chairman, HOW Board of Directors.

Hospice of Westchester (HOW) in White Plains has received a \$15,000 grant from Field Hall Foundation in northern Westchester, which will help support the organization's Home Care Services.

"Mary K. Spengler, MS, LHNA, CEO, HOW, said, "...This grant will help us continue to provide quality and compassionate services to those in our care."

By providing grants to nonprofits and local government agencies in Dutchess, Putnam and Westchester counties Field Hall Foundation helps their programs and projects that directly impact vulnerable seniors and their caregivers.

"The work of Hospice of Westchester perfectly aligns with our mission and they provide a valuable service to the commu-

nity," said Field Hall Foundation Program Director Patti Lavan Horvath.

Hospice of Westchester is a private, not-for-profit health care agency that provides skilled, compassionate and comprehensive end-of-life home care to patients diagnosed with any serious or life-limiting illness and gives support to their families and loved ones.

HONORING TRADITION



The Junior League of Greenwich (JLG) is bringing "Honoring Tradition" back with its three-day Festival of Trees, a jam-packed holiday weekend, Nov. 18 to Nov. 20, open to all, in-person, at the Arch Street Teen Center, 100 Arch St., Greenwich, Connecticut.

This iconic weekend, hosted and created by the volunteers of the Junior League of Greenwich kicks off the holiday season with beautifully decorated trees



donated by professionals, retail shops and individuals and created in different themes. Bidding on your favorite tree or gingerbread house to take home, shopping and enjoying crafts with Mrs. Claus, all help support the Junior League of Greenwich's various community projects and mission. An online shop can be viewed at <https://www.jlgreenwich.org/the-enchanted-forest/>.

For 60 years the Junior League of

Greenwich has been helping to improve the quality of life for everyone. It is an organization of women committed to promoting voluntarism, developing the potential of women and improving the community through the effective action and leadership of trained individuals. Women interested in joining and making a difference in the community can contact the JLG Office at (203) 869-1979 or visit the website at jlgreenwich.org.

LAW PARTNER: 2022 IRISH LEGAL 100

Partner Timothy Capowski, head of the Modica O'Meara Capowski LLP appellate, consulting, monitoring practice, was named to the 2022 Irish Legal 100 and was among the honorees recognized recently at a reception held in the residence of the U.S. Ambassador to Ireland Geraldine Byrne Nason in Washington, D.C.

"Congratulations to all of this year's honorees," said Capowski. "Our grandparents and great-grandparents left Ireland, in many cases, with nothing but stubborn courage and a thin hope for a better life lived with pride. While some of what they fled remains unresolved and while our own nation remains imperfect, every one of us is a testament to that hope and that courage and, we can hope, a vindication of that pride."

A descendant from the Irish towns of Tipperary and Galway, Capowski has spent 27-plus years at the forefront of the insurance defense bar.

In addition to receiving this honor, Capowski has been named to the New York Metro Super Lawyers since 2019. He also has earned an AV Preeminent Rating by Martindale-Hubbell, the highest



Timothy Capowski

peer-review rating in the legal sector, and AIG named him a Top 10 Lawyer in 2012.

Founded in 2008 by the Irish Voice newspaper, the Irish Legal 100, is an annual compilation of the most distinguished legal professionals in the United States who share one common bond: pride in their Irish roots.

Coffey Modica O'Meara Capowski is a New York-based defense litigation firm with offices in Manhattan, White Plains, Buffalo, New Jersey and Connecticut, and is among the fastest-growing firms in the nation.

CONSTRUCTION COMPANY EXPANDS MANAGEMENT

Mid Hudson Construction Management (MHCM) in Poughkeepsie has named Robert VanCott as project manager and site superintendent. He will be responsible for trade subcontractor buyouts, preplanning, oversight and supervision of labor performance and maintaining clear communication among project stakeholders to ensure project schedule expectations are realized.

"Rob's in-depth and hands-on experience in leading projects from pre-planning to completion will add yet another layer of invaluable expertise to our project management team," said Ray Travis, president and CEO of MHCM.

Previously, VanCott served as a hybrid project manager and licensed New York City site superintendent working with city firms. In addition to private sector work, VanCott was a critical member of the MTA's Capital Construction team working for Parsons Brinkerhoff on the 96th Street Station Second Avenue subway project.

A graduate of the University of Hartford and the Schack Institute of



Robert VanCott

Real Estate at New York University, where he received a Bachelor of Arts degree in environmental studies and a Master of Science degree in construction management, respectively. After graduating from NYU VanCott became an adjunct faculty member, teaching courses in construction cost estimating. He is certified by the United States Green Building Council as a LEED AP, which distinguishes those with advanced knowledge in green building and the LEED rating system.

RECONNECTING WITH TECH



From left: Terry Kirchner, WLS executive director; Linda Smith, WLS digital navigator, Walter Rendon, STEM Alliance; Pat Brigham WLS director of development; County Executive George Latimer; Meg Kaufer, The STEM Alliance; and Nory Padilla, first deputy commissioner, and Joseph Spano, commissioner, Westchester County Department of Corrections. *Photo by John Vecchiolla.*

The Westchester Library System (WLS) digital equity initiative Reconnect with Tech includes targeted technology support for individuals returning to the community after incarceration. WLS is collaborating with The STEM Alliance to offer Wi-Fi-enabled Chromebooks with one-year Wi-Fi subscription to returning citizens who successfully complete a 15-hour digital skills training workshop and an introduction to library resources. Participants who are seeking to enhance their skills to become engaged, informed and

productive citizens are identified through the Westchester County Department of Corrections and other reentry service providers.

This project is made possible with a \$250,000 two-year Digital Inclusion Innovation Grant from the New York Digital Inclusion Fund supported by Schmidt Futures, a philanthropic initiative founded by Eric and Wendy Schmidt, to address the digital equity gap for Westchester's reentry population.

"...The digital divide in our communi-

ty is real – the pandemic highlighted the gap especially among our most vulnerable populations," said Terry Kirchner, WLS executive director. "Digital skills are critical for navigating basic everyday activities from banking to job searching or finding a place to live. Building those skills is an important first step in successful reentry."

It is through partnerships with the member libraries, governmental agencies, service organizations, community members, Westchester County and others that WLS can assist with their efforts.

BEAR NECESSITIES OF MEDICAL CARE



Preparing children for health care experiences. *Photos by Linda Kelly.*

At a recent Fuzzy Friends Clinic, held at the Newburgh Free Library, Linda Kelly, assistant professor of nursing at Mount Saint Mary College, featured college nursing students demonstrating how doctors and nurses use stethoscopes, bandages, blood pressure cuffs

and more to keep patients happy and healthy.

The patients, in this case, were the children's own stuffed animals.

"Sometimes children get scared at a doctor's office when they see the stethoscope or other unfamiliar equip-



ment, so this allows them to get comfortable with health care and nursing professionals," said Kelly.

The Mount has hosted several Fuzzy Friends Clinics throughout Orange County and beyond, including on the college's campus.

HORROR CLASSIC COLLABORATORS

The Larchmont Library, The Sandbox Theater and the Larchmont/Mamaroneck Lions joined together recently to present a live audio recreation of a 1950 Escape episode, "Three Skelton Key," at the Larchmont Village Center.

Beginning with an introduction on the history of this mystery-horror classic and the Golden Age of radio mystery drama, the presentation was followed by a live re-creation of "Three Skelton Key," by the Sandbox Theatre Company starring Steve Taylor, Derek Tarson and Jason Summers.

Production materials were provided by The Society for the Preservation of Radio Drama, Variety and Comedy – the national organization promoting more live production of classic and new audio theater. The event was video recorded by LMC Media.

The Westchester Sandbox Theatre opened in 2008 under the ownership of Executive Director Daniel Ferrante and Artistic Director/LM Lion Jason Summers. It is a year-round educational theatre dedicated to working with children and teenagers in Westchester County.

SIXTH ANNUAL HIGH SCHOOL STUDENT ESSAY CONTEST

Lifting Up Westchester, a nonprofit agency committed to helping individuals experiencing homelessness and hunger achieve self-sufficiency, has announced its sixth annual high school student essay contest, open to all students attending school in Westchester in grades 7 to 12. Students are asked to think about the connections between and misperceptions about, mental health and homelessness and how we might end the stigmas attached to both. "There are many stigmas and stereotypes attached to people experiencing both mental health challenges and homelessness," said Anahaita Kotval, CEO of Lifting Up Westchester. "For example, there is a myth that mental health issues are a primary reason people become homeless. We hope this contest helps students under-

stand more about both issues and share their thoughts on how we can do better to educate ourselves and work toward a better future for everyone."

The contest kicked off Nov. 1; students can enter through Feb. 17 at 5 p.m. through liftingupwestchester.org's dedicated portal. Winners will be announced in early March and an awards ceremony will take place March 26.

Lifting Up Westchester is one of the largest social services agencies in Westchester County and operational since 1979. It serves 2,500 men, women and children each year and provides 100,000 meals to people who are hungry, 21,000 nights of shelter to people who are homeless, and academic enrichment and support to 450 youth experiencing homelessness and extreme poverty.

COLLEGE AWARDED NSA RESEARCH GRANT

Mercy College in Dobbs Ferry is the recipient of a two-year \$465,398 grant from the National Centers of Academic Excellence in Cybersecurity (NCAE-C), an arm of the National Security Agency (NSA). The grant will be used by college faculty and staff to design a reliable method of reducing cybersecurity gaps that lead to data breaches and to develop a training course at Mercy College for delivering the technology.

The grant stems from the NCAE-C's mission to create a collaborative cybersecurity educational program to engage experts in the field in solving the rising problem of data breaches. Mercy College has been tasked with addressing the human component in security breaches, especially those involving individuals, such as hackers or former employees, who break through security systems to access sensitive data.

Usman Rauf, Ph.D., assistant professor of cybersecurity, will serve as principal

investigator (PI) on the grant. He will be assisted by co-PI, Zhixiong Chen, Ph.D., director of the Cyber Education Center at Mercy College, which has been designated by the NSA and the Department of Homeland Security as a Center of Academic Excellence on Cybersecurity Defense Education.

According to a recent data report from Verizon, up to two-thirds of breaches are not discovered until a year or more after the incident. "By then the damage is done, well before strategies for detection and deterrence are in place," said Rauf, whose 2021 paper on the subject was published in the journal Future Generation Computer Systems. "We propose to develop a system of detecting irregular or unexpected behavior that should be flagged as a threat." Once identified, an automated process will alert the system administrator and other authorities, enabling earlier intervention and minimizing the damage caused by the breach.



THE NEXT GENERATION OF U.S. NAVAL AVIATION WARFIGHTERS

A Croton-on-Hudson, New York, native is serving in the U.S. Marine Corps. alongside naval aviators who learn the skills they need to fly missions around the world. Maj. Brendan O'Donnell, a 2007 Croton Harmon High School graduate, joined the Marines Corps 11 years ago. "I grew up in the shadow of 9/11, and I wanted to fight back," said O'Donnell. "That's why I joined the military."

O'Donnell serves as a transition pilot with Training Squadron 21, a strike jet training squadron, located at Naval Air Station Kingsville, Texas.

The air training program focuses on the increased complexity of today's aircraft. After successfully completing the rigorous program, naval aviators earn their coveted "Wings of Gold."

Navy aircraft carriers are designed for a 50-year service life. When the air wing is embarked, the ship carries more than 70 attack fighter jets, helicopters and other aircraft, all of which take off from and land aboard the carrier at sea. With more than 5,000 sailors serving aboard, the aircraft carrier is a self-contained mobile airport.



Maj. Brendan O'Donnell. Photo by Stephanie Fox, Navy Office of Community Outreach.

"The aircraft carrier is our U.S. Navy's centerpiece, our flagship, and a constant reminder to the rest of the world of our enduring maritime presence and influence," said Rear Adm. James P. Downey, USN, program executive officer (PEO) Aircraft Carriers.

Serving in the Department of Defense means O'Donnell is part of a team that is taking on new importance in America's focus on rebuilding military readiness, strengthening alliances and reforming business practices in support of the National Defense Strategy.

LOTS OF ACTIVITY AT OAK & AVERY

The Oak & Avery Group recently announced the sale of four Westchester County buildings totaling \$6,110,000: 54-60 Russell St., White Plains, a 15-unit mixed-use assemblage purchased by a New York City-based firm; Russell Portfolio LLC, for \$2,710,00, 33 Huguenot St., New Rochelle, a 5-unit multifamily building purchased by White Plains-based Westchester County Management, for \$1,200,000; 21-23 Saint Charles St., Thornwood, a 5,200-square foot office and industrial building, purchased by Dimensional Corp. for \$900,000; and 142-144 S. Highland Ave., Ossining, a 7,200-square-foot office and retail building, purchased by Sachin Shah for \$1,300,000. Anthony Watkins, president, and David Algarin, vice president, of Oak & Avery Group represented the sellers in all transactions.

The Oak & Avery also announced the sale of the Oak Mountain Apartments, an 82-unit multifamily complex located in Croton-on-Hudson, New York. Watkins and Algarin represented both the sellers, Alfred and Diane Bartzick, and the buyers, New York City-based 3Y Realty, headed by

Joshua Stein and Daniel Lauchheimer, in the \$18,000,000 transaction.

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

Other transactions by the group included the sale of a 16,000-square-foot mixed-use building, located at 614 Saw Mill River Road in Yonkers, for \$2,975,000. "Office and retail assets with the right tenants in the right locations are still desirable. With strong historical occupancy, the building was delivered 100% occupied and at a healthy cap rate with upside," said Watkins.

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

HOT TREND: NATURAL STONE VENEERS



Natural stone veneers are in demand due to their affordability, durability and quick installation ability.

"Stone veneers offer contemporary, yet classic elegance inside various areas of one's house," said Tyler Gerry, owner of Torrison Stone & Garden in Durham. "Made from natural stone, veneers are simple to install and best of all, provide a 150% increase in a home's value and return on investment if a person decides to sell."

A stone veneer can take as little as one day to install, so a project can be

easily completed before the holidays, said Gerry. Homeowners can select from limitless stone styles, shapes and patterns in any color to match their decor.

"Our nearby stone yard has a vast inventory of our most popular materials, locally sourced and supplied, so we don't experience any delays. Having access to quality materials, from bluestone to travertine to pavers, creates an efficiency of workflow," he said.

Natural stone veneers can also be applied to stone columns, bathrooms and accent walls to alter the feel of the space without making a major overhaul.

Besides interior applications, exterior natural stone veneer is a beautiful, yet durable choice for step risers, home foundations, siding and pool scapes. The company landscape architect will create a custom plan to fit any budget.

WHAT'S COOKING AT THE OSBORN

Jonathan Carafa will serve as the new executive chef at senior living community, The Osborn in Rye. He has more than a decade of experience elevating dining experiences in senior living and corporate facilities as well as event venues. He plans to continue The Osborn's rich tradition of culinary elegance and help enhance the resident experience. A graduate of the Culinary Institute of America, he honed his skills at The Rockleigh in New Jersey, and then served as executive chef at Kendal on Hudson in Sleepy Hollow, New York.

"We are delighted to have Jonathan bring his creativity and excellence to the fine dining experience for which The Osborn is known," said Osborn President and CEO Matthew G. Anderson.

"...I am excited to help them (The Osborn) write a new chapter in this area. I believe people eat with their eyes as well as their mouths and I want to provide 'wow' factors for residents," said Carafa.

A self-proclaimed family man with



Jonathan Carafa

identical twin sons who are three years old, Carafa enjoys baking with his boys, who are already learning the basics. "I absolutely love to bake because it really is the marriage of art and science," he explained.

MOVING ON TO AUDIT PARTNER

Jeff Rossi, former Connecticut managing partner for CohnReznick LLP has joined Marcum LLP in its Greenwich office as an audit partner. He will also serve as the firm's New England Leader for the consumer and industrial practice. Rossi has more than 28 years of experience serving

consumer and industrial companies both privately owned and private equity owned. Rossi specializes in enterprise value creation beyond traditional compliance and also has experience in serving the construction industry and forensic accounting services.



Jeff Rossi

INVESTIGATING BLIND BROOK DAM

Save the Sound has been awarded \$109,984 to initiate a dam removal feasibility study for the first dam on Blind Brook at Rye High School, in Rye, New York. The funding, provided through the Marine Habitat Tributary Restoration and Resiliency Grant funded by the New York State Department of Environmental Conservation, will support Save the Sound in working collaboratively with the Rye City School District, Rye Sustainability Committee, City of Rye Conserva-

tion Commission Advisory Council and Rye Nature Center to identify potential effects of removing the existing dam, locate upstream barriers to migratory fish and conduct baseline water-quality monitoring. Dam removal at this site has the potential to reconnect 3.5 miles of migratory fish habitat for river herring and American eel along Blind Brook. Funds will support field assessment and lab analysis at Save the Sound's Larchmont laboratory. Throughout

this reconnaissance project, Save the Sound will hold community meetings to collect information, share findings and keep constituents updated on the progress of the study and ways to get involved.

"...It is wonderful when restoration projects can come together under a truly integrated community approach and develop our future river stewards," said Laura Wildman, regional director of ecological restoration.

\$1MILLION FOR CHARITY

The Veterinary Emergency Group (VEG), headquarters based in Westchester County, recently announced it has raised more than \$1 million to help underserved pets via VEG Cares and other worthy causes. The money raised during the month of October was a result of VEG Cares Share Day and the second annual VEG Cares 5K.

"We are thrilled by the outcome of these two VEG philan-

thropic efforts that become more successful each year," said Dr. David Bessler, founder and CEO for VEG. "The money raised by VEG Cares Share Day and the VEG Cares 5K will help us to continue to help people and pets when they need it most."

VEG Cares Share Day was held on Oct. 6 with 36 VEG locations raising more than \$945,000. On VEG Cares Share Day, 100% of

all proceeds from participating VEG locations go to charity, with 50% going to the hospital's VEG Cares account and the other 50% going to charities selected by VEG team members.

On Oct. 29, VEG hosted the second annual VEG Cares 5K and raised \$213,000 to support underserved pets across the U.S. through its VEG Cares charitable program.

SCENIC OVERLOOK IN PEEKSKILL PROTECTED



In partnership with the city of Peekskill, Westchester Land Trust (WLT) has permanently protected a scenic viewshed property overlooking the Hudson River, Hudson Highlands and the city and offers important green space in a densely developed neighborhood.

WLT holds a conservation

easement on the land, which protects it from being developed forever. The city will determine plans for future public access, as well as potential stewardship strategies to incorporate native plants and pollinator friendly trees, flowers and shrubs.

"We look forward to exploring

the best ways to restore this land so it can be enjoyed by the people of Peekskill and benefit local plants and wildlife," said Matthew Alexander, city manager, Peekskill.

The newly protected property offers stunning views of the surrounding area. Photo courtesy Kay and Robert Barthelmes.

VP FOR SAVE THE SOUND

Denise Stranko, an attorney and environmental consultant with more than 20 years of experience in legislative action and policy, has joined Save the Sound as its vice president of programs succeeding Leah Lopez Schmalz, who took on the role of Save the Sound president Oct. 1. In her new role, based at Save the Sound's New Haven office, Stranko will direct and implement the organization's strategic plan and serve as a primary voice for Long Island Sound and all the communities in its watershed. She will also connect Save the Sound with new supporters, build networks, partner with the philanthropy team and serve as a member of the executive team.

With more than 20 years' experience advocating for strong environmental laws and policies at both the federal and state levels, Stranko's areas of expertise include administrative law, appro-

priations, agricultural issues and the Clean Air Act and Clean Water Act. In her most recent role as the federal executive director at the Chesapeake Bay Foundation, she led her team, in partnership with a large coalition, to lobby for the successful reauthorization of, and an increase in funding for, the EPA Chesapeake Bay Program.

After graduating from SUNY Albany, Stranko earned her Juris Doctorate at Emory University and started her legal career as a litigator in private practice, later following her interest in the environment to the role of counsel in the Department of the Interior's Office of Inspector General. She joined the Chesapeake Bay Foundation in 2001 as the Maryland state attorney and later served as the Maryland assistant director. She then launched an environmental consulting firm, taking on numerous nongovernmental or-



Denise Stranko

ganizations as clients, including Connecticut Fund for the Environment, one of Save the Sound's founding organizations. She returned to the Chesapeake Bay Foundation in 2017 as its federal legislative and policy manager.

For more than 50 years, Save the Sound has been protecting clean water, conserving lands, fighting climate change, and restoring Long Island Sound ecosystems through hands-on science and community collaboration, legislative advocacy, and legal action.

HVEDC GAINS ADVISORY BOARD MEMBER

The Hudson Valley Economic Development Corp. (HVEDC) in Poughkeepsie has appointed Joe Volpe, director of project development at Consigli Construction Company Inc., to its Advisory Board of Directors.

Volpe comes to Consigli with more than 40 years of industry experience working in the New York market. In his role he will focus on building new client relationships for continued regional growth and development.

Consigli Construction is a

leading construction manager with offices in Washington, D.C.; Boston and Milford, Massachusetts; Portland, Maine; Hartford, Connecticut; and New York state serving clients throughout the Northeast and Mid-Atlantic regions. A fourth-generation family-led business, Consigli provides construction management services for corporate, academic, health care, institutional, life sciences and government clients. It is recognized by Engineering News-Record as one



Joe Volpe

of the 100-largest in the country and has received numerous awards and recognition for its craftsmanship and employment practices.

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COURT CASES

U.S. Bankruptcy Court

White Plains & Poughkeepsie

Local business cases, Nov. 2 - 8

411 Group LLC, Somers, Lisa A. Wilson, member, 22-22837-SHL: Chapter 7, assets \$880, liabilities \$89,455. Attorney: David L. Stevens.

TKP New York Inc., Rye, Ria Yohoiwa, president, 22-22842-SHL: Chapter 7, assets \$21,890, liabilities \$11,808,897. Attorney: Steven Wilamowsky.

U.S. District Court,

White Plains

Local business cases, Nov. 2 - 8

Eric Sabatini vs. Atlas Air Worldwide Holdings, Purchase, 22-cv-9389-VB: Securities Exchange Act. Attorney: Richard A. Acocelli Jr.

Benjamin Halberstam, New York City vs. Atlas Air Worldwide Holdings, Purchase, 22-cv-9408-VB: Stockholder suit. Attorney: Marc Edelson.

Jamey Stillings, Santa Fe, New Mexico vs. 925 LLC, d.b.a. **Elektrek Co., Croton-on-Hudson,** 22-cv-9443-PMH: Copyright infringement. Attorney: Joseph A. Dunne.

Armando Carrasco, El Paso, Texas vs. Somnia Inc., Harrison, 22-cv-9535: Negligence, data breach, class action. Attorney: Todd S. Garber.

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

Questions and comments regarding this section should be directed to:

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701 Westchester Ave, Suite 100J
White Plains, NY. 10604-3407
Phone: 694-3600 • Fax: 694-3699

Randy Polk, Los Angeles, California, et al vs. Somnia Inc., Harrison, 22-cv-9549: Negligence, data breach, class action. Attorneys: Benjamin Y. Kaufman, Mark C. Rifkin.

Thomas Booth Harris, Ventura, California vs. Somnia Inc., Harrison, et al, 22-cv-9550: Negligence, data breach, class action. Attorney: James J. Bilsborrow.

DEEDS

Above \$1 million

9 Hunts Lane Capital Corp., Briarcliff Manor. Seller: Chappaqua Property Group LLC, Briarcliff Manor. Property: 9 Hunts Lane, New Castle. Amount: \$1.6 million. Filed Nov. 3.

11 McKenna Place LLC, Mamaroneck. Seller: David Bader and Devra Bader, Mamaroneck. Property: 11 McKenna Place, Mamaroneck. Amount: \$1.2 million. Filed Nov. 3.

238 South 2 Realty LLC, Great Neck. Seller: South Third Avenue Apartments LLC, Mount Vernon. Property: 238 S. Third Ave., Mount Vernon. Amount: \$1.2 million. Filed Nov. 2.

636 South Broadway Partners LLC, Pelham. Seller: 632 South Broadway LLC, Brooklyn. Property: 632 S. Broadway, Yonkers. Amount: \$4.9 million. Filed Nov. 4.

Abendroth Green LLC, New York City. Seller: Human Development Services of Westchester Inc., Port Chester. Property: 29 Adee St., Rye. Amount: \$2 million. Filed Nov. 3.

Abendroth Green LLC, New York City. Seller: Port Chester Holdings I LLC, Montvale, New Jersey. Property: 25-27 N. Main St., Rye. Amount: \$18 million. Filed Nov. 4.

Ardisana, John Bernard and Ling Yan, Farmington Hills, Massachusetts. Seller: LL Parcel E LLC, Fort Washington, Pennsylvania. Property: 352 Horseman Blvd., Mount Pleasant. Amount: \$2.3 million. Filed Nov. 1.

BRM Realty Holdings LLC, Mamaroneck. Seller: Marianne T. O'Toole, Wantagh. Property: 351 Orienta Ave., Mamaroneck. Amount: \$1 million. Filed Nov. 2.

Disiena, Devon and Brian Lobel, Purchase. Seller: Somers Crossings LLC, Goldens Bridge. Property: 5 Amber Lane, Somers. Amount: \$1.2 million. Filed Nov. 1.

EK Cross River LLC and KH Cross River LLC, New York City. Seller: EK Cross River LLC, New York City. Property: 20 N. Salem Road, Lewisboro. Amount: \$2 million. Filed Nov. 1.

Holt, Laurence and Cathleen Holt, Neuilly-sur-Siene, France. Seller: DAANCE LLC, Rye. Property: 315 Brevoort Lane, Rye. Amount: \$10.2 million. Filed Nov. 2.

JJS 17 Acquisitions LLC, Boca Raton, Florida. Seller: Konstantinos Doukas and Lisa Doukas, Bronxville. Property: 12 Greenfield Ave., Eastchester. Amount: \$2.6 million. Filed Nov. 1.

Kuo, Martin and Jennifer Kuo, Irvington. Seller: Mad Real Properties LLC, Yonkers. Property: 30 Country Club Lane, Mount Pleasant. Amount: \$1.2 million. Filed Nov. 2.

Martinez, Mariana and Yerald Perez, Larchmont. Seller: JHNL Enterprises LLC, Pelham. Property: 24 Weaver St., Mamaroneck. Amount: \$1 million. Filed Nov. 1.

Ossining Development LLC, Rutherford, New Jersey. Seller: JAD LLC, Saint Lucie, Florida. Property: 142-144 S. Highland Ave., Ossining. Amount: \$1.3 million. Filed Nov. 3.

Reich, Lisa B., Atlanta, Georgia. Seller: LL Parcel E LLC, Fort Washington, Pennsylvania. Property: 209 Palisades Boulevard, Mount Pleasant. Amount: \$1.6 million. Filed Nov. 1.

Shashank, AMT, White Plains. Seller: 3 Ligi Lane LLC, New Rochelle. Property: 265 Worthington Road, Greenburgh. Amount: \$1.3 million. Filed Nov. 2.

Verizon New York Inc., New York City. Seller: Mount Vernon Trap Rock Corp., Eastchester. Property: 40 Washington Ave., Greenburgh. Amount: \$6.1 million. Filed Nov. 1.

Vicbea Ventures LLC, New York City. Seller: Christopher C. Kunhardt, Bedford. Property: 82 Mianus River Road, North Castle. Amount: \$2.3 million. Filed Nov. 1.

Below \$1 million

16 Hardy LLC, Dobbs Ferry. Seller: Kathryn Graziano, Hawthorne. Property: 153 Fairfax Ave., Mount Pleasant. Amount: \$405,000. Filed Nov. 4.

74 Thopson Avenue LLC, Croton-on-Hudson. Seller: Edward C. Walsh and Noreen Walsh, Croton-on-Hudson. Property: 74 Thompson Ave., Cortlandt. Amount: \$252,500. Filed Nov. 1.

481 Mamaroneck Avenue LLC, White Plains. Seller: 481 Kayak LLC, White Plains. Property: 481 Mamaroneck Ave., White Plains. Amount: \$875,000. Filed Oct. 31.

513 Simpson Place LLC, Croton- on-Hudson. Seller: William R. Conklin and Rose V. Conklin, Clearwater, Florida. Property: 513 Simpson Place, Peekskill. Amount: \$425,000. Filed Nov. 1.

898 Nepperhan Holding LLC, Yonkers. Seller: Joseph Amicone, Saratoga Springs. Property: 212 Voss Ave., Yonkers. Amount: \$500,000. Filed Nov. 1.

998 McLean LLC, Garden City. Seller: Jeffrey Rosenberg and Tina Rosenberg, Hawley, Pennsylvania. Property: 998 McLean Ave., Yonkers. Amount: \$900,000. Filed Nov. 3.

A&F Echo Bay Place LLC, White Plains. Seller: Teodora Spadaro and Antonio Spadaro, New Rochelle. Property: 1 Echo Bay Place, New Rochelle. Amount: \$650,000. Filed Nov. 2.

Abbate, Nicole and Brandon Seidenberg, Bronx. Seller: WNW Holdings LLC, Dorado Hills, California. Property: 25 Whippoorwill Road, North Castle. Amount: \$765,000. Filed Nov. 3.

AFL Reo LLC, New York City. Seller: William G. Bennett and Rosa P. Bennett, South Salem. Property: 464 Smith Ridge Road, Lewisboro. Amount: \$499,000. Filed Oct. 31.

AVE 91 LLC, Yonkers. Seller: Guy Hrynko and Mitchell Hrynko, Yonkers. Property: 91 Yonkers Ave., Yonkers. Amount: \$310,000. Filed Nov. 1.

Bathija Brothers LLC, Mohegan Lake. Seller: Joao Dos Anjos, Ossining. Property: Lexington Avenue, Cortlandt. Amount: \$90,000. Filed Nov. 1.

Cardinal Property Holdings Ltd., West Islip. Seller: Deborah Wenger, West Islip. Property: 1445 Baptist Church Road, Yorktown. Amount: \$230,000. Filed Nov. 3.

Cartus Financial Corp., Danbury, Connecticut. Seller: Christopher Lawrence and Ann Lawrence, Cortlandt Manor. Property: 42 Park Drive, Cortlandt. Amount: \$536,900. Filed Nov. 2.

Cloud 9 Realty LLC, Garfield, New Jersey. Seller: Rose Gold Management LLC, White Plains. Property: 216 N. Main St., Yonkers. Amount: \$600,000. Filed Nov. 4.

Croton Properties Inc., Verplanck. Seller: James W. Kelly and Susan Kelly, Harrington, Delaware. Property: 22 Aberdeen Road, Cortlandt. Amount: \$560,000. Filed Nov. 4.

Guitano, Eileen, Somers. Seller: Somers Crossings LLC, Goldens Bridge. Property: 6 Amber Lane, Somers. Amount: \$999,000. Filed Nov. 3.

Kurkowski, Ellen and Brendan Smith, New York City. Seller: Stillwater Westchester Inc., Harrison. Property: 85 Lincoln Ave., Greenburgh. Amount: \$867,300. Filed Nov. 4.

Lucaj Brothers Realty LTD., Millwood. Seller: Mary DeVito, Pleasantville. Property: 30 Clinton Ave., Mount Pleasant. Amount: \$847,000. Filed Dec. 31.

MJD Contracting Corp., Mahopac. Seller: Anthony S. Colavita, Eastchester. Property: 219 Westchester Ave., Cortlandt. Amount: \$385,000. Filed Nov. 4.

New Rochelle Development Ventures LLC, New Rochelle. Seller: Florence Scott, New Rochelle. Property: 46 Silver Birch Road, New Rochelle. Amount: \$522,500. Filed Nov. 1.

Q West LLC, Bronx. Seller: city of Mount Vernon. Property: 7-11 McQuesten Parkway, Mount Vernon. Amount: \$942,000. Filed Nov. 2.

Sarles Drive U.S.A. LLC, Bronx. Seller: Jane Pullman, Yorktown Heights. Property: 2800 Sarles Drive, Yorktown. Amount: \$215,000. Filed Oct. 31.

Spaghetti The Cat LLC, New Rochelle. Seller: Albert G. Young and Mailu Tahan, Pelham. Property: 480 Esplanade, Pelham. Amount: \$900,000. Filed Nov. 1.

Westchester Estates N7 LLC, Tallman. Seller: William Herzfeld, Mount Vernon. Property: 214 N. Eight Ave., Mount Vernon. Amount: \$675,000. Filed Oct. 31.

JUDGMENTS
WORKERS' COMPENSATION BOARD
Failure to carry insurance or for work-related injuries and illnesses.

Hudson Valley Land Management Show Services Corp., Cortlandt Manor. Amount: \$3,500.

L&L Interior Renovations LLC, Mount Vernon. Amount: \$7,288.35.

Marlon Smith Basketball Camp Inc., Yonkers. Amount: \$21,000.

Maximum Medical Management LLC, Mount Vernon. Amount: \$2,500.

Nanny Solutions Inc., Armonk. Amount: \$16,500.

Precision General Maintenance Inc., Yonkers. Amount: \$21,000.

TechX LLC, Mount Vernon. Amount: \$19,500.

Valuesetters Inc., White Plains. Amount: \$2,500.

JUDGMENTS

A&I General Construction LLC, Ossining. \$33,406 in favor of Wesco Insurance Co., Dover, Delaware. Filed Nov. 4.

Adderly, Beatrice, New Rochelle. \$8,772 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed Nov. 2.

Alvarado, Kevin G., Port Chester. \$8,324 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Nov. 1.

Awawdeh, Hammad B., Yonkers. \$25,212 in favor of Bank of America National Association. Filed Nov. 2.

Blake, Rose, New Rochelle. \$10,812 in favor of Bank of America National Association. Filed Nov. 2.

Brown, Leroy E., Mount Vernon. \$8,450 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed Nov. 1.

Burgess, Darrell, Yonkers. \$33,597 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 1.

Canlas, Cristine, Yonkers. \$12,172 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed Nov. 1.

Carotenuto, Scott F., Long Branch City, New Jersey. \$167,966 in favor of HT Amerigreen Partners LLC, White Plains. Filed Nov. 2.

Cubelo, Gracemary, New Rochelle. \$12,460 in favor of Absolute Resolutions Investments LLC, Bloomington, Minnesota filed Nov. 4.

Edwards, Marquis A., Mount Vernon. \$8,995 in favor of Capital one Bank U.S.A. National Association. Filed Nov. 2.

Ellis, Richard, Valhalla. \$29,822 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 2.

Feller, Susan, Mahopac. \$33,004 in favor of Waterview Acquisition LLC, Purdys. Filed Nov. 4.

Facts & Figures

Frederick, Lilith A., White Plains. \$5,672 in favor of Citibank National Association, Sioux Falls, South Dakota. Filed Nov. 1.

Gidron, Bridgett, Scarsdale. \$20,488 in favor of Citizens Bank National Association, Johnston, Rhode Island. Filed Nov. 1.

Gonzalez, Erla, Peekskill. \$9,022 in favor of Wells Fargo Bank National Association, West Des Moines, Iowa. Filed Nov. 1.

Hernandez, Bryant, Montrose. \$19,926 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 1.

Horsman, Susan, Rye. \$5,189 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed Nov. 2.

Hubbs, Anna, Yonkers. \$9,199 in favor of Credit Acceptance Corp., Southfield, Minnesota. Filed Nov. 4.

Johnson, David E., Mount Vernon. \$11,732 in favor of Citibank National Association, Sioux Falls, South Dakota. Filed Nov. 1.

Majestic Oceans Pets Inc., Mount Vernon. \$11,753 in favor of LCF Group Inc., Lake Success. Filed Nov. 3.

Okyere, Claudia, Scarsdale. \$14,905 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed Nov. 1.

Olumhense, Sonala, Cortlandt Manor. \$18,658 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 2.

Reyes, Nadia R., New Rochelle. \$25,971 in favor of JPMorgan Chase Bank National Association, Wilmington, Delaware. Filed Nov. 1.
Shoreline Contracts Inc., Pearl River. \$74,163 in favor of All-Tex Inc., Sylmar, California. Filed Nov. 3.

Stambuk, Nilda, Hastings-on-Hudson. \$235,120 in favor of JDRMDBPP SM SKP & JD IRA LLC-PMB 163, Boonton, New Jersey. Filed Nov. 3.

Vinci, Heide, Peekskill. \$20,829 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 2.

Wildilski, Elizabeth, Scarsdale. \$6,717 in favor of Bank of America National Association. Filed Nov. 1.

Zekaj, Roland, Yonkers. \$21,391 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 1.

LIS PENDENS

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

Henry Fair, as owner. Filed by Deutsche Bank National Trust Company. Action: Foreclosure of a mortgage in the principal amount of \$481,950 affecting property located at 345 Langdon Ave., Mount Vernon. Filed Oct. 31.

Horsa, Debbie, as owner. Filed by JPMorgan Chase Bank National Association. Action: Foreclosure of a mortgage in the principal amount of \$160,707 affecting property located at 162 Kitchawan Road, South Salem. Filed Oct. 31.

Lopes, Anthony, as owner. Filed by Deutsche Bank National Trust Company. Action: Foreclosure of a mortgage in the principal amount of \$616,000 affecting property located at 18 Kent Drive, Cortlandt Manor. Filed Oct. 31.

Mastoianni, Doreen, as owner. Filed by Deutsche Bank National Trust Company. Action: Foreclosure of a mortgage in the principal amount of \$438,750 affecting property located at 183 Waller Ave., White Plains. Filed Oct. 31.

Richardson, Timothy P., as owner. Filed by Plaza Home Mortgage Inc. Action: Foreclosure of a mortgage in the principal amount of \$333,000 affecting property located at 54 East St., South Salem. Filed Oct. 31.

Rock, Cleotielde, as owner. Filed by Deutsche Bank National Trust Company. Action: Foreclosure of a mortgage in the principal amount of \$455,000 affecting property located at 57 Cliff Ave., Yonkers. Filed Oct. 31.

MECHANIC’S LIENS

BRP 10 Commerce LLC, new Rochelle. \$249,605 in favor of 9345-1524 Quebec Inc., Quebec, Canada. Filed Nov. 4.

Butler, David M., Rye. \$30,047 in favor of Drake Builders LLC, Bedford. Filed Nov. 4.

Ho-Sing, Elizabeth D., New Rochelle. \$12,793 in favor of Kweku Development Corp., New Rochelle. Filed Nov. 4.

Iona Preparatory School, New Rochelle. \$10,725 in favor of Connolly & Son Construction Inc., Port Chester. Filed Dec. 31.

Northway Medical Condominium Association, Yonkers. \$11,1500 in favor of Xinos Construction Corp., College Point. Filed Nov. 3.

SGFH Realty Inc., Harrison. \$1 million in favor of JLS 195CD Park LLC, New Rochelle. Filed Nov. 3.

Sp Platt-Nugent, Juliet, Mount Vernon. \$55,271 in favor of Kweku Development Corp., New Rochelle. Filed Nov. 3.

NEW BUSINESSES

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

SOLE PROPRIETORSHIPS

77 Market Street, 27 Claremont Ave., Apt. 3E, Mount Vernon 10550, c/o Unique Browne-Jacobs. Filed Oct. 31.

Authenticall you, 271 Parkview Ave., Yonkers 10710, c/o Martha Magrina. Filed Oct. 31.

Botox Studio NP, 369 Concord Road, Yonkers 10710, c/o Vivian Aponte. Filed Nov. 4.

Dream Drive Rentals, 44 N. Evarts Ave., Elmsford 10523, c/o Kevin Torres. Filed Nov. 1.

Elana Shneyer Strategies, 19 Hillside Ave., Goldens Bridge 10526, c/o Elana Shneyer. Filed Oct. 31.

EVI, 301 Quarropas St., White Plains 10601, c/o Iveline Turner. Filed Oct. 31.

Express Delights, 116 Spring St., Peekskill 10566, c/o Ayavaco Rosa Rocio. Filed Nov. 1.

Jerkysortiz, 3000 Westchester Ave., Purchase 10577, c/o Raul Clements. Filed Oct. 31.

Lecia’s Hair Care Studio, 186 Beechwood Ave., Mount Vernon 10553, c/o Tasha Alecia Turner Carter. Filed Nov. 3.

LM Painting Services, 328 William St., Apt. 3, Portchester 10573, c/o Luis Bolivar Cuji Calle. Filed Nov. 1.

MJM Fashion Colombian Jeans, 1008 Park St., Peekskill 10566, c/o Wilson P. Machuca Pulla. Filed Nov. 1.

Nassimos Home Improvement, 11 Waller Ave., Apt. 1, Ossining 10562, c/o Daniel Nassimos. Filed Nov. 1.

Paolas Cleaning Services, 11 Dewey Ave., New Rochelle 10801, c/o Paola Pajares. Filed Nov. 2.

Pinecrest Creative, 203 Legend Drive, Sleepy Hollow 10591, c/o Daniel Tracy. Filed Oct. 31.

Plasencia’s Holdings, 118 Gavin St., Yonkers 10701, c/o Jorge Luis Plasencia. Filed Nov. 3.

RD Hair Salon, 132 W. Post Road, White Plains 10601, c/o Raquel Dias. Filed Oct. 31.

Selah Services, 128 N. Evarts Ave., Elmsford 10523, c/o Sabina Cotte Baez. Filed Nov. 2.

Sixto Towing Service Co., 43 Broad Ave., Suite 1, Ossining 10562, c/o Sixto Morel. Filed Nov. 4.

Transitional Healing, 157 Park Drive, Eastchester 10709, c/o Jennifer Tormo. Filed Nov. 2.

Tray Lavon, 2 Schroeder St., Apt. 221, Yonkers 10701, c/o Tracey Lavon Alford. Filed Nov. 2.

Two Men One Squeegee, 401 Ashford Ave., Dobbs Ferry 10522, c/o Luis M. Alava Molina. Filed Nov. 4.

Vask Financial Awareness Group, 2 Sadore Lane, Yonkers 10710, c/o Aureo C. Pinto. Filed Nov. 4.

Volps Painting, 96 Bradford St., Harrison 10528, c/o Robson M. Volpani. Filed Nov. 2.

Zachary F.I.X., 678 Warburton Ave., Apt. 5K, Yonkers 10701, c/o Zachariah Keith Polk. Filed Oct. 31.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

Integris Equity LLC, as owner. Lender: Webster Bank. Property: 280 Nininger Road, Palm Tree. Amount: \$86.7 million. Filed Nov. 1.

Integris Equity LLC, as owner. Lender: Webster Bank, Axos Bank, Berkshire Bank, Pioneer Bank and Bank of Greene County. Property: 280 Nininger Road, Palm Tree. Amount: \$128 million. Filed Nov. 3.

Below \$1 million

Lima One Capital LLC, as owner. Lender: House Advancements LLC. Property: 12 Louisa St., Beacon. Amount: \$179,800. Filed Nov. 3.

Moonlight Drive Properties LLC, as owner. Lender: RCN Capital LLC. Property: 15 Delafield St., Poughkeepsie. Amount: \$45,000. Filed Nov. 4.

Nursery Road LLC, as owner. Lender: Northeast Community Bank. Property: in Tuxedo. Amount: \$801,000. Filed Nov. 1.

Pierri, Francis A., as owner. Lender: Walden Savings Bank. Property: in Newburgh. Amount: \$430,000. Filed Oct. 31.

Prokosch, Tyler and Maryssa Prokosch, as owners. Lender: Ulster Savings Bank. Property: 40 D’Alfonso Road, Newburgh. Amount: \$400,000. Filed Nov. 1.

Relyea, Steven, as owner. Lender: Mid-Hudson Valley FCU. Property: 409 Van Wyck Lake Road, Fishkill. Amount: \$250,000. Filed Oct. 31.

Wessler, Charles, as owner. Lender: Ulster Savings Bank. Property: 2115 Route 83, Pine Plains. Amount: \$740,000. Filed Nov. 4.

DEEDS

Above \$1 million

4-5 Motorsport LLC. Upper Nyack. Seller: West Bike Shop LLC, Upper Nyack. Property: 530 N. Highland Ave., Nyack. Amount: \$1.3 million. Filed Nov. 2.

107 Solano Brothers LLC, Brewster. Seller: Thomas Skaarva, Upper Saddle River, New Jersey. Property: in Fishkill. Amount: \$1 million. Filed Nov. 3.

Ali Pleasant Property LLC, Pleasant Valley. Seller: Chestnut Mart of Pleasant Valley Inc., New Paltz. Property: in Pleasant Valley. Amount: \$1.8 million. Filed Nov. 4.

All Madison LLC, Monsey. Seller: Sarah J. Raymond, Garnerville. Property: 45, 75, 55-63 Madison Ave., Haverstraw. Amount: \$1.3 million. Filed Nov. 3.

Antonio Darriguez Group LLC, Rhinebeck. Seller: Alexipharmic Enterprises LTD, Millbrook. Property: in Washington. Amount: \$1.1 million. Filed Nov. 4.

Barnett, Berkeley A., Lake Oswego, Oregon. Seller: Lysandra M. Lincoln, Kennebunkport, Maine. Property: in Dover. Amount: \$1.2 million. Filed Nov. 3.

Bohr Holdings LLC, Central Valley. Seller: Rochel Montal, Spring Valley. Property: 8 Bohr Court, Ramapo. Amount: \$1.1 million. Filed Nov. 1.

Freund, Yisroel, Monsey. Seller: Ramsen Land Inc., Monsey. Property: 29-31 Ramsen St., Unit 29, Monsey. Amount: \$1.2 million. Filed Nov. 1.

Karniol, Berel, Suffern. Seller: Ashel Lane Family Holdings LLC, Brooklyn. Property: 2 Ashel Lane, Ramapo. Amount: \$1.7 million. Filed Nov. 2.

Facts & Figures

Royal Family Residence LLC, Brooklyn. Seller: Andrew Popik and Judith Friend, Suffern. Property: 22 Golf Course Drive, Montebello. Amount: \$2.7 million. Filed Oct. 31.

Westchester Tile and Marble Corp., Scarsdale. Seller: Dreisam Inc., Nyack. Property: 40 S. Franklin St., Nyack. Amount: \$1.9 million. Filed Dec. 31.

Below \$1 million

7 Blanchard Road, LLC, Stony Point. Seller: Barbara Fitzgerald, Stony Point. Property: 7 Blanchard Road, Stony Point. Amount: \$350,000. Filed Nov. 3.

13 Elener LLC, Monroe. Seller: Jesse Gamble and Tammy Gueyser, Spring Valley. Property: 13 Elener Lane, Spring Valley. Amount: \$756,000. Filed Nov. 1.

18 Massachusetts LLC, West Nyack. Seller: Velocity Home Buyers LLC, Monroe and Pace Home Buyers LLC, New Rochelle. Property: 18 Massachusetts Ave., Clarkstown. Amount: \$305,000. Filed Dec. 31.

38 Graney Court LLC, Spring Valley. Seller: John M. Perone, Larchmont. Property: 38 Graney Court, Orangetown. Amount: \$458,000. Filed Nov. 2.

40 Jacaruso Inc., Spring Valley. Seller: Leon Sutton, Long Beach. Property: 127 Union Road, Spring Valley. Amount: \$703,502. Filed Nov. 3.

113 Route 303, Valley Cottage. Seller: Johnson Hilltop Realty Corp., New City. Property: 113 Route 303, Clarkstown. Amount: \$350,000. Filed Nov. 2.

454 Saddle River Road LLC, Brooklyn. Seller: 454 Saddle River LLC, Monsey. Property: 454 Saddle River Road, Airmont. Amount: \$565,000. Filed Nov. 2.

721 Homestead LLC, Monroe. Seller: 51 Homer Avenue LLC, Monsey. Property: in Poughkeepsie. Amount: \$555,000. Filed Nov. 4.

2311 Livingston LLC, Tivoli. Seller: Douglas L. Warren and Joy W. Mikler, Red Hook. Property: in Red Hook. Amount: \$306,000. Filed Nov. 4.

Chen, Gui Hui, Fishkill. Seller: ABCat Inc., Fishkill. Property: in Fishkill. Amount: \$335,000. Filed Nov. 4.

Cousins, Andre, Poughkeepsie. Seller: Antar Holdings Corp., Poughkeepsie. Property: in Poughkeepsie. Amount: \$250,000. Filed Dec. 31.

East Blossom Road LLC, Suffern. Seller: Patrick P. Aferiat and Lois Aferiat, Suffern. Property: 5 E. Blossom Road, Airmont. Amount: \$755,000. Filed Oct. 31.

JH Filors LLC, Spring Valley. Seller: Frank Ritchie, New York City; Michael Ritchie, Thiells and Camille Ritchie, West Palm Beach, Florida. Property: 124 Filore Lane, Stony Point. Amount: \$450,000. Filed Nov. 3.

KTK Enterprises LLC, Pearl River. Seller: Karissa Flanagan, West Nyack. Property: 63 Rose Road, Clarkstown. Amount: \$310,000. Filed Nov. 2.

Meridian 1640 Inc., Orangeburg. Seller: Ljerka Boroje, Waikoloa, Hawaii. Property: 99 Parkside Drive, Suffern. Amount: \$210,600. Filed Nov. 1.

Skilik, Marcin and Lilian Skolik, New City. Seller: Oualie Pride Properties LLC, Bronx. Property: 118 Lakewood Drive, Clarkstown. Amount: \$585,000. Filed Nov. 2.

Ten Mile River Farm LLC, Dover Plains. Seller: Zachary D. Barnett, Jackson, Wyoming. Property: in Dover. Amount: \$231,500. Filed Nov. 3.

VDL Holding LLC, Poughkeepsie. Seller: Donald Cappillino, Pawling. Property: in Stanford. Amount: \$200,000. Filed Nov. 4.

Wheelhouse Homes LLC, Nyack. Seller: 88 Orchard Terrace LLC, Piermont. Property: 88 Orchard Terrace, Piermont. Amount: \$263,000. Filed Nov. 3.

JUDGMENTS

Acosta, Francisco M., Middletown. \$8,264 in favor of Cavalry SPV I LLC, Valhalla. Filed Nov. 4.

Babik, Jusitn, Middletown. \$7,988 in favor of Cavalry SPV I LLC, Valhalla. Filed Nov. 3.

Bedetti, Keith L., New Windsor. \$2,559 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 3.

Cardona, Susan, Newburgh. \$2,772 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Nov. 3.

Cinquemani, Christopher, Tuxedo. \$6,600 in favor of Tuxedo Manor Apartments Inc., Tuxedo Park. Filed Nov. 2.

Colon, Ruth, Middletown. \$1,270 in favor of Second Round Sub LLC, Austin, Texas. Filed Nov. 2.

Commercial Project Management Inc., Middletown. \$18,848 in favor of L&W Supply Corp., Beloit, Wisconsin. Filed Nov. 2.

Edwards, Dwight, Highland Mills. \$2,889 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Nov. 4.

Francis, Glenda, Newburgh. \$1,887 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 2.

Holmes, Raquel R., Newburgh. \$2,281 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 3.

Kennedy, Robert M., Newburgh. \$6,258 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 3.

Madera, Neldys, Middletown. \$1,035 in favor of North Star Capital Acquisitions LLC, Amherst. Filed: Nov. 3.

Martinez, Jeanette F., New Windsor. \$3,510 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 2.

Moundroukas, Jim, Warwick. \$1,235 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Nov. 3.

Murphy, Patrick, Middletown. \$2,601 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Nov. 3.

Ohara, Margaret M., Monroe. \$5,214 in favor of Bank of America, Charlotte, North Carolina. Filed Nov. 4.

Page, Glenda, Middletown. \$1,034 LVNV Funding LLC, Las Vegas, Nevada. Filed Nov. 1.

Phillips, Patricia, Newburgh. \$9,870 in favor of Bank of America, Newark, Delaware. Filed Nov. 5.

Santiago, Gretchen, Middletown. \$1,538 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Nov. 3.

Silva, Patricia, Newburgh. \$1,675 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 3.

Smith, Marshall, New Windsor. \$1,762 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 3.

Terezi, Angela, Newburgh. Seller: Credit Acceptance Corp., Southfield, Minnesota. Filed Nov. 3.

Trezza, Janine M. Masula, Newburgh. \$11,570 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Nov. 3.

Watson, Darnell, Middletown. \$1,169 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Nov. 3.

MECHANIC’S LIENS

Bed Bath and Beyond Inc., as owner. \$11,416 in favor of USM Inc. Property: 2020 South Road, Unit 20, Poughkeepsie. Filed Nov. 3.

Mer-Kill LLC, as owner. \$128,013 in favor of Walter Heitman. Property: 77 Rymph Road, Clinton. Filed Nov. 4.

New Antrim Pointe LLC, as owner. \$15,000 in favor of 24/7 Fire Protection Inc. Property: 176-186 Lafayette Ave., Ramapo. Filed Nov. 4.

NEW BUSINESSES

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

PARTNERSHIPS

A&B Consulting Firm, 30 Jacaruso Drive, Spring Valley 10977, c/o Aharon J. Tager and Baila Herman. Filed Dec. 31.

RC Shop, 280 Route 302, Pine Bush 12566, c/o Keith Lee Nestor and Robert Lee Nestor. Filed Nov. 4.

SOLE PROPRIETORSHIPS

AAA Car Rental, 112 W. Eckerson Road, Apt. G-1, Spring Valley 10977, c/o Benji Geevarghese. Filed Nov. 1.

A Diaz Linares Taxi Service, 175 N. Main St., Apt. 20D, Spring Valley 10977, c/o Axel E. Diaz Linares. Filed Nov. 2.

Brent Thomas Mentro Insurance, 244 W. Main St., Goshen 10924, c/o Brent Thomas Mentro. Filed Nov. 2.

Citizens for Voting, 20 Old Turnpike Road, Nanuet 10954, c/o Georges Legrand. Filed Nov. 1.

Dashy Distributor, 8 Sharon Drive, Spring Valley 10977, c/o Eddy Previl. Filed Nov. 3.

Enzo Car Services, 50 Ramapo Road, Garnerville 10923, c/o Enzo Borella Perez. Filed Nov. 2.

Fourfold Intergrative Health, 241 Hungry Hollow Road, Suite L, Chestnut Ridge 10977, c/o Yuklin Ling. Filed Nov. 3.

Good 4ur Health, 73 Pipetown Hill Road, Nanuet 10954, c/o Marcia Angella Lewis. Filed Nov. 1.

HZ Contracting, 35A Snoop St., Monroe 10950, c/o Hrachya Ziroyan. Filed Oct. 31.

Infinitely, 8 Edward Diana Way, Apt. 127, Middletown 10941, c/o Ashley Nicole Parkinson. Filed Nov. 1.

Jimenez M. Car Services, 58 Fairview Ave., Spring Valley 10977, c/o Antonio Jimenez Morales. Filed Nov. 2.

Joy Of Life Coaching for Executives & Professionals, 10 Land Mark Drive, Apt. 118, Cornwall-on-Hudson 12518, c/o Suzanne A. Corrado. Filed Nov. 3.

Katelyn Mcdonagh LCSW, 75 Lake Road, Suite 308, Congers 10920, c/o Katelyn A. Mcdonagh. Filed Nov. 3.

Mark Fogel CPA, 16 Orchard Hill Drive, Monsey 10952, c/o Yitzie Fogel. Filed Nov. 1.

Mia African Hair Braiding, 497 Liberty St., Apt. 4I, Newburgh 12550, c/o Mariam Coulibaly. Filed Oct. 31.

Mike Pride Music, 89 Farmingdale Road, Chester 10918, c/o Michael Leon Pride. Filed Nov. 4.

Pena Tile Installation, 12 Greenridge Way, Spring Valley 10977, c/o Guiobani Morales Pena. Filed Dec. 31.

Rebel 6 ENT, 11 Levitsky Court, Spring Valley 10977, c/o Erick J. Adrien. Filed Nov. 2.

R. Sanguirima Pintado Taxi Service, 21 State St., Spring Valley 10977, c/o Wilson R. Sangurima Pintado. Filed Nov. 2.

Whites Family Food Truck, 188 N. Miller St., Newburgh 12550, c/o Quantesha Shanea White. Filed Oct. 31.

Yobanis Car Services, 278 N. Main St., Apt. 1D, Spring Valley 10977, c/o Henry Yobani Palma Colindres. Filed Nov. 2.

BUILDING PERMITS

Commercial

Pavarini North East Construction Company LLC, Stamford, contractor for ESRT Metro Center LLC. Erect demising wall and two code-required egress doors within the existing tenant space, to separate it and the new office suite at 429 Washington Blvd., Stamford. Estimated cost: \$160,000. Filed Sept. 6.

Peerless Consulting Inc., Old Greenwich, contractor for Stamford Town Center LLC. Construct a new restaurant kiosk on the first floor at 100 Greyrock Place, Stamford. Estimated cost: \$135,000. Filed Sept. 6.

Rc3 Electric, New Milford, contractor for Girl Scouts of Connecticut Inc. Install new antenna and associated equipment to existing tower at 69 Guinea Road, Stamford. Estimated cost: \$48,000. Filed Sept. 22.

Romano, John A., Stamford, contractor for Pasquino Family Partnership Ltd. Renovate existing kitchen and bath at 255 Strawberry Hill Ave., Unit E11, Stamford. Estimated cost: \$35,000. Filed Sept. 28.

Signature Construct Group of Connecticut Inc., Norwalk, contractor for The Stanwich Congregational Church. Perform replacement alterations at 252 Atlantic St., Stamford. Estimated cost: \$200,000. Filed Sept. 28.

Signature Construct Group of Connecticut Inc., Norwalk, contractor for One Stamford Plaza Owner LLC. Perform replacement alterations at 263 Tresser Blvd., Stamford. Estimated cost: \$146,000. Filed Sept. 22.

Items appearing in the Fairfield County Business Journal's On The Record section are compiled from various sources, including public records made available to the media by federal, state and municipal agencies and the court system. While every effort is made to ensure the accuracy of this information, no liability is assumed for errors or omissions. In the case of legal action, the records cited are open to public scrutiny and should be inspected before any action is taken. Questions and comments regarding this section should be directed to: Fatime Muriqi c/o Westfair Communications Inc. 701 Westchester Ave, Suite 100 J White Plains, NY. 10604-3407 Phone: 694-3600 • Fax: 694-3699

Signature Construct Group of Connecticut Inc., Norwalk, contractor for 777 Canal LLC. Renovate an existing seating area, including new lighting, floating ceilings, column enclosures, ceramic tile, millwork, sprinkler relocations and painting. No work in existing kitchen area, outdoor dining or seating is included in this work at 845 Canal St., Stamford. Estimated cost: \$200,000. Filed Sept. 14.

Significant Homes LLC, New Canaan, contractor for 123 Saddle Rock LLC. Renovate two and one half - story dwelling with new kitchen, two new bathrooms and general interior facelift at 123 Saddle Rock Road, Stamford. Estimated cost: \$575,000. Filed Sept. 20.

Vasser, Bryan M., Milford, contractor for UB Stamford LP. Install signage per plans at 2215 Summer St., Stamford. Estimated cost: \$25,000. Filed Sept. 13.

Vasser, Bryan M., Milford, contractor for LT Stamford LLC. Attach flat panels to building per drawings in place of existing signage at 110 High Ridge Road, Stamford. Estimated cost: \$10,000. Filed Sept. 15.

Walsh, Michael, Fairfield, contractor for Sylvan Knoll Section II Inc. Remove interior wall between kitchen and living room at 276 Sylvan Knoll Road, Stamford. Estimated cost: \$3,000. Filed Sept. 21.

Residential

Rich & John's Complete Chimney Service LLC, Woodbury, contractor for Ricardo Squitieri. Install a Majestic, prefabricated wood fireplace and venting at 499 Westover Road, Stamford. Estimated cost: \$1,500. Filed Sept. 26.

Rienzo, John M., North Branford, contractor for Kenneth H. Young and Virginia Lee. Install a new 16kw propane-fueled generator to be located at center back of house and install a new 200-amp transfer switch in garage next to panel at 69 Wilder Road South, Stamford. Estimated cost: \$10,000. Filed Sept. 12.

Shore Point Builders LLC, Easton, contractor for Jacqueline Browning Trust. Renovate a single-family dwelling's three existing bathrooms, replace windows and install new windows and doors in enlarged wall openings, modify interior load-bearing partitions and refinish existing family room on lower floor at 75 Partridge Road, Stamford. Estimated cost: \$250,000. Filed Sept. 8.

Sicco Construction LLC, Stamford, contractor for Richard L. and Lorraine S. Olson. Repair supporting post between two garage doors at 8 Skymeadow Drive, Stamford. Estimated cost: \$20,000. Filed Sept. 27.

Signature Construction Group of Connecticut Inc., Norwalk, contractor for Two Harbor Point Square LLC. Perform replacement alterations at 100 Washington Blvd., Stamford. Estimated cost: \$189,000. Filed Sept. 8.

Solimine Contracting LLC, Danbury, contractor for Christopher and Monica Sheldon. Remove nonload-bearing walls to open space for new kitchen location and renovation in home and install a new window at 81 Coachlamp Lane, Stamford. Estimated cost: \$38,850. Filed Sept. 7.

Sunny House LLC, Norwalk, contractor for Lisa P. Grove-Raider. Renovate kitchen at 56 Sawmill Road, Stamford. Estimated cost: \$49,690. Filed Sept. 7.

Sunrun Installation Services Inc., San Francisco, California, contractor for Thomas F. Siwicki III and Amanda Siwicki. Install roof-mounted solar panels at 36 Hidden Brook Drive, Stamford. Estimated cost: \$42,725. Filed Sept. 9.

Sunrun Installation Services Inc., San Francisco, California, contractor for Juan C. and Maria B. Pazmino. Install roof-mounted solar panels at 235 Vine Road, Stamford. Estimated cost: \$47,461. Filed Sept. 29.

Sunrun Installation Services Inc., San Francisco, California, contractor for Charles W. Ford Jr. and Beth A. Ford. Install roof-mounted solar panels at 105 Snow Crystal Lane, Stamford. Estimated cost: \$28,753. Filed Sept. 22.

Super K Electric LLC, Stamford, contractor for Phyllis Graham. Install a Generac 22kw air-cooled generator to proposed 120-gallon propane tank above ground at 18 Ridge Brook Lane, Stamford. Estimated cost: \$15,248. Filed Sept. 8.

Tl Home Improvement LLC, Shelton, contractor for Joanne S. Spalla. Remove existing roof and re-roof 154 Pepper Ridge Road, Unit 2, Stamford. Estimated cost: \$20,280. Filed Sept. 26.

Tl Home Improvement LLC, Shelton, contractor for Adam Martin and Callie Ann Betz. Remove existing roof and re-roof 60 Bertmor Drive, Stamford. Estimated cost: \$39,100. Filed Sept. 27.

Tl Home Improvement LLC, Shelton, contractor for Mary C. Baliotti. Remove existing roof and re-roof 154 Pepper Ridge Road, Unit 7, Stamford. Estimated cost: \$20,690. Filed Sept. 29.

Transform Sr Home Improvement Products LLC, Hoffman Estates, Illinois, contractor for Clayton and Patricia Samaroo. Replace 13 windows of the same size and kind at 148 Clay Hill Road, Stamford. Estimated cost: \$15,680. Filed Sept. 9.

Trinity Solar Inc., Cheshire, contractor for Viviana Miranda. Install roof-mounted solar panels at 12 Judy Lane, Stamford. Estimated cost: \$36,080. Filed Sept. 12.

Vinylume Inc., Stamford, contractor for Mark and Leslie Berni. Install vinyl siding to the main part of house at 205 Pinewood Road, Stamford. Estimated cost: \$43,703. Filed Sept. 26.

Waypoint Home Improvement LLC, Norwalk, contractor for Christopher Markline and Mary-Teresa Grandville. Renovate and update bathroom at 50 Edgewood Ave., Stamford. Estimated cost: \$17,983. Filed Sept. 28.

COURT CASES

Bridgeport Superior Court

Alany, Yasser, Shelton. Filed by Layth Almunajed, Stamford. Plaintiff's attorney: Rubin & Jacobson LLC, Stamford. Action: The plaintiff and defendant each own a 50% membership interest in three commercial gasoline filling stations. The defendant has acted in a manner that is offensive to the plaintiff and among other things converted and/or embezzled funds from each of the companies for his own personal use. As a result, the plaintiff suffered damages and seeks an order dissolving the companies and claims monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-6118555-S. Filed June 20.

Franco, William G., Bridgeport. Filed by Abdul Noorzad, Stamford. Plaintiff's attorney: Miller Rosnick D'Amico August & Butler PC, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-6118248-S. Filed Sept. 21.

Larsen, Brooke E., Monroe. Filed by Kristen L. Zawatski, Southbury. Plaintiff's attorney: Aeton Law Partners LLP, Middletown. Action: The plaintiff and defendant were married and own a marital residence. The plaintiff expended funds for the upkeep, maintenance and required repairs of the residence necessary for the habitable function of the premises. The defendant took funds from the plaintiff and allegedly applied them to the mortgage and maintenance of the home. However, the defendant permitted the home to go into foreclosure and then filed for bankruptcy in which the defendant was to give the home back to the foreclosing bank as part of her bankruptcy action. Defendant is now attempting to remove the plaintiff from the premises. The defendant allegedly committed fraud against the plaintiff who seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-6118139-S. Filed May. 23.

Reed, Marilyn J., Westport. Filed by John D. Provenzano, Monroe. Plaintiff's attorney: Esposito & Annunziata Law Offices, New Haven. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-6118025-S. Filed Sept. 13.

Goncalves Dias, Renan, et al, Danbury. Filed by Oswaldo Llanos-correa, Danbury. Plaintiff's attorney: Ventura Law, Danbury. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-22-6043912-S. Filed Aug. 26.

Facts & Figures

Danbury Superior Court

Hollington, Shalema N., Danbury. Filed by TEG Federal Credit Union, Poughkeepsie, New York. Plaintiff's attorney: Philip H. Monagan, Waterbury. Action: The plaintiff is a financial institution at which the defendant applied for and received a loan and agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks monetary damages less than \$15,000, exclusive of interest and costs and such other a further relief the court deems appropriate. Case no. DBD-CV-22-6043295-S. Filed June 21.

Olson, Peter, Bethel. Filed by Bank of America NA, Atlanta, Georgia. Plaintiff's attorney: Crystal Lyn Cooke, Canton. Action: The plaintiff is a banking association from which the defendant obtained a loan and agreed to make payments for goods and services. The defendant breached the contract by failing to make payments. The plaintiff now demands judgment and monetary damages, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-22-6043531-S. Filed July 17.

Ridgefield Motor Inn Inc., Ridgefield. Filed by Joseph C. Sansome Co., Chesterfield, Missouri. Plaintiff's attorney: Bendett & McHugh PC, Farmington. Action: The plaintiff and the defendant entered into a written agreement, whereby the plaintiff would perform certain property tax review and appeal services for the defendant for which the defendant would compensate the plaintiff for services rendered. The agreement further provided that in the event of nonpayment by the defendant, the plaintiff could recover interest at a rate of 18% per annum on the outstanding balance and a reasonable attorney's fee and other expenses incurred by the plaintiff for any arbitration. The defendant breached the terms of the agreement by failing to pay the plaintiff. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-22-6043577-S. Filed July 21.

Stamford Superior Court

Gisselle, Alicea, Stamford. Filed by Hector Torres, Stamford. Plaintiff's attorney: Andre Cayo, Fairfield. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-22-6058299-S. Filed Sept. 21.

Jensen, Katharine Isabelle, et al, Greenwich. Filed by Reem Alloush, Norwalk. Plaintiff's attorney: Berkowitz and Hanna LLC, Shelton. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-22-6058282-S. Filed Sept. 19.

LJ 18 Properties LLC, New Canaan. Filed by Marion A. Zitani, New Canaan. Plaintiff's attorney: Barr & Morgan, Stamford. Action: The plaintiff was in the parking lot controlled and maintained by the defendant when she was caused to slip and fall on a dangerous and defective condition existing on the parking lot. As a result, the plaintiff suffered injuries and seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-22-6058095-S. Filed Aug. 31.

Mullings, Tyrone S., et al, White Plains, New York. Filed by Michael A. Perry, Ludlow, Massachusetts. Plaintiff's attorney: Robert Joseph Williams Jr., Suffield. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-22-6058127-S. Filed Sept. 2.

DEEDS

Commercial

28 Mona Terrace Equity Inc., Fairfield. Seller: Judith Vida, Fairfield. Property: 28 Mona Terrace, Fairfield. Amount: \$862,300. Filed Oct. 7.

Atlantic Coast LLC, San Francisco, California. Seller: Brian T. Urda, Fairfield. Property: 166 Grasmere Ave., Fairfield. Amount: \$450,000. Filed Oct. 3.

Derella, Breana and **Ian Hall**, Fairfield. Seller: 53 Marian Road LLC, Norwalk. Property: 53 Marian Road, Fairfield. Amount: \$1,264,000. Filed Oct. 4.

Grebe LLC, Greenwich. Seller: 11 Highgate Road LLC, Greenwich. Property: 11 Highgate Road, Riverside. Amount: \$10. Filed Oct. 20.

Jimenez, Monica, Stamford. Seller: HDF Community Land Trust Inc, Stamford. Property: 287 Washington Blvd, Unit 2E, Stamford. Amount: \$240,000. Filed Sept. 29.

Perry, Chanell Nikole, Stamford. Seller: HDF Community Land Trust Inc., Stamford. Property: 287 Washington Blvd., Unit 3C, Stamford. Amount: \$275,000. Filed Sept. 29.

The Greenwich Chateau Condominium Association Inc., Stamford. Seller: Tizita Fekredengel, Port Chester, New York. Property: 4 Lafayette Court, Unit 1AA, Greenwich. Amount: \$307,000. Filed Oct. 18.

The Whitby School, Greenwich. Seller: Wendy L. Rachlin, Bedford, New York. Property: 983 Lake Ave., Greenwich. Amount: \$1,000,000. Filed Oct. 19.

Toro Corral LLC, Marco Island, Florida. Seller: Eric Bull and Patrizia Andriolo-Bull, Marco Island, Florida. Property: 561 Penfield Road, Fairfield. Amount: \$1. Filed Oct. 4.

Town of Fairfield. Seller: Benedict Sinnott and Vanessa Sinnott, Fairfield. Property: 150 Villa Ave., Fairfield. Amount: \$100. Filed Oct. 3.

West Rock Properties LLC, Hamden. Seller: Richard F. McKnight and Judith A. McKnight, Fairfield. Property: 320 Old Oaks Road, Fairfield. Amount: \$830,000. Filed Oct. 6.

Residential

Albert, Jake Nathan and **Alison Eve Garron**, Middlebury. Seller: Lorraine Wacha, Fairfield. Property: 40 Tanglewood Road, Fairfield. Amount: \$1,099,000. Filed Oct. 4.

Ali, Mohammed, Stamford. Seller: George W. Baker, Stamford. Property: 130 Richmond Hill Ave., Stamford. Amount: \$520,000. Filed Sept. 29.

Andreini, Michael K. and **Kristen M. Caldron**, Southport. Seller: Bryan C. Myers and Erin K. Lehaney Myers, Fairfield. Property: Lot 5, Map 6259, Fairfield. Amount: \$1,528,000. Filed Oct. 4.

Bartlett, Michael and **Danielle Bartlett**, Bridgeport. Seller: Jeffrey S. Provost and Traci A. Provost, Fairfield. Property: 425 Half Mile Road, Fairfield. Amount: \$1,190,000. Filed Oct. 3.

Beltran, Daphnie Au and **Jayson Coronel Beltran**, New Canaan. Seller: Robert Bird and Laura Kern, Berlin. Property: 51 Wagon Hill Road, Fairfield. Amount: \$370,000. Filed Oct. 6.

Bogatch, Amy and **Jacob Bogatch**, Mahwah, New Jersey. Seller: Jeffrey Saunders, Stamford. Property: Unit L6, Palmer Landing, Stamford. Amount: \$35,000. Filed Sept. 28.

Brito Ulloa, Angel C. and **Melanie K. Brito Heredia**, Stamford. Seller: Barbara M. Brown, Stamford. Property: 14 Vernon Place, Stamford. Amount: \$430,000. Filed Sept. 27.

Casement, Christopher and **Laura DeStefanis**, Fairfield. Seller: John Casano and Meghan Casano, Fairfield. Property: 91 Labbance Lane, Fairfield. Amount: \$1,080,000. Filed Oct. 6.

Croucher, Jay Daoming and **Sofia Moa Svedin**, Stamford. Seller: LaRhonda J. Brown-Barrett, Stamford. Property: Lot A2, Map 11.732, Stamford. Amount: \$1,000,000. Filed Sept. 27.

Crova, Karen, Stamford. Seller: Joseph K. Heyer and Margaret L. Heyer, Glendale, Arizona. Property: 70 Dora St., Unit 2, Stamford. Amount: \$670,000. Filed Sept. 27.

Duffy Consulting LLC, Irmo, South Carolina. Seller: Charles M. Arnold, New York, New York. Property: 127 Greyrock Place, Unit 1101, Stamford. Amount: \$330,000. Filed Sept. 29.

Federici, Joseph and **Lisa M. Macera**, Old Greenwich. Seller: Bradford A. Diorio and Avis B. Diorio, Greenwich. Property: 42 Greenwich Hills Drive, Unit 42, Greenwich. Amount: \$910,000. Filed Oct. 20.

Fredrickson, Elizabeth and **Erick Quay**, New York, New York. Seller: Wendy Beth Friedman and Craig Friedman, Greenwich. Property: 7 Bolling Place, Greenwich. Amount: \$1,190,000. Filed Oct. 20.

Freeman, Raechelle Sandra and **Raymond Freeman**, Stamford. Seller: Francine Iacona, Stamford. Property: 21 Nichols Ave., Stamford. Amount: \$515,000. Filed Sept. 26.

Garfinkel, Anne Van Dijkum, Greenwich. Seller: Mary Ann McGowan, Greenwich. Property: 25 Upland Drive, Lot 2, Greenwich. Amount: \$10. Filed Oct. 20.

Garfinkel, Neil, Greenwich. Seller: John T. McGowan, Greenwich. Property: 25 Upland Drive, Lot 1, Greenwich. Amount: \$10. Filed Oct. 20.

Grant Ross, Andrew Robert and **Adrianna Ross**, Greenwich. Seller: Langwich LLC, Greenwich. Property: 269 Stanwich Road, Greenwich. Amount: \$3,100,000. Filed Oct. 20.

Greco, Patrick Francis and **Meghan Graco**, Greenwich. Seller: David S. Li and Christine S. Sun, Cos Cob. Property: 130 N. Old Stone Bridge Road, Greenwich. Amount: \$N/A. Filed Oct. 21.

Hamilton, Allison and **Chad Hamilton**, Redding. Seller: David Sokolski, Fairfield. Property: 61 Cedar Road, Fairfield. Amount: \$865,000. Filed Oct. 7.

Jasinski, John, Fairfield. Seller: Johanna Swartley, Fairfield. Property: 555 Old Dam Road, Fairfield. Amount: \$442,500. Filed Oct. 4.

Lara Ramirez, Felix Emilio and **Sarah Kuras** New Rochelle, New York. Seller: Adam J. Margolin, Stamford. Property: 668 Glenbrook Road, Unit 34, Stamford. Amount: \$494,500. Filed Sept. 26.

Lynch, Ryan J. and **Ashley Rose Croft-Moore**, Stamford. Seller: Christopher Cerreta, Stamford. Property: 104 North St., Unit 804, Stamford. Amount: \$399,000. Filed Sept. 29.

MacDonald, Deirdre M. and **Douglas G. MacDonald**, Rye, New York. Seller: Michael Annunziato and Julia Annunziato, Greenwich. Property: 5 Seton Lane, Greenwich. Amount: \$10. Filed Oct. 20.

Mahmood, Khalid and **Zainab Bibi**, Stamford. Seller: Gilbert D. Rozier and Juanella Rozier, Stamford. Property: 217 Strawberry Hill Ave., Stamford. Amount: \$495,000. Filed Sept. 28.

McDonald, Deirdre Marie, New York, New York. Seller: Deirdre M. MacDonald, New York, New York. Property: 45 Glen Avon Drive, Riverside. Amount: \$1. Filed Oct. 21.

Moore, Ross James, Old Greenwich. Seller: Ross James Moore and Beth Allen Moore, Old Greenwich. Property: 23 Hillcrest Park Road, Old Greenwich. Amount: \$1. Filed Sept. 27.

Ossama, Nihal and **Ahmed Ramzy**, Cos Cob. Seller: Jeanne Balczewski, Riverside. Property: 2 Gerald Court, Riverside. Amount: \$875,000. Filed Oct. 19.

Phelps, Brian, Guilford. Seller: Ashwin Jayaraman, Stamford. Property: 44 Strawberry Hill Ave., 10J1, Stamford. Amount: \$249,000. Filed Sept. 27.

Sattler, Stanley B. and **Izabella Sattler**, Norwalk. Seller: Pauline B. Dupree, Stamford. Property: 8 Wardwell St., Unit 7, Stamford. Amount: \$125,000. Filed Sept. 26.

Sauchelli, Mark A. and **April Sauchelli**, Fairfield. Seller: David J. Berman and Jodi C. Berman, Fairfield. Property: 625 Towne House Road, Fairfield. Amount: \$1,425,000. Filed Oct. 4.

Scinto, Elizabeth R., Fairfield. Seller: Glen David Scinto and Robin Scinto, Stratford. Property: 194 Papurah Road, Fairfield. Amount: \$300,000. Filed Oct. 7.

Silva, Hector F., Stamford. Seller: Rosario P. Pugliese Jr. and Martha L. Pugliese, Stamford. Property: Lots 13 and 14, Bedford St., Stamford. Amount: \$865,000. Filed Sept. 27.

Taracka, Richard, Greenwich. Seller: Barbara T. Olank, Cheshire. Property: Lot 7, Map 3589, Greenwich. Amount: \$500,000. Filed Oct. 21.

Vericker, Joseph P. and **Nancy M. Vericker**, Stamford. Seller: Janet Riley, et al, Brewster, New York. Property: 125 Sylvan Knoll Road, Stamford. Amount: \$225,000. Filed Sept. 28.

Ziac, Nancy Margaret and **John Ziac III**, Old Greenwich. Seller: John Ziac III and Nancy Ziac, Old Greenwich. Property: 19 Maple Drive, Old Greenwich. Amount: \$1. Filed Oct. 21.

MORTGAGES

Abille, Mark and **Madelaine Abille**, Greenwich, by Andrew G. Brucker. Lender: US Bank NA, 4801 Frederica St., Owensboro, Kentucky. Property: 15 Talbot Lane, Greenwich. Amount: \$706,500. Filed Oct. 3.

Facts & Figures

Almerino, Jacqueline, Stamford, by Robert E. Colapietro. Lender: Bank of America NA, 100 N. Tryon St, Charlotte, North Carolina. Property: 1197 Hope St., Apt 4, Stamford. Amount: \$50,000. Filed Sept. 29.

Andreini, Michael K. and **Kristen M. Caldon**, Fairfield, by Brad M. Aron. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 315 Acorn Lane, Southport. Amount: \$1,222,400. Filed Oct. 4.

Belletsky, David M. and **Deborah Belletsky**, Fairfield, by Joe H. Lawson II. Lender: Loandepot.com LLC, 26642 Towne Centre Drive, Foothill Ranch, California. Property: 139 Barryscott Drive, Fairfield. Amount: \$420,000. Filed Oct. 3.

Brito Ulloa, Angel C. and **Melanie K. Brito Heredia**, Stamford, by Ricky M. Capozza. Lender: Loandepot.com LLC, 26642 Towne Centre Drive, Foothill Ranch, California. Property: 14 Vernon Place, Stamford. Amount: \$408,500. Filed Sept. 27.

Collias, John and **Grace Meagher**, Stamford, by Robert E. Murray Jr. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 2435 Bedford St., Unit 21F, Stamford. Amount: \$429,660. Filed Sept. 26.

Conte, Michael and **Doreen Conte**, Greenwich, by Tyler Andrew Whitley. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 5 Circle Drive Extension, Greenwich. Amount: \$400,000. Filed Oct. 6.

Croucher, Jay Daoming and **Sofia Moa Svedin**, Stamford, by Sebastiano Tornatore. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 14 Mary Violet Road, Stamford. Amount: \$500,000. Filed Sept. 27.

Crova, Karen, Stamford, by John B. Devine. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 70 Dora St., Apt 2, Stamford. Amount: \$385,000. Filed Sept. 27.

DeStefanis, Laura and **Christopher Casement**, Fairfield, by Felicia B. Watson. Lender: US Bank NA, 4801 Frederica St., Owensboro, Kentucky. Property: 91 Labbanco Lane, Fairfield. Amount: \$864,000. Filed Oct. 6.

Drinkall, Timothy Owen and **Ulrika Drinkall**, Greenwich, by John M. Eichholz. Lender: Change Lending LLC, 16845 Von Karman Ave., Suite 200, Irvine, California. Property: 7 Holman Lane, Old Greenwich. Amount: \$500,000. Filed Oct. 6.

Figueroa, Carter and **Sarah Figueroa**, Fairfield, by Marisa Dooney. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 65 Forest Ave., Fairfield. Amount: \$1,200,000. Filed Oct. 7.

Giordan, Lynne, Stamford, by Ronald J. Brien. Lender: The First Bank of Greenwich, 444 E. Putnam Ave., Cos Cob. Property: 41 Ledge Lane, Stamford. Amount: \$378,000. Filed Sept. 27.

Goodman, Douglas and **Meredith Spatz**, Greenwich, by Michelle Hanover. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 72 Riverside Ave., Greenwich. Amount: \$250,000. Filed Sept. 30.

Gregory, Justin, Riverside, by M. Cassin Maloney Jr. Lender: First Republic Bank, 111 Pine St., San Francisco, California. Property: 42 Breezemont Ave., Riverside. Amount: \$2,310,000. Filed Oct. 3.

Hall, Ian and **Breana Derella**, Fairfield, by Descera Daigle. Lender: US Bank NA, 4801 Frederica St., Owensboro, Kentucky. Property: 53 Marian Road, Fairfield. Amount: \$1,074,400. Filed Oct. 4.

Hamilton, Chad and **Allison Hamilton**, Southport, by Tiffany Robertson. Lender: Fairfield County Bank, 150 Danbury Road, Ridgefield. Property: 61 Cedar Road, Southport. Amount: \$692,000. Filed Oct. 7.

Hernandez, Gianna, Greenwich, by Cynthia M. Salemm-Riccio. Lender: Lakeview Community Capital LLC, 507 Prudential Road, Suite 100B, Horsham, Pennsylvania. Property: 5 Silver St., Greenwich. Amount: \$500,500. Filed Oct. 3.

Hopp, Eric and **Karen Hopp**, Greenwich, by Andrew B. Wallach. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 156 Stanwich Road, Greenwich. Amount: \$4,550,000. Filed Oct. 4.

Jasinski, John, Fairfield, by Andrew L. Wallach. Lender: Fairfield County Bank, 150 Danbury Road, Ridgefield. Property: 555 Old Dam Road, Fairfield. Amount: \$708,000. Filed Oct. 4.

Jimenez, Monica, Stamford, by Seth J. Arnowitz. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 287 Washington Blvd., Unit 2E, Stamford. Amount: \$187,000. Filed Sept. 29.

Katsetos, Paulos S. and **Maria Katsetos**, Stamford, by N/A. Lender: Bank of America NA, 100 N. Tryon St, Charlotte, North Carolina. Property: 125 Jonathan Drive, Stamford. Amount: \$194,700. Filed Sept. 29.

Klempere, Ethan and **Alexia Brue**, Greenwich, by M. Cassin Maloney Jr. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 70 Otter Rock Drive, Greenwich. Amount: \$3,720,000. Filed Oct. 7.

Koirala, Suresh and **Saranue Sharma Koirala**, Stamford, by Michelle Hanover. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 32 Ivy St., Stamford. Amount: \$239,000. Filed Sept. 28.

Kuri, Jorge, Greenwich, by James Kavanagh. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 53 Rock Maple Road, Greenwich. Amount: \$3,185,000. Filed Oct. 4.

Lara, Felix and **Sarah Kuras**, Stamford, by Robb Heering. Lender: Loandepot.com LLC, 26642 Towne Centre Drive, Foothill Ranch, California. Property: 668 Glenbrook Road, Stamford. Amount: \$395,600. Filed Sept. 26.

Lynch, Alexander and **Carolyn Lynch**, Riverside, by Lisa Gioffre Baird. Lender: JPMorgan Chase Bank NA, 3050 Highland Pkwy., Fourth floor, Downers Grove, Illinois. Property: 14 Lake Drive, Riverside. Amount: \$745,000. Filed Oct. 4.

Mahmood, Khalid and **Zainab Bibi**, Stamford, by N/A. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 217 Strawberry Hill Ave., Stamford. Amount: \$420,750. Filed Sept. 28.

Mantzikos, Nancy, Greenwich, by David E. Hoyle. Lender: William Raveis Mortgage LLC, 7 Trap Falls Road, Shelton. Property: 20 Deep George Road, Greenwich. Amount: \$796,000. Filed Oct. 5.

Matis, Helen M., Southport, by Denise Lynn Evarts. Lender: Finance of America Reverse LLC, 8023 E. 63rd Place, Suite 700, Tulsa, Oklahoma. Property: 476 Mill Hill Terrace, Southport. Amount: \$0. Filed Oct. 5.

Ramsey, Rachel, Fairfield, by Eric Willinger. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 351 Hunyadi Ave., Fairfield. Amount: \$79,500. Filed Oct. 6.

Righter, Robin D. and **Wayne P. Righter**, Fairfield, by Carmen Luna. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 109 South St., Fairfield. Amount: \$200,000. Filed Oct. 6.

River Road Development LLC, Greenwich, by Stuart S. Ratner. Lender: Fairfield County Bank, 150 Danbury Road, Ridgefield. Property: 89 River Road, Greenwich. Amount: \$1. Filed Sept. 30.

Ruggiero, Anthony William, Greenwich, by Robert V. Sisca. Lender: Bank of America NA, 20 Greenway Plaza, Suite 900, Houston, Texas. Property: 39 Aiken Road, Greenwich. Amount: \$2,000,000. Filed Oct. 5.

Salerno Jr., Richard A. and **Lisa Salerno**, Deerfield Beach, Florida, by Stacy C. Surgeon. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 109 Baldwin Terrace, Fairfield. Amount: \$250,000. Filed Oct. 3.

Schraa, Arnold and **Ann-Caroline Van Der Ham**, Greenwich, by John M. Eichholz. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 1 Midbrook Lane, Old Greenwich. Amount: \$777,000. Filed Oct. 5.

Schukin, Pavel and **Zora Schukin**, Riverside, by Anna Soave. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 234 Riverside Ave. Riverside. Amount: \$1,000,000. Filed Oct. 6.

Sproule, Byron and **Dayna Sproule**, Fairfield, by Michelle Hanover. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 278 Penfield Road, Fairfield. Amount: \$200,000. Filed Oct. 3.

Strater, Bradford and **Megan Strater**, Fairfield, by Josie Ponce. Lender: Sikorsky Financial Credit Union, 1000 Oronoque Lane, Stratford. Property: 103 Rock Major Road, Fairfield. Amount: \$247,697. Filed Oct. 5.

Takami, Josephine R. and **James K. Takami**, Fairfield, by Pedro S. Vazquez. Lender: Bank of America NA, 100 N. Tryon St, Charlotte, North Carolina. Property: 64 Edge Hill Place, Fairfield. Amount: \$50,000. Filed Oct. 6.

Tan, Ryan and **Gabriela Valles**, Fairfield, by Andrew L. Wallach. Lender: Ally Bank, 601 S. Tryon St. Suite 100, Charlotte, North Carolina. Property: 260 Gilbert Highway, Fairfield. Amount: \$718,000. Filed Oct. 5.

Tobar, Maria del Carmen and **Ociel Tobar**, Stamford, by John R. Itall. Lender: Washington Mutual Bank FA, 400 E. Main St., Stockton, California. Property: 16 Frank St., Stamford. Amount: \$277,500. Filed Sept. 26.

Volberg, Daniel and **Michaela Volberg**, Riverside, by Alessandro F. Salafia. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 12 Neighborly Way, Greenwich. Amount: \$80,000. Filed Oct. 7.

Wu, Mark and **Sharon Wu**, Greenwich, by M. Cassin Maloney Jr. Lender: US Bank NA, 4801 Frederica St., Owensboro, Kentucky. Property: 190 Weaver St., Greenwich. Amount: \$1,140,000. Filed Sept. 30.

Yavonditte, Nathalie and **Michael Yavonditte**, Greenwich, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 23 Wyckham Hill Lane, Greenwich. Amount: \$250,000. Filed Oct. 7.

NEW BUSINESSES

Antojitos Latinos Food Truck II LLC, 128 Ludlow St., Apt. E, Stamford 06902, c/o Bikina Reyes Martinez. Filed Sept. 21.

Carmel Café, 700 Main St., Stamford 06901, c/o The Stamford LLC. Filed Sept. 20.

Creative Kids Child Home Day Care, 18 Burr St., Stamford 06902, c/o Maria Elinor Ortega-Polanco. Filed Sept. 20.

Eden Farms LLC, 947 Stillwater Road, Stamford 06902, c/o Marshal Condon. Filed Sept. 20.

Kjd II Wood Remodeling, 7 Rippowan Road, Stamford 06902, c/o Donny Morales. Filed Sept. 21.

Leon of Juda, 12 Tuttle Court, Apt. 2D, Stamford 06902, c/o Deborah M. Mejia. Filed Sept. 19.

Little Jem's Embroidery Co., 39 Unity Road, Stamford 06905, c/o Jemma Lynn LLC. Filed Sept. 19.

Lucas Group, 3 Stamford Place Stamford 06902, c/o Kom Ferry. Filed Sept. 21.

RR Construction, 29 Orchard St., Apt. 2, Stamford 06902, Richard del Orden Rosario. Filed Sept. 22.

Red Shoe Friday, 121 Towne St. Apt. 616, Stamford 06902, c/o Edgar Marmen. Filed Sept. 19.

Skincare Studio of Stamford, 76 Progress Drive, Stamford 06902, c/o Lynda Ann Cesiro. Filed Sept. 21.

St Cecilia-St Gabriel Parish Corpo, 1184 Newfield Ave., Stamford 06905, c/o Rev. John Connaughton. Filed Sept. 20.

The Stamford Bistro, 700 Main St., Stamford 06901, c/o The Stamford LLC. Filed Sept. 20.

The Stamford Hotel Catering, 700 Main St., Stamford 06901, c/o The Stamford LLC. Filed Sept. 20.

Universo Records LLC, 14 Wells Ave., Stamford 06902, c/o Juan D. Corrales. Filed Sept. 21.

LEGAL NOTICES

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

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

Coddwomple 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 (iLLCi). Articles of Organization filed with the Secretary of State of the State of New York (iSSNYi) 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

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

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

Notice of Formation of MRC Hospitality Group, LLC Art. Of Org. filed with SSNY on 06-29-2022. Offc. Loc: Westchester Cty. SSNY desig. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 18 Browning Lane. Tarrytown., NY 10591. Purpose: any lawful purpose. #63276

S.T.E.P. Academics and Arts NY LLC, Art of Org, filed with SSNY on 8/13/2018. Office located in Westchester Co. Secy. of State designated as agent upon which process may be served. Secy. of State shall mail a copy of any process against it served upon him/her to: 591 Warburton Ave., No. 23, Hastings on Hudson, NY 10706. LLC may engage in any lawful act or activity for which a limited liability company may be formed #63282

Rye Drip, LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 10/27/2022. Cty: Westchester. SSNY desig. as agent upon whom process against it may be served & shall mail process to Della Mura & Ciacci LLP, 981 Allerton Ave., Bronx, NY 10469. General Purpose #63283

Notice of Formation of Never Stop Drinking, LLC Art. Of Org. filed with SSNY on 7/27/2022. Offc. Loc: Westchester Cty. SSNY desig. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, c/o Nicholas Kelly, 28 Colonial Place, New Rochelle, NY 10801. Purpose: any lawful purpose. #63286

Phoenix Design Build LLC. Filed 8/8/22 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 265 66th Street Apt 39D, New York, NY 10065 Purpose: All lawful #63287

Sylvan Shores Development LLC. Filed 8/10/22 Office: Westchester Co. SSNY designated as agent for process & shall mail to: c/o USA Corporate Services Inc., 98 Cuttermill Road, Ste 466, Great Neck, NY 11021 Purpose: All lawful #63288

BDNG Group LLC. Filed 9/15/21 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 34 Cassilis Ave Fl 1, Bronxville, NY 10708 Purpose: All lawful #63289

Legacy 51 Consulting LLC. Filed 8/25/22 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 2 Maxwell Drive Apt 412, Sleepy Hollow, NY 10591 Purpose: All lawful #63290

Kings Fund, LLC. Filed 8/29/22 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 660 White Plains Road, Tarrytown, NY 10591 Purpose: All lawful #63291

2497 Belmont Holdings, LLC. Filed 8/1/22 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 220 Hartsdale Avenue, White Plains, NY 10606 Purpose: All lawful #63292

Notice of Formation of Millbury Design LLC. Articles of Organization filed with SSNY on 11/1/22. Office location: Westchester County. SSNY has been designated as agent of LLC upon whom process against it may be served. SSNY shall mail a copy of any process against the LLC served upon him or her to the company c/o United States Corporation Agents, Inc, 7014 13th Avenue, Suite 202, Brooklyn, NY 11228. Principal business address: 41 Dellwood Road, Bronxville, NY 10708. Purpose: any lawful act or activity. #63279

Notice of Formation of INVICTUS ENERGY SOLUTIONS, LLC Art. Of Org. filed with SSNY on 4/19/22. Offc. Loc: Westchester Cty. SSNY desig. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 210 WOODLAND AVE., NEW ROCHELLE, NY 10805. Purpose: any lawful purpose. #63277

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Millennial & Gen Z AWARDS 2022

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Congratulations to all the Westchester & Fairfield Business Journals' 2022 Millennial & GenZ Awards honorees, including our Commercial Banker, Luis Penichet, on your well-deserved recognition. Thank you for your drive, dedication and commitment to our communities.

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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. Congratulations to all of tonight's winners.

PROGRAM:

5:30 – 6:15 p.m.: Cocktail hour

Cocktails • Buffet style food • Networking • Vendor tables

6:20 – 7:30 p.m.: Awards ceremony

Formal awards ceremony. Auditorium-style seating

Master of Ceremonies

Matt Scott Fox61 Morning News

Keynote Speaker

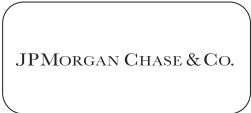
Kevin O’Sullivan Senior Vice President
for Enrollment and Student Affairs

Iona University

7:30 – 8 p.m.: Closing

Closing program remarks, dessert, Ice cream truck, coffee and tea

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KEYNOTE SPEAKER



KEVIN O'SULLIVAN

KEVIN O'SULLIVAN is the senior vice president for enrollment and student affairs at Iona University in New Rochelle, New York. O'Sullivan has 18 years of demonstrated success in higher education as a leader, team builder and innovator who has implemented data-driven recruiting tactics to attract local, national and international freshman and transfer students to the institutions he has served. Under his leadership, freshman enrollment at Iona University increased 15% year over year, with new student enrollment up a staggering 30% despite the headwinds of the pandemic over the past three years. As head of student affairs, O'Sullivan has helped expand Iona University's club offerings to develop leaders outside of the classroom in performing arts, club sports, service opportunities and much more. Currently, he oversees 80 active student clubs, groups and organizations and is instrumental in adding new student opportunities to campus and beyond. Prior to Iona, O'Sullivan served as executive director of undergraduate admissions at Sacred Heart University in Fairfield, Connecticut, where he led a team that increased the applicant pool by nearly 47%. Additionally, O'Sullivan served as director of undergraduate admissions at Manhattanville College in Purchase, New York, and as director of admissions at Berkeley College in Paramus, New Jersey. He holds a Bachelor of Science degree and Master of Business Administration degree from Sacred Heart University. In 2021, he was the recipient of The Business Council of Westchester's Rising Stars 40 Under 40.



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MATT SCOTT

MATT SCOTT is the weekday morning meteorologist, part of the “Fox61 Morning News.” He joined FOX61 in 2013 and brings more than 20 years of broadcasting experience to the FOX61 weather team. Originally from New York City, Scott attended the University of Maryland and Mississippi State University. He has spent the last 15 years working as a meteorologist in Connecticut. In addition, he has worked in West Virginia, Mississippi, Charlotte and Boston. His work has been nominated for Emmy Awards many times. When he’s not on air, he’s online. Scott has won awards from the New Haven Advocate, the Hartford Advocate and New Haven Living magazine for his social media influence. But his two biggest accomplishments are at home – his two children. When he has a little spare time and is not sleeping, Scott loves to cook, play golf, play poker and read. He would probably be a better chef, a stronger golfer, a smarter poker player and a more accomplished reader if he could pry himself away from Facebook once in a while.

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**DOMENICK COCCHIARA**

*Social Media
and Digital Advertising Manager*
Thompson & Bender

As the social media and digital advertising manager for Thompson & Bender, Domenick Cocchiara brings more than a decade of experience in social media and strategic communications to the table for some of Thompson & Bender's top clients. His maturity, composure under pressure and level-headed approach to everything he does, make it impossible to believe he is only 29 years old. Domenick leverages his previous work in the nonprofit, for-profit and government sectors to provide a comprehensive approach to each challenge he takes on, while simultaneously exploring new creative approaches and strategies to stay on top of the game in the ever-changing landscape of social media. His work includes campaigns with the Archdiocese of New York, Construction Industry Council of Westchester and the Hudson Valley, the city of Yonkers, Cross County Shopping Center, Saint Joseph's Medical Center, Simone Development Corp., Yonkers Municipal Housing Authority, and Westchester Medical Center. Born and raised in the Hudson Valley, Domenick graduated with a bachelor's degree from American University in Washington, D.C. and proudly served in the Maryland Army National Guard for 6 years. An avid outdoorsman, he can often be found fly-fishing, hiking or golfing when not researching the latest social media trends.

**ELIZABETH (BETSY) FALKOFF**

Attorney
Cummings & Lockwood LLC

An associate in Cummings & Lockwood's Private Clients Group and based in the Stamford office, Elizabeth A. (Betsy) Falkoff has nearly 10 years of experience in trusts and estates law. She represents individuals and families in the creation and implementation of sophisticated estate plans facilitating the passage of wealth through generations. Betsy's estate planning practice includes gift planning and the use of trusts as tools for asset management, creditor protection, charitable giving and minimization of taxes. She has extensive experience as a trusts and estates fiduciary advisor representing executors and trustees in the administration of complex estates and trusts in both Connecticut and New York.



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**RICHARD FLAHIVE**

*Private Wealth Advisor and Director of
Research and Planning
Hightower Westchester*

A private wealth advisor and director of research and planning at Hightower, Richard Flahive brings more than a decade of experience advising high-net-worth clients and institutions on asset and wealth management. He incorporates a holistic view of the client's financial and personal objectives, with an eye toward strategic and tactical solutions. Richard enjoys getting to know clients, investment portfolio management and optimization, and delivering personalized advanced planning solutions for clients moving through various life cycles and market conditions. Prior to joining Hightower, Richard sat on the investment committee for Geller Family Office Services LLC, providing investment manager oversight and due diligence along with quantitative analysis. He earned a Bachelor of Science degree in finance from The University of Connecticut with a dual minor in economics and management information systems. Richard received his Master of Business Administration degree from The University of Connecticut. He is a licensed insurance professional as well as an Accredited Investment Fiduciary. As a fiduciary, he strongly upholds his legal obligation to always do what is in the best interest of his clients. Richard is active in the nonprofit world as a member and past president of the Rye Rotary Club. He is also a board member of SPRYE, a membership-based organization for adults 60 years and older who want to live confidently at home in the community they love.

**BEN LIBERATORE**

*Director of Operations
Fort Pond Bay Company*

Working in his family's restaurant starting at age 11, Ben Liberatore worked his way through the ranks before heading off to expand his knowledge at Cornell University's School of Hotel Administration. During his time there, Ben held internships with prestigious hospitality groups and focused his studies on food and beverage operations, with course work in beverage management and wine cellar management. Since graduating, Ben has chosen to channel his expertise into his family business – beginning as the general manager of the flagship, Harvest on Hudson, and since ascending to director of operations both Westchester properties. Ben's passion lies in the creation of food and beverage. He prides himself on his cocktail programs, which combine for nearly three million dollars in sales and operate at margins well beyond industry standards. In addition to his family business, Ben consults with other businesses to spread the knowledge and success of beverage programs around the country. Fort Pond Bay Company benefits from Ben's expertise in all areas of food and operations and the result is a successful, consistent and ever-evolving program. Ben prides himself on being a compassionate and motivational leader, which greatly benefit the employees around him.



Attorney Philip C. Pires

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**ANTHONY MORANDO**

Partner
Cuddy & Feder LLP

A partner at Cuddy & Feder LLP, Anthony Morando, who joined the firm in 2008, is partner in charge of the Hudson Valley office, a member of the firm's management committee and vice-chair of the firm's land use, zoning and development practice group. He is also a member of the inter-disciplinary energy and environmental practice group. His practice includes most facets of land use, zoning and telecommunications and energy infrastructure. He has represented and worked with a broad range of applicants for land use and energy permits, including residential and commercial developers, utilities and nonprofit organizations. He regularly appears before planning, legislative and zoning boards and other permitting boards and agencies. Anthony is an active member of the Westchester and Hudson Valley community, serving on the Board of Directors for the Foundation for Abilities First NY, the fundraising arm for Abilities First Inc. and currently serves as the secretary of the governance committee. He is a former board member of the Westchester Woman's Bar Association and the Westchester County Association where he served as a Business Intel Committee member. Anthony is a Westchester native, residing in Somers with his wife and three children. He also volunteers with the Somers School District and coaches various youth sports.

**LUIS PENICHET**

Vice President, Commercial Banker
JPMorgan Chase & Co.

A vice president and relationship manager for JPMorgan Chase Commercial Banking and Specialized Industries, Luis Penichet works with Connecticut- and New York-based middle-market companies. Focused on developing strategic partnerships, he leads complex client relationships by providing thoughtful credit and treasury structures, access to capital markets, investment banking services, rates and FX management and retirement plan services. Luis serves on the firm's Westchester and Hudson Valley Market Leadership Team and is co-chair for the local Diversity, Equity and Inclusion Council supporting the advancement of the firm's DEI goals in the marketplace. Luis also supports the Connecticut Office of Workforce Strategy's Veterans Subcommittee. Prior to joining JPMorgan Chase, Luis served in the United States Marine Corps as tank platoon commander, company executive officer, crisis response planner and battalion assistant operations officer. He was stationed in Camp Lejeune, North Carolina and deployed to Europe and Africa in support of Operation Inherent Resolve. He is currently a captain in the Marine Corps Reserves. Luis earned a Bachelor of Science degree in economics from the United States Naval Academy. He rowed during his four years at Annapolis, currently lives in Harrison, New York with his two Great Danes and still enjoys time on the water.

**PHILIP PIRES***Principal***Cohen and Wolf PC**

A persuasive and successful litigator, Phil Pires has handled a variety of litigation matters, including complex commercial disputes, breach of fiduciary duty claims, partnership and shareholder disputes, adverse possession claims, prescriptive easement claims, quiet title actions, landlord/tenant cases and collection actions. He frequently appears in the Connecticut Probate Court system representing beneficiaries, fiduciaries and creditors in a variety of probate litigation matters. In addition to litigation, Phil practices in the municipal and land use and zoning arena, regularly appearing before planning and zoning commissions, inland wetlands commissions, zoning boards of appeals, the Connecticut Siting Council and other administrative agencies. He also regularly counsels municipalities and property owners in commercial and residential property tax appeals. Phil formerly served six years on Fairfield's legislative body, including two years as its moderator. He presently serves as the chair of the Downtown Bridgeport Special Services Taxing District, a special taxing district that supports economic development and equitable growth in Bridgeport's downtown business district. He earned his Bachelor of Arts degree from Haverford College and his Juris Doctorate degree, with honors, from the University of Connecticut School of Law.

**ANNA RAKOTZ***Practice Manager***The SKG Team
at Barnum Financial Group**

A practice manager for the SKG Team at Barnum Financial Group, Anna Rakotz and the group dedicate themselves to providing comprehensive financial planning and helping clients achieve their financial goals. Anna graduated from the Questrom School of Business at Boston University in 2017, earned her MBA from SUNY Oswego in 2022, and holds her Series 7 and 66 Finra licenses. She focuses on improving efficiency within the team, project and task management and oversees the hiring and training of numerous team members.

**WILDER RUMPF***CEO***FinTron Invest LLC**

A founder in 2017, of FinTron, a Gen Y / Gen Z (Mobile Generation) firm focused on financial technologies in 2017, Wilder Rumpf built the business while working full time to put himself through college and fund the initial software development out-of-pocket. At 24, while enrolled in college, Wilder was one of the youngest CEOs to ever register a broker-dealer with the SEC and FINRA. His dream is to follow in the footsteps of his father, to help America's youths build a strong foothold in society and achieve healthy independence. He intends to do just that by democratizing finance for the Mobile Generation. Wilder has raised nearly \$10 million in pursuit of his mission and has personally delivered financial education to thousands of high school and college students. An affirmative action employer and strong believer in youth empowerment, Wilder employs one of, if not the youngest operational teams in the industry, boasting an average employee age of 25. "Who better to build FinTech for the Mobile Generation than the mobile generation themselves," he says.

**BENJAMIN SEO***Marketing Manager***Harrison Edwards**

Serving as the marketing manager at Harrison Edwards, the region's fastest-growing integrated marketing agency, Benjamin Seo oversees the agency's creative services department, where he develops and executes brand strategies and tactics for a broad array of clients. Since joining Harrison Edwards nearly two years ago, he has helped clients to achieve their business goals with sophisticated design and innovative marketing and social media campaigns. Seo's work spans all of the sectors Harrison Edwards represents, including health care, economic development, real estate, entertainment/film and broadband, where he has worked with dozens of clients, including the three largest open-access network operators in the country, public agencies and nonprofit organizations deploying fiber and wireless services. Prior to joining Harrison Edwards, Ben worked at Boston magazine and in the public affairs office at Tufts Medical Center. He holds a Bachelor of Arts degree from Boston College in economics and political science.

**ALEXANDRA ANDREA SUED**

Associate
Fullerton Beck

Focusing her practice on general liability, with an emphasis on high-exposure New York Labor Law cases involving construction-related catastrophic accidents, wrongful death and complicated medical issues, Alexandra Sued also represents medical professionals and rehabilitation centers in medical malpractice cases. She is a member of the firm's commercial litigation group, representing clients in breach of contract matters, including business contracts, landlord-tenant agreements and others. She represents individuals, building owners, contractors, engineers, subcontractors and corporations in all aspects of litigation. Fluent in Spanish, Italian and French, Alexandra represents international clients with operations in the United States. In addition to her legal practice, she works tirelessly to rectify women's rights violations in the U.S. and Dominican Republic (DR), and assists human rights organizations to affect legal reform related to women's rights by lobbying the U.S. and DR politicians. Her pro bono work includes preparing foreign attorneys for the New York state bar exam, having successfully passed it on her first attempt, a difficult feat for any attorney, especially foreign attorneys educated and trained outside the U.S. Alexandra attended the Pontificia Universidad Catolica Madre y Maestra in the Dominican Republic, where she earned her Juris Doctorate equivalent. She also obtained her LLM from the University of Manchester, U.K. and an LLM from the University of Miami in U.S. and transnational law. She is OSHA-10 certified. Active in the legal community, Alexandra is a member of the Dominican Bar Association and DRI: The Voice of the Defense Bar, Young Lawyers Committee.

**STEVEN WRABEL**

Partner
McCullough, Goldberger & Staudt LLP

Working in land use and zoning law for nearly nine years, Steven Wrabel represents private developers and property owners on issues of zoning compliance, environmental review and various land use issues. In his time with McCullough, Goldberger & Staudt, he has counseled on successful projects for PepsiCo Inc., Manhattanville College, George Comfort & Sons, and Senlac Ridge Partners, among others. Steven is a member of the New York state and Westchester County Bar Associations. He received his Juris Doctorate from Fordham University School of Law, where he was Notes and Articles Editor for the Environmental Law Review. Prior to law school, Steven received his a Bachelor of Arts degree from Boston College. A long-time Connecticut resident, he lives in Ridgefield with his wife, Alycia, and their two exhausting but adorable children, Ben and Hannah.

**JOANNA ZIEGELBAUER**

A&A Sustainability Manager
Deloitte

Manager in Deloitte's Sustainability and Environmental, Social and Governance (ESG) Services practice, Joanna Ziegelbauer has more than seven years of client service experience. She demonstrates success within her roles as a trusted advisor, a team leader and as a coach to younger staff, utilizing her business and financial accounting experience to help clients understand and enhance their impacts on the societies and environments in which they operate. In this growing ESG field, she has helped to educate current and potential clients on important sustainability matters across a wide range of markets and industries. In addition to serving her clients, she takes time to support team members and the communities in which she lives and works. She helps lead Deloitte's ESG Team's Diversity, Equity and Inclusion council and is an active member of the Connecticut Society of CPAs, serving on the society's ESG Committee. Outside of work, Joanna enjoys travel and is currently working to improve her Spanish language skills.

**MICHAEL ZIMINSKY**

Wealth Management Assistant II
Tompkins Financial Advisors

A wealth management assistant with Tompkins Financial Advisors, Michael Ziminsky has seven years of financial services experience, four in retail banking and three in wealth management. Now with Tompkins Financial Advisors (TFA), Michael works closely with wealth advisors and trust officers, providing clients with ongoing support and delivering an unrivaled client experience. This includes preparation of performance reports, day-to-day client service, as well as processing new business. Michael started working for Tompkins in 2015 after graduating from The University of Scranton with a bachelor's degree in business administration. While working in the branch as a teller, Michael was a participant in Tompkins' Professional Development Program from 2017 to 2019 where he rotated throughout the company's various departments learning the ins and outs of Tompkins, while gaining a better understanding of the financial and banking industries as a whole. Outside of work Michael enjoys spending time with family and friends, going on hiking/camping trips when the weather permits and skiing in the winter. At home, he enjoys spending time in the kitchen trying new recipes or firing up the grill for BBQs in the backyard. A native of Mount Kisco, Michael currently lives in Bedford Hills.

JUDGES



MICHELLE PARINELLO

MICHELLE PARINELLO, director of marketing for Lippolis Electric Inc., is responsible for developing marketing strategies, managing social media, community outreach, sponsorships and so much more. Lippolis Electric has been a part of Michelle's life since the day she was born. Growing up she watched her father and uncle work hard in order to create the successful company they have today. It was destined for Michelle to end up working for the family business. She is the third generation of the Lippolis family working at Lippolis Electric.



ANTHONY R. DAVIDSON

ANTHONY R. DAVIDSON is a visionary leader, growth agent, consultant and award-winning educator who draws upon a distinctive combination of experiences as a dean, professor and entrepreneur to establish excellence and build consensus while generating new growth opportunities. He has more than 35 years of consulting experience to C-level management of corporations, not-for-profits and government in varied industries. After 15 years of teaching and developing curricula at major universities, he was recruited by New York University where he became the founding dean of the SCPS division of programs in business. Davidson promoted lifelong learning by building connections among education and industry at all levels, from graduate and undergraduate to postgraduate and executive. He developed rigorous, cross-disciplinary, globally focused on-site and online curricula that were attuned to market demands resulting in it becoming the highest-performing division in the school. Subsequently Davidson was recruited by Manhattanville College where he redesigned its graduate and undergraduate programs that led to his founding of a School of Business. The international appeal of the new curricula convinced the government of the Dominican Republic to fully sponsor 60 high-performing Dominican students to go to his school for their graduate education. Davidson also created and launched a widely acclaimed Women's Leadership Institute with annual conferences and a certificate program designed by women for women. In August 2016, following a national search, Davidson was appointed dean of Fordham University's School of Professional and Continuing Studies and within four months launched a Real Estate Institute with an advisory council comprised of industry-leading, professionals. After one year, Davidson's strategies resulted in the school's first year-over-year increase in revenue and enrollments in many years, a trend that has continued to date and, along with other growth initiatives, resulted in a doubling of the school's revenues after just three years. Davidson is currently expanding his reach to locations in London; England; Beijing, China; and Pretoria, South Africa, launching programs in business, real estate and applied health informatics. He holds a BBA in marketing, an MBA in business policy/finance and a Ph.D. in management and systems science. Davidson sits on a number of advisory boards and lists the Literati Award for Excellence and a doctor of humane letters among his various honors.

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Deloitte's Stamford practice serves clients across multiple industries from emerging growth companies to large multinationals, including more than 90% of Fortune 500 companies headquartered in the Greater Stamford marketplace. In addition to traditional client service practices, the Stamford office includes Deloitte's audit and accounting technical national office and also includes professionals who lead specialized practices such as independence, and ethics and compliance groups. Deloitte helps many of the area's most respected organizations through periods of dramatic growth, challenges, and life changing events.

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