

Westchester & Fairfield County Business Journals



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From left, Anthony Viceroy, Robert P. Weisz, Susan Fox, Mike Spano and Michael N. Romita.

WCA HONORS THREE WHO SHAPE WESTCHESTER COUNTY'S ECONOMIC LANDSCAPE

BY GEORGETTE GOUVEIA

ggouveia@westfairinc.com

It was a night to reflect on leadership and legacies as the Westchester County Association held its 72nd annual dinner Nov. 17 in the ballroom of the Westchester Marriott in Tarrytown.

More than 450 movers and shakers gathered as the association, a driving force in the county's business and economic development, honored three

men whose gifts and vision have respectively shaped real estate, health care and municipal government here – Robert P. Weisz, president and CEO of the RPW Group Inc.; Anthony Viceroy, president and COO of Summit Health; and Yonkers Mayor Mike Spano.

“What makes Westchester special is the talent of the people, and the WCA represents the best of the best,” Westchester County Executive George Latimer

said in remarks that addressed leading in an age of uncertainty. “In this room, and in the three leaders you are honoring, there is talent in every field of endeavor. These honorees have learned what the true challenge of leadership is, which is to adapt to changing times. I learn every day from your examples. Thank you for all that you have done.”

Added Michael N. Romita, the WCA's president and CEO: “The honor-

ees... are strategic thinkers who seize opportunities, drive investment and play an essential role in strengthening economic vitality in Westchester. It is our honor to recognize their achievements and efforts to shape Westchester's future.”

Weisz – whose commercial property firm has put its stamp not only on Westchester with such sleek, magisterial buildings as 1133 Westchester Ave. in White Plains and

WCA 6



From left, Christine Foran, Michelle Lariviere, Susan Kusic and Andrea Cefarelli.

Pirro's positive predictions for Westchester real estate

BY PETER KATZ

Pkatz@westfairinc.com

Attorney Albert J. Pirro Jr., is well-known for his successes in helping bring to fruition Westchester development projects such as The Westchester shopping mall, the office complex The Summit located in Valhalla, and recently a cancer infusion center at 1 West Red Oak Plaza in Harrison that will be operated by Mt. Sinai Hospital. At one time, Donald Trump was a client.

“My work with former President Trump was primarily land use and government affairs assignments,” Pirro told the Business Journals. “I thoroughly enjoyed working with President Trump. Our relationship has always been cordial, and it remains that way to this day.”

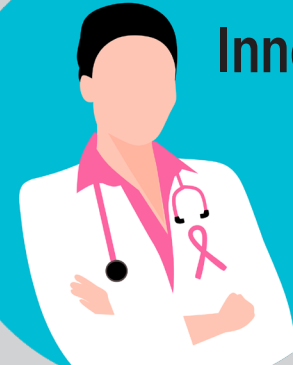
Pirro, who in the past was prominent as a member of the law group Pirro, Collier, Cohen, Halpern & Bock, LLP and later the firm Pirro Group LLC, has

now become a partner at the law firm Abrams and Fensterman. Pirro is working out of the firm's White Plains office where his practice areas include: commercial and corporate litigation; government litigation, law and policy; and land use and zoning. In addition to White Plains, Abrams and Fensterman has offices in Brooklyn, Lake Success, Rochester and Albany.

Pirro is a Westchester native who was born in Mount Vernon in 1947. He is no stranger to the public spotlight, whether going before a municipal council or planning board to explain a proposed development or as a result of frequent news stories about himself and Jeanine Pirro, who from 1994 through 2005 was Westchester County District Attorney and now is a Fox News personality.

Pirro spent 11 months in federal prison as a result of a tax case and when asked about it by the Business Journals, replied, “I made

PIRRO 6



Innovations and investments in FemTech

BY EDWARD ARRIAZA

FEMTECH 4

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Plan to restore Pelham church, add apartments



Rendering of Pelham church project.

BY PETER KATZ

Pkatz@westfairinc.com

A plan has been created that would restore and enhance a 100-year-old church building and bring 30 apartments to property located at 448 Washington Ave. in Pelham. Soren R.E. LLC and the Community Church of the Pelhams are seeking to join in a project that would repair and upgrade the church building and develop currently underutilized parts of the 0.82-acre site.

Soren R.E. LLC gives its office address as c/o Michael Volpe, Venable LLP, 1270 Avenue of the Americas in Manhattan. Volpe is a partner in Venable LLP, a law firm that is headquartered in Washington, D.C., and has clients globally.

According to Attorney David Cooper of the White Plains-based law firm Zarin & Steinmetz who filed documents with Pelham, Soren R.E., LLC is the contract-vendee to purchase the church's property.

Soren and the church have filed a petition asking Pelham to adopt zoning text and map amendments that would permit their plan to move forward.

They want to preserve and repair the existing church, which was built in 1922, as well as develop the remainder of the property with a five-story multifamily residential building that would have 30 apartments. Most of the apartments would be age-restricted and need to have at least one resident of age 55 or older.

"This partnership will ensure that the church can remain a vibrant community resource in the village for many years to come," Cooper said. "The partnership will also introduce new and critical housing options for seniors looking to stay in the village. In addition, other beneficial uses for the community could be provided at the property, such as childcare and co-working spaces."

Cooper pointed out that the church building contains chapel space for religious services, a community hall, Sunday school classroom areas and offices for church employees. The church has a long history of hosting groups and providing services to the community, including athletic and social clubs, Scout troops, LBGTQ support organizations, as well as offering the Junior Wonders Preschool program since the early 2000's.

Cooper said that a century

of use has taken a significant toll on the church building. The roof should be replaced, the floor of the community hall has suffered irreparable storm damage, heating and cooling upgrades are needed and upgrades must be done to meet Americans with Disabilities Act requirements.

Cooper said that the church estimates that undertaking the maintenance and renovation projects would cost in the seven-figure range. The church's membership has been decreasing in recent years.

"The church does not have the resources to undertake a seven-figure renovation project," Cooper said. "The partnership with Soren will ensure that the church can remain a vibrant resource in the village for many years to come."

The petition asks that Pelham create a new Mixed-Use District ("MX District"), which would permit the intended mix of uses at the Washington Avenue site.

"The proposed MX District would allow parcels of 30,000 square feet or larger to be developed with houses of worship, offices, child day-care services and a limited number of multifamily units," Cooper said. "To ensure

that the multifamily housing units are targeted to the senior population, the proposed MX District would require at least 80% of the units to be occupied by at least one individual aged 55 or older. In addition, density would be limited by imposing a 1,000 square foot per unit lot area requirement."

It's suggested that the church renovation could also create up to approximately 4,500 square feet of new co-working space for the public to rent. This area would include an open area of desks and seating, as well as small conference rooms.

The concept calls for two studio apartments, 11 one-bedroom units, 14 two-bedroom units and three three-bedroom apartments. Two of the apartments would be on the new building's first level, four on the second level, 10 on the third level, eight on the fourth level and six on the fifth level. There would be 60 parking spaces provided on two parking levels.

The petition says that the plan fits with objectives of Pelham's Comprehensive Plan, including providing a diverse range of housing options for a range of ages and income levels and preserving and enhancing the character of the village.

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MAIN OFFICE TELEPHONE

914-694-3600

OFFICE FAX

914-694-3699

EDITORIAL EMAIL

Phall@westfairinc.com

WRITE TO

4 Smith Ave., Suite No. 2
Mount Kisco, NY 10549

Publisher

Dee DelBello

Co-Publisher/Creative

Dan Viteri

Associate Publisher

Anne Jordan

NEWS

Fairfield Bureau Chief

& Senior Enterprise Editor • Phil Hall

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White Plains project stalled by blocked access for scaffolding

BY BILL HELTZEL

Bheltzel@westfairinc.com

For the second time this year, a White Plains landlord has been sued for allegedly blocking a developer from erecting scaffolding around his property so that work on a new residential project can proceed.

Chatterton Hill Realty LLC petitioned Westchester Supreme Court on Nov. 4 for an order granting it a license for access to 75 South Broadway LLC to erect and maintain scaffolding.

Zef Perleshi, the manager of 75 S. Broadway, has allegedly demanded that Chatterton Hill replace an expensive part of his building HVAC system that he claims the developer damaged.

Chatterton has denied damaging the equipment and characterized the condition as an “unreasonable and extortionate demand.”

The dispute mirrors a lawsuit filed this past March by a Brooklyn developer who is renovating the former Esplanade building on Lyon Place behind Chatterton’s project.

Arthouse WP Development LLC needed access to the roof at 75 S. Broadway to put up scaffolding and was willing to pay up to \$2,000 a month for a license. Perleshi allegedly proposed a \$65,000 a month fee.

The new dispute with Chatterton, an affiliate of Sackman Enterprises Inc., a Manhattan firm that bought a one-story building at 199 – 201 East Post Road for \$800,000 in 2016.

The storefront had once been home to the Thirsty Turtle. Chatterton is expanding the saloon space for use as a restaurant and patio on the ground floor and adding three floors with 18 apartments.

The \$7.6 million project (as of early 2020) needs access to three adjacent properties to put up scaffolding for a few months so workers can install a new façade and fix a basement wall.

City and state laws require developers to protect abutting properties during construction.

Two neighboring businesses on East Post Road granted access licenses “with minimal negotiation and minimal license fee payments,” the petition states.

But Chatterton says it still needs a license to 75 S. Broadway, a 4-story office building around the corner from the project site, to erect scaffolding.

Perleshi allegedly demanded that Chatterton replace rooftop chillers on his

roof that he claimed had been damaged by water leaking from the developer’s property. Chatterton says the chillers could cost hundreds of thousands of dollars.

The developer denied causing any damages to Perleshi’s building, refused to replace the chillers and “viewed such a demand as a nonstarter in any reasonable negotiation.”

Negotiations continued through October but the parties have been unable to reach an agreement.

Chatterton argues that Perleshi negotiated in bad faith, leveraging the developer’s need for access to pay for chillers.

Perleshi’s attorney Jan A. Marcus did not

respond to an email asking for his client’s side of the story.

But in April Perleshi adamantly disputed similar allegations in the Arthouse lawsuit. That developer had created the impression that he was being unreasonable, Perleshi stated in an affidavit, and “that I am attempting some type of ‘money grab’ by being recalcitrant in granting Arthouse the license it seeks. Nothing could be further from the truth.”

He said he was not adverse to the project but he objected to Arthouse’s version of the facts. He claimed that even before the developer got a demolition permit, for instance, construction began and bricks fell and dam-

aged his roof.

Twenty percent of 75 S. Broadway was vacant and several leases were coming up for renewal. Tenants were already complaining about noise and vibration from the Arthouse construction, and scaffolding would have a negative impact on potential renters.

He said he wanted \$30,000 to \$60,000 a month for lost rents, a limit to how long the construction would last, and sufficient insurance against construction damages.

“It is outrageous,” Perleshi stated, that Arthouse depicts 75 S. Broadway as the one “who is not playing by the rules.”

That case was settled in June and the terms were not publicly disclosed.

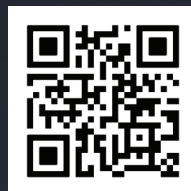
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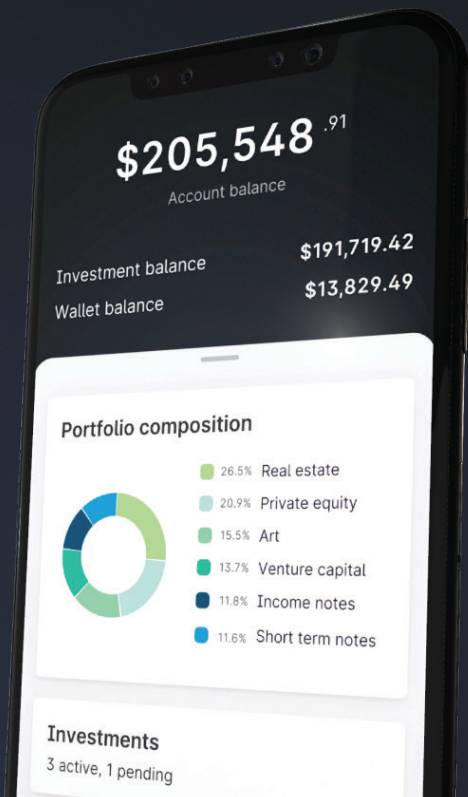
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Innovations and investments in FemTech

BY EDWARD ARRIAZA

earriaza@westfairinc.com

The University of Connecticut Technology Commercialization Services (UConn TCS) recently hosted the webinar “Innovation in Women’s Health,” which delved into progress, innovations and investment opportunities in FemTech. The seminar was presented by Tracy MacNeal, a FemTech entrepreneur and CEO of the obstetrics and gynecology (OB-GYN) platform company Materna Medical. Throughout the presentation, MacNeal cast a light on what she believes to be male-centric thinking present in many areas of medicine and science.

“Health care really is men’s health care,” she opined. “It’s a blind spot for all of us.”

MacNeal made a case for why medical and financial groups should look into FemTech both as an avenue for improving the health of female patients and an opportunity to service a large and underserved market that has little competition.

The seminar detailed how care is dispensed between male and female patients, with MacNeal arguing that the medical community’s bias toward men’s health has resulted in a deficient state for women’s health, with physicians ignorant or dismissive of female specific conditions such as migraines or pelvic injuries suffered during childbirth.

MacNeal noted this male perspective on health is present even in OB-GYN.

“Most people think of OB-GYN as women’s health: contraception, gynecology. Fertility is far and away the best-funded area of women’s health,” she said. “But I think there are other categories of women’s health that are much, much more important.”

Materna Medical seeks to make up for what MacNeal sees as major deficiencies in women’s health by offering female patients devices meant to restore pelvic health and alleviate, prevent and reduce the severity of conditions like incontinence and prolapse.



The company currently offers the Milli Vaginal Dilator and the Materna Prep, a device undergoing clinical trials that is meant for first-time mothers and is stated to reduce pelvic floor injuries and result in shorter lengths of delivery.

The company has made strides in meeting demand for innovative products catered toward women’s health, and MacNeal believes there is a large and mostly untapped market for research and innovative products in FemTech. She submitted that women are the primary drivers in health care, with 80% serving as decision makers on health care matters in their households. Additionally, according to MacNeal, because childbirth is the number one reason for hospitalizations globally, women comprise a great deal of hospitalizations.

“Investors will increase funding in innovation for women’s health – they’ll realize that it is half the population,” she said, adding that innovators of all stripes “will see an opportunity to really improve the unmet needs.”

MacNeal offered a number of explanations as to why there are biases against female health despite what appears to be a clear-cut ethical and financial case for it. Though women lead the way in receiving health care, clinicians

“Investors will increase funding in innovation for women’s health – they’ll realize that it is half the population,”

– Tracy MacNeal

often lack knowledge in how to best treat female specific conditions. MacNeal found that 80% of physicians undergoing OB-GYN residency training are uncomfortable discussing or treating menopause.

“We have, I think, 64 million Americans in menopause right now,” MacNeal said, “and only 20% of OB-GYN residents graduating have received enough menopause training.”

“One in five women in menopause will seek help but four in five will not for their symptoms, avoiding topics around incontinence, prolapse and menstrual distress,” she continued. “Even when they do speak up, they often are dismissed, so there’s a lot of gaslighting.”

The gender imbalance among physicians favoring men was a cited reason for what MacNeal sees as the substandard quality of women’s health. Using a 2017 chart from Athenahealth of a

sample of 18,000 physicians across 3,500 practices in its network, MacNeal highlighted the gender composition of physicians, with 55.9%, 69.5% and 82.4% of physicians being male in the 35-44, 45-54 and 65+ age ranges. Although this trend has seen a reversal among the younger set – female physicians now comprise 60.6% and 51.5% of all physicians in the 35 age and 35-44 ranges.

MacNeal also mentioned the small number of women in venture capital firms as an obstacle for FemTech companies, reasoning that firms with more female partners are more likely to invest in companies that have women in management roles or as CEOs.

“As an entrepreneur, I’m saying (to investors) three out of four people in the category that we’re talking about, which is 50% of the population, have this problem,” MacNeal said, using the common issue of painful sexual intercourse as an example. “The men across the table might say, ‘Well, gosh, I never heard anything about that!’ And so, you got to remember who’s listening, and what you see is a bias towards equity when there is a more diverse team on the investment side.”

Vivek Ramakrishnan, director of venture development at UConn TCS, started the Q&A

portion of the webinar by asking the Materna Medical CEO, “How did you manage to convince your investors? What actually turned the needle for you?”

MacNeal, who joined the company in 2018, taking over from its founder, responded, “For us, the big challenges to overcome were to quickly and easily explain it to investors in a way that they believed that this was a big, unmet need. And that got easier and easier as FemTech has grown. Every investor I talked to has seen 20 incontinence and prolapse companies – they know it’s a huge problem. But they never see a technology that’s trying to prevent it. We’re the first of that kind.”

Richard Guha, entrepreneur-in-residence at UConn TCS, brought up how women in India will only see a female doctor, and wondered if the latest generation would see more of a “demand for women to be treated appropriately” in medicine, and asked MacNeal, “Are you aware of anything like this among the younger generation versus the older generation?”

MacNeal responded that in her experience, Gen Z women are more open about discussing women’s health as compared to other generations, and that social media has played a role in younger women being less bashful when talking about issues such as vaginismus or vulvodynia.

Amit Kumar, director of licensing and venture development at UConn TCS, asked MacNeal what advice she may give to make technologies related to early pregnancy more attractive to investors, in light of the challenges of conducting clinical trials that involve pregnant women.

“I definitely advocate patience for anyone trying to run a clinical trial,” MacNeal said. “Pregnant women are very unlikely to want to participate in clinical research.”

“But we have to address these issues, because our maternal mortalities and morbidities are getting worse, not better. So, if we can’t figure out a way to include pregnant women in clinical research safely with full consent, then our outcomes are going to continue to get worse.”

Tyler Smith's Alpha Capital considers the state of housing

BY PHIL HALL

Phall@westfairinc.com

When Tyler Smith opted to become an entrepreneur in the real estate investment world, he initially decided to be a one-man band.

"I grew the business up to be pretty successful by myself," he recalled. "I was ultimately wearing multiple hats – from acquisitions to disposition to transactions to marketing. And I realized that if you want to grow a company and do something massive, you have to bring other people along for the ride."

Now celebrating its fifth anniversary in business, Smith's Shelton-based Alpha Capital currently has 35 employees. And while his entrepreneurial drive has not cooled, he has calibrated his efforts to encourage others to share his vision and energy.

"I could build something bigger than myself, and I can also take others back and show them the road to success that I traveled," he said. "I think it's a combination of scale and also giving back to people who want to get to the next level and learn about real estate, because there's a ton of opportunity. And there's more than enough to go around for everyone."

Today, Alpha Capital focuses on both single-family and multifamily properties primarily in Connecticut, although the company is active in 11 other states. The company focuses primarily on properties below \$500,000 that Smith's team can renovate and flip for profits.

"I flipped all the way from New London to Norwalk to Weston to Oakville – all over Connecticut," he said. "New Haven and Fairfield counties, New London County – at the end of the day, I'm just looking for a good deal. My team will go all over the state – as long as the numbers make sense, we're not going to shy away from many areas."

Smith said Connecticut's real estate market "is relatively strong" despite rising interest rates, noting that the state's positive elements make it attractive, including strong school systems and a low vacancy rate. Smith added that he works with a debt fund out of New York City for short-term bridge loans in deals that are 75% loan-to-value and 25% out-of-pocket with his capital.

Running alongside these operations is Alpha Holdings, an iBuyer division that acquires between 40 and 60 properties per month across the country for institutional buyers.

"We'll buy the house, hold it for seven days, sometimes two weeks, and then we'll resell it to these institutions who then stabilize these assets and hold for our long-term cash flow," he said.

Outside of Connecticut, Smith finds himself competing with aggressive hedge funds eager to gobble up properties, and he frequently pays more than market value in order to snag attractive properties. But as the once-hot national housing environment begins to cool down, Smith believed the market is correcting itself and sellers who became used to multiple bidding wars during the pandemic era are readjusting their reality of what to expect.

"But Connecticut never really felt that," he added. "So, I still think that's why

Connecticut is such a strong market."

Looking forward, Smith is planning to launch a podcast that will share his experiences as an entrepreneur and his perspectives on the real estate orbit. He is also exploring the possibility of creating a community-focused nonprofit – one early aspect of that endeavor is a Dec. 11 charity event in New Haven that will raise funds to buy toys for children in economically depressed households. Smith held a similar event last year that raised about \$14,000 for toy purchases.

"I think it's a great way to network and provide a ton of value to people," he said. "I'm a strong believer that if you bring value to people and you do it in good faith, that will come back to you 100%."



Tyler Smith. Contributed photo.

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1 WCA—

800 Westchester Ave. in Rye Brook but on the tristate area – received the Alfred B. DelBello Visionary Award. Named for the late Westchester County Executive and New York state lieutenant governor, the DelBello award was presented by his widow, Dee, CEO and publisher of Westfair Communications Inc., parent company of the Westchester and Fairfield County Business Journals; and Weisz' son Andrew, the RPW Group's executive vice president.

"I came to this country (from Uruguay) looking for opportunities, and this country delivered to me – and so many others – the American dream," Robert Weisz said of his immigrant journey. <https://www.wagmag.com/robert-weizs-american-journey/> "In the environment we are in today is the time to remember that what we have in common is so much greater than what separates us. United is how we must move forward, because the best days are still ahead of us."

Attendee Sonia Martinez, associate director of public relations and community engagement at Mercy College in Dobbs Ferry, was moved by Weisz's backstory and by his saying that while he has no intentions of retiring, he's happy to know the company would be in capable hands with son Andrew.

Legacy was also very much evident in the acceptance speech of three-term Yonkers Mayor Spano – who could run for



Howard Greenberg, William Cuddy Jr. and Glenn Walsh.

a fourth term if a proposed charter amendment to extend term limits for the mayor and city council is approved.

"Today we have \$5 billion in economic development sitting in the ground, 4,000 new units of housing built or being built and new film studios being built in the next year or so," Spano said of his time in office. <https://www.wagmag.com/at-the-helm-of-a-revitalized-yonkers/> "Yonkers is a great place where you want to live, work, raise a family and make an investment – a place you would want to make your home."

But in looking back, honorees and WCA officials were, of course, looking ahead as well.

Anthony Viceroy received the WCA Leadership Award from WCA Vice President Amy Allen for his role in attracting a major new player to Westchester's \$18-billion health-care ecosystem – Summit Health.

"Over the last few years, we've seen extraordinary events and challenges unfold," Viceroy said. "As a community, we know how to face these challenges, and we've worked together to overcome them. I'm confident about the future for our region. In this room, we have so many great organizations and leaders who innovate, inspire and work together toward the vitality of our community. Through the leadership of the WCA, we have a forum

and a voice to make a real difference."

Susan Fox, WCA board chair and president and CEO of White Plains Hospital, offered similar sentiments:

"Throughout the WCA's history, we have learned that so much can be accomplished when passionate, motivated people come together and work together to better their community. As Westchester settles into its new economic normal, the WCA will continue to lead the way, facilitating opportunities that will drive impactful economic development."

For more, click here. www.westchester.org.

1 Pirro—

a mistake, and I paid for it. I am fortunate to have many friends who know my character and my abilities. I have learned from my mistake and apply those lessons daily to remind others that it is far too easy to ignore 'stop signals' and to be cognizant that success can lead to 'unforced errors' of judgment."

Pirro said that the presidential pardon he received from Trump "recognized that over the last 22 years since my conviction, I have contributed to society in a sustained and positive manner."

Pirro recalled that at one time in Westchester only one major construction project was starting up at a time, whereas now multiple new major projects in the county launch within the same year. He expressed the opinion that there is a strategic confidence by investors in Westchester County and the metro region as a whole.

"Like the rest of the country, Westchester County is facing an interesting period of risk-reward regarding the real estate market," according to Pirro. "With the advent of the pandemic, there was a significant reset in several sectors. While the industrial market was most stable, as a result of a remote workforce, the office market virtually stalled. Office leasing was at an all-time low. Many office buildings were acquired and put to

adaptive reuse. Equally, the multi-family rental market, particularly in urban areas, slowed considerably, marked by rent reductions and abatements."

Pirro pointed out that in 2021, the Westchester office market enjoyed the leasing of two million square feet, which mirrors pre-pandemic leasing.

"At the same time, investors sized up acquisition opportunities in properties zoned for multifamily residential. Communities were targeted where sufficient cash flow existed to support a resurgent market," Pirro noted. "Westchester fits the bill. Westchester's higher-than-average household income base and proximity to New York City made it an ideal marketplace for new investment and real property acquisition."

Pirro said that the residential developments underway in municipalities such as White Plains, Yonkers, West Harrison and Port Chester may "mean competitive rent for a while, but market saturation will not be a concern in the long run. This anticipated surge in Westchester's downtown multifamily rental market will create other real estate opportunities for both the retail and restaurant commercial markets."

He mentioned that Louis Cappelli's The Cappelli Organization alone has completed



Albert J. Pirro Jr.

several projects and will redevelop the four-decade-old Galleria mall in White Plains in partnership with SL Green. Pirro also sees strength in Westchester's industrial real estate sector.

"The industrial market in Westchester was relatively stable during the pandemic, and this condition will continue to the extent

properties in industrial zones are available," Pirro said. "Simone Development, best known for its strong medical office portfolio, has recently acquired several hundred thousand square feet of industrial space in Mount Vernon. At our firm, Abrams and Fensterman, we recently had a client ask us to find any industrial acquisition and development opportunities in proximity to major transportation thoroughfares in Westchester. There are not enough industrial opportunities in Westchester for their investors."

When asked what among his many cases makes him most proud to be a lawyer and what advice he'd give to young people interested in the field, Pirro replied, "Many people measure an attorney's success by the size or significance of the matter they work on. Certainly, there can be a reward in using those measurements. However, if you believe in giving back, then the greatest cases will be the quiet reward of helping those less fortunate. While I am proud of the projects I have successfully brought to fruition, I measure my career by that yardstick. My advice to young lawyers is to remember that the outcome in a legal matter is like life itself -- unpredictable. Never predict an outcome. A particular outcome may be probable, but it is never predictable."

Irvington hacker Ellis Pinsky agrees to pay \$22M in cryptocurrency theft

BY BILL HELTZEL

Bheltzel@westfairinc.com

Ayouthful cyberhacker mastermind from Irvington has consented to paying \$22 million to an investor whose cryptocurrency holdings were stolen.

U.S. District Judge Cathy Seibel approved the deal between Ellis Pinsky, the hacker, and Michael Terpin, the investor, on Nov. 14 as “full resolution” of the dispute.

Terpin had accused Pinsky of racketeering and conversion of property, in a 2020 complaint filed in White Plains federal court, for the 2018 theft of \$23.8 million in cryptocurrency.

Terpin had sought \$71.4 million under a civil racketeering statute that allows for treble damages.

He has won a judgement in Los Angeles Superior Court for \$75.8 million against Nicholas Truglia, a New York City man who participated in the theft.

Pinsky's family immigrated from Russia when he was a child, according to news accounts, and eventually relocated to Irvington. By age 13 he was involved in cybercrime, Terpin claims, and eventually boasted that he had stolen more than \$100 million in cryptocurrency from numerous victims.

In 2018, when Pinsky was a 15-going-on-16-high school student, Terpin, a Los Angeles investor who depicts himself as a cryptocurrency pioneer, was targeted.

Truglia identified Terpin's cellphone number and passcode, according to the lawsuit, and then conned the mobile phone carrier into giving him a new SIM card containing the unique user ID and other sensitive information.

He handed off the SIM card to Pinsky, who then took over Terpin's mobile phone account, roamed through files and intercepted the information he needed to transfer cryptocurrency to his own accounts.



“The wholesome appearance of Pinsky and other members of the enterprise is deceptive,” Terpin stated in the lawsuit. They are in fact “evil computer geniuses with sociopath traits who heartlessly ruin their innocent victims’ lives and gleefully boast of their multi-million dollar heists.”

The teen-aged Pinsky lived a life of conspicuous consumption, according to Terpin, buying multimillion dollar

watches, cavorting in Manhattan nightclubs and traveling in a private jet.

Terpin claims that Pinsky continually boasted to friends that he is invincible and would never get caught.

Pinsky and Terpin stipulated that the underlying facts support the \$22 million award, under the conversion of property claim. Terpin agreed to dismiss his claim under the Racketeer Influenced and Corrupt Organizations Act.

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Corporate, sports entertainer taps into the magic in all of us

BY GIOVANNI ROSELLI

“It’s important to remember that we all have magic inside of us.”
– author J.K. Rowling

My relationship with Tom Pesce is coming up on 20 years from our days at Sacred Heart University in Fairfield. We both had big aspirations, and we both knew we would go far. After all, Tom was the class president, and I was busy making a name for myself as a professional wrestler. Fast forward to today: Tom is one of the country’s most sought-after corporate, motivational entertainers. Organizations such as NASA, Amazon, Google, NBC, Deloitte, Nasdaq and Formula 1 all consistently call on Tom to do what he does best as an illusionist, host and keynote speaker extraordinaire. He has earned multiple graduate degrees in the fields of education, school district administration and advanced leadership studies. Tom lives in Ridgefield with his wife, Becky, and their three daughters. I recently sat down with Tom to discuss what makes him so “magical:”

Why do people love magic so much? And why is magic so powerful in the corporate setting?

“At its core, great magic should give us the feeling of wonder. This can be accomplished many ways, but the most disarming – and my favorite way to elicit it – is through the element of surprise. When I have gained the trust of a group and can then exceed their expectations beyond anything they expected to happen – that’s the inexplicable moment I think we’re all chasing as human beings. We have an explanation for almost anything, and yet we still want to believe in the impossible.

“It doesn’t matter how old you are, how much you know, how well read you may be. When the most discerning person in the room is utterly flabbergasted by what they just experienced, I know I’m doing something right. That word-of-mouth spreads quickly and companies recognize how powerful it is when their constituents are impacted on a level that goes beyond just entertainment. So much of what most people do on a daily basis is predictable, scripted, measured and analytical. What I show them is an antidote to that. It’s an antidote to the ordinary.”

You are known for your infectious energy when performing onstage. Where does this come from and how important is it for you to connect with your audience?

“I think more than anything, the ability to connect deeply with people is what separates a great performer from the rest. That



“I think more than anything, the ability to connect deeply with people is what separates a great performer from the rest,” said Tom Pesce, a corporate, motivational entertainer and Ridgefield resident. Photograph courtesy Tom Pesce Productions.

first came from my parents, who always had such enthusiasm for life, and from the support and love of my wife, Becky. They always instilled in me a love of serving others and have encouraged me to chase my dreams.

“When you care about something deeply, you give it energy. Energy is love. And the love for what I do should be apparent before I even hit the stage. That’s even more important than the mind-reading, the magic and the speaking that’s about to ensue. Audiences know what’s genuine and what isn’t. My energy is real, because I believe in what I’m doing and I care about the people I’m speaking to or performing for. Once people like and trust you, they will be with you for the journey. That’s what makes the difference.”

During the pandemic, you were part of a select few magicians who went virtual. How did that affect your business?

“In the early days of the pandemic, no one really knew what was going to happen. Live events were cancelled everywhere, and we really started to panic. Luckily, I work with some of the best magicians and mentalists in the business. My friend Bill Herz

lives in Old Greenwich and owns a company called MagiCorp Productions. I work with Bill, along with several other top magicians and mentalists in the country, to bring magic exclusively to corporate events. Bill called me in mid-March right after we finished our last public show at the Delamar in Southport. He said, ‘Tom, we have a client asking if you can do a virtual show. Can you do it?’ I said ‘yes’ and quickly developed a brand-new, completely interactive live show that involves and connects everyone on a Zoom call, wherever they are in the world.

“It deploys brand-new state-of-the-art technology, multiple camera angles, music, video effects, audience participation and magic happening with objects that spectators have with them in their home or office, putting them right in the center of the show. This new medium transformed the way companies train and entertain their employees and clients and allowed us to reach hundreds of thousands of people in multiple countries, multiple times per day, reaching through a computer or television screen.”

It must make a difference, because you

have some pretty big names who hire you all over the world.

“I’m very fortunate that magic has taken me to some incredible places, but Westchester and Fairfield counties will always be home to me. In fact, I met one of my good friends, NBC Olympic sports commentator Leigh Diffey, at (NBC Sports) in Stamford. Leigh was calling a (Formula 1) race and learned that I was a huge fan. Six weeks later, I received an invitation from Leigh to perform at Rockefeller Center for two-time Formula 1 world champion Fernando Alonso ahead of his Indy 500 race announcement, and it changed my life. I’ve known that Fernando was a long-time fan of magic, so to see his reaction when I fooled him was such a thrill for me. That moment led to a lot more work for me in the world of professional sports and it was thanks to Leigh.”

So you still perform in Westchester and Fairfield?

“Yes. I have so many long-standing clients on the East Coast that much of my work is based in Westchester, Stamford, Fairfield, Greenwich, etc. When I am not performing or speaking at company events, I have a full after-dinner show that I perform exclusively for country clubs. Tamarack, Apawamis, Whipoorwill, Westchester and Bonnie Briar country clubs are just a few of our past and current clients.”

I know that your background is in education. How does that play a role in what you do onstage?

“I have been in education for over 20 years in Rye Brook and throughout Westchester County. For me magic and teaching always go hand in hand. As an elementary and middle-school teacher, my students have taught me so much about the construct of a lesson and how it relates to that of a great routine. Just like a plot map, we need exposition, conflict, rising action, climax, falling action and a resolution complete with a surprise ending.

“It is always how well we are able to communicate that determines if our audience receives our message. A magic trick is really just a problem we don’t know the solution for yet. That’s what boggles our minds when we’re fooled and the beauty is, it allows our minds to continue asking questions. Great learning is always a pathway of discovery that’s rooted in questioning.”

For more, visit TomPesce.com. And for more on Giovanni Roselli, visit giovanniroselli.com.



Lisa Minitzer, Marie Protomastro Patel and Keith Reynolds discuss potential marketing tactics with Mark Alex Maidique. *Contributed photo.*

HAYVN “hotseat” provides marketing support for entrepreneurs

BY JUSTIN MCGOWN

jmcgown@westfairinc.com

Many small businesses lack a marketing department. Among some self-employed entrepreneurs, marketing often feels like a distraction from doing the work they really want to be doing; getting down to business for their clients and customers.

The exception to that trend is marketers themselves, which makes the monthly Marketing Hotseat held for members of HAYVN coworking spaces a unique opportunity for all involved. The HAYVN coworking community offers both physical office space and a community program designed to help businesses owners strengthen there together, and once a month the members of HAYVN with a marketing background offer their services and insight to a fellow member who has a marketing problem.

Recently, Mark Alex Maidique sat in the hotseat – on this occasion, a comfortable couch in one of HAYVN’s cozy meeting rooms in Darien – to chart a new course for his architecture firm after rebranding.

“My company name was Maidique

Design and Build, and a couple other iterations,” he explained to the four HAYVN members with marketing backgrounds who joined the meeting. “But my name is always hard to spell and hard to remember and maybe even a little too fancy for the kind of stuff that I wanted to do.”

Maidique was struck with sudden inspiration over the past summer while riding his bike and liked both the sound of “Bridger” as a name as well as the concept of “bridging” gaps and divides, and soon adopted Bridger Architecture Approvals & Development as his brand.

Maidique showed up to the hotseat meeting with stickers, pens, and business cards featuring the new name and his cheekily named website, weareBAAD.com. What he wasn’t sure about was how to position himself in the local market when his work is focused much more on renovations that emphasize improving function, rather than producing the sort of look popular in architecture magazines.

Over the course of an hour, the marketers Marie Protomastro Patel, Keith Reynolds, Lisa Minitzer and Melisa Holek helped Maidique realize a number of steps he could take to better focus his business, and ways to emphasize

his ability to get variances approved by zoning boards in communities like Darien, Westport, Greenwich and New Canaan.

Patel, who is both the director of marketing at the engineering, surveying and planning firm Redniss & Mead and the founder and owner of Girl on the Ball Solutions, is familiar with some of the challenges in Maidique’s industry. Patel is also one of the organizers of the Hotseat sessions.

“We offer it as a benefit to the members of HAYVN, kind of a value add,” she said. “There are a number of marketers that are part of the HAYVN community in addition to individual business owners.”

Patel explained that the hotseats evolved out of marketing “mastermind” sessions held over Zoom at the height of the pandemic when marketers “used to meet virtually once a week and we developed our own hot seat where we were helping each other with our marketing challenges.”

The resulting brainstorming sessions were energizing and enjoyable, but after the economy began moving again the marketers found themselves too busy for their regular sessions, until Felicia Rubenstein, HAYVN’s founder, suggested opening it up to members

of the coworking space at large.

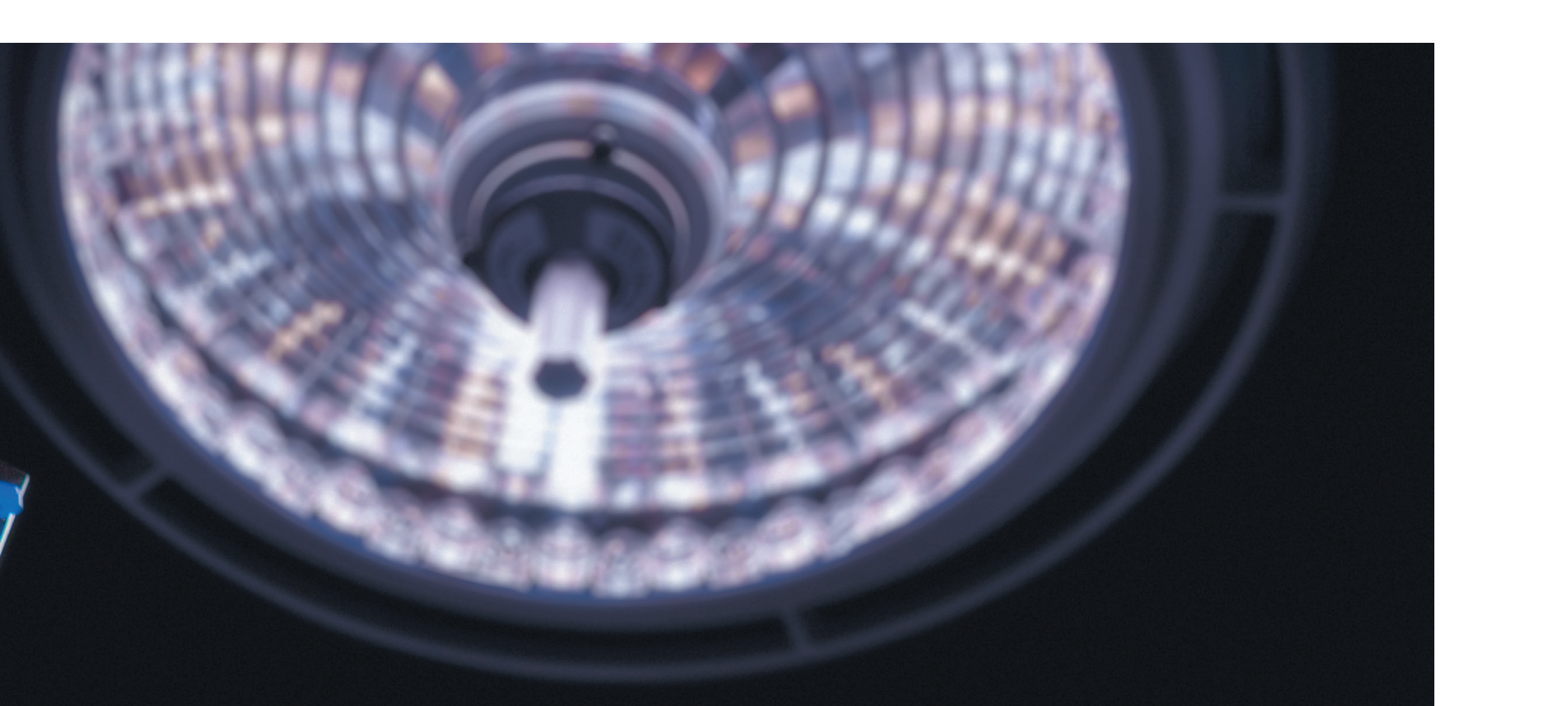
“Sometimes we go through a marketing exercise, which uncovers some things about their ideal customer or if we can provide them with a conduit to come up with more defined messaging or value propositions,” Patel said of typical sessions.

According to Patel, the sessions are useful for everybody involved. The solutions are typically actionable for the person in the hot seat, and the marketers not only get to practice their problem solving but also show potential clients how they can help them moving forward.

But, Patel noted, this presented a unique opportunity for the person in the hot seat if they are contemplating hiring a marketer. Opportunities to hear so many perspectives, and to feel out so many potential people to work with are rare, but also exactly the sort of networking opportunity a community-oriented coworking space like HAYVN is built on.

“It’s truly beneficial in this day and age because there’s so much emphasis on digital that we forget about the personal,” Patel added. “Small businesses are built on relationships and this is a way to build that.”





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A MEMBER OF THE MONTEFIORE HEALTH SYSTEM

The region's brightest young professionals honored at Westfair's Gen Z and Millennial Awards



Luis Penichet



Steven Wrabel and Alycia Wrabel.



Carey Ogden and Evana Sumra.



Joe Ziminsky, Michael Ziminsky, Jeanne Ziminsky and Brian Ziminsky. Photos by Alexandra Cali.

BY JUSTIN MCGOWN

jmcgown@westfairinc.com

The line between so-called Generation Z and millennials can be blurry at times. Some divide the groups based purely on age, others point to whether they were merely born in the '90s or actually remember it. But regardless of the blurred line, there is real clarity about what members of those generations can achieve.

Westfair Communications hosted Millennial & Gen Z Awards 2022 at the Greenwich Hyatt Regency on Nov. 16 to recognize the achievements of young business leaders across Fairfield and Westchester counties. Serving as master of ceremonies was Matt Scott, the weekday morning meteorologist for Fox61, who emphasized the gap between himself and the young honorees with gentle intergenerational ribbing.

Iona University's Senior Vice President for Enrollment and Student Affairs Kevin O'Sullivan gave the night's keynote address. He recalled his own recognition as a Westfair 40 Under 40 Award recipient in 2021 and he encouraged the honorees to remain flexible enough to seize opportunities whenever they may arise, cultivate relationships with colleagues, and seek out both mentors and mentees.

"I'm really blessed to have had mentors who lifted me up and carried me along," O'Sullivan said. "You are already successful, you're rising stars in your industries, so try to bring people along with you."

The nominees were judged by Michelle Parinello and Anthony R. Davidson. Parinello is the director of marketing for Lippolis Electric Inc., where she has brought new marketing strategies, community outreach, and sponsorships to modernize an established family business. Davidson is

a noted educator and consultant who has taught business and leadership at colleges, universities, and institutes around the world for decades.

The winners, in alphabetical order, were:

Domenick Cocchiara, social media and digital advertising manager for Thompson & Bender. He thanked his fiancé for her support, his team at Thompson & Bender for making each day "an honor and a joy" and his fellow honorees for raising the bar in their respective fields. He said, "I am honored and privileged to be among you, now, let's help the next class to raise the bar again."

Elizabeth Falkoff, an associate at Cummings & Lockwood LLC, thanked the firm and her husband, and noted that "millennials are the largest generation in history and I think we have the opportunity

to make a huge impact, especially women and working moms, to shape the narrative through support for one another."

Richard Flahive, Hightower Westchester's private wealth advisor and director of research and planning, thanked his wife, his employer, and his mentors. "I've been made fun of for being a millennial for the last three weeks," he joked, "but you're a tremendous group and I'm proud to be part of it."

Ben Liberatore, director of operations for Fort Pond Bay Co., thanked his mentor, his parents, and wife for their continued support. He also shared a quote from J.R.R. Tolkien's "The Silmarillion": "Despise not the labor, which humbles the heart. Humility has saved entire kingdoms the proud have all but led to ruin."

Anthony Morando, a partner at Cuddy & Feder LLP, joked that he was "hanging



Congratulations

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.

JPMorgan Chase is thrilled to support our region's best and brightest young technology and business community leaders!

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on by a thread” to the title of millennial. He expressed gratitude to his coworkers and wife, and said that “it is a really exciting time to be in a position to shape where things are going,” both in Westchester and the world.

Luis Penichet, a vice president and relationship manager for JPMorgan Chase & Co., thanked his employers for their emphasis on hiring veterans such as himself and his team’s dedication to diversity, equity and inclusion. “This recognition would not be possible without all of you and all of your help and support,” he said.

Philip Pires, principal at Cohn and Wolfe PC, thanked his wife and family, fellow partners, and the firm for encouraging him to pursue public service as a community leader. He served for six years in Fairfield’s legislative body and is currently the chairman of the Downtown Bridgeport Special Services Taxing District.

Anna Rakotz, a practice manager for the SKG Team at Barnum Financial Group, thanked her managers for helping her grow and become a leader, her team, and her partner for allowing her to stay late at work.

Wilder Rumpf, FinTron Invest LLC’s founder and CEO, was unable to attend. He is noted for being among the youngest CEOs



Anna Rakotz and Patrick Day.

ever to register as a broker-dealer with the SEC and FINRA and employing one of the youngest teams in the industry with an average employee age of only 25.

Benjamin Seo, the marketing manager at Harrison Edwards, joked, “I’m terrible at accepting compliments, or at least that’s what my colleagues tell me.” Before thank-

ing his parents, brother, and team. He is responsible for overseeing the agency’s creative services development and works for a diverse array of clients.

Alexandra Andrea Sued, an associate at Fullerton Beck thanked the event’s sponsors, calling the recognition offered by the event important and needed, as well as

her recent husband and coworkers. “I came here from the Dominican Republic very naïve, struggling with the language and not knowing the monster that is New York, so I would like to echo what Kevin said. Magic happens outside of your comfort zone.”

Steven Wrabel, partner at McCullough, Goldberg & Staudt LLP, thanked his firm for taking a chance on him in law school, and his wife who “makes up 90% of (his) support system.”

Joanna Ziegelbauer, assessment and authorization sustainability manager for Deloitte, thanked the DeLoitte family and her supporters in the audience. She is noted for her work helping develop the skills and abilities of her younger staff and playing a key role in growing Deloitte’s Sustainability and Environmental Social and Governance Services practice.

Michael Ziminsky, a wealth management assistant with Tompkins Financial Advisors, thanked his employers, friends, family, parents and coworkers. He was honored for his efforts to provide clients with an unrivaled client experience.

The event was sponsored at the Silver level by JPMorgan Chase & Co. Deloitte and Cuddy & Feder LLP were Bronze level sponsors.


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We are proud to recognize the 2022 Millennial & Gen Z Award recipients, including our own, **Joanna Ziegelbauer**, Manager, Deloitte & Touche LLP.

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BCW's WIN City Labs Project to Focus on Climate Change and Environmental Justice

Addressing climate change and environmental justice in urban neighborhoods of Yonkers is the latest project being tackled by the BCW's Westchester Innovation Network (WIN) working in partnership with the Yonkers Housing Authority and students at Iona University.



Yonkers Housing Authority President & CEO Wilson Kimball; Yonkers Mayor Mike Spano; BCW President & CEO Marsha Gordon; Christoph Winkler, Founding Program Director and Endowed Professor, Hynes Institute for Entrepreneurship & Innovation at Iona University; Rob Kissner, GaelVentures Program Manager, Hynes Institute for Entrepreneurship & Innovation at Iona University; Groundwork Hudson Valley Director of Community Relations Candida Rodriguez and Iona University President Seamus Carey

On November 10, the BCW joined with Yonkers Mayor Mike Spano and Iona University President Seamus Carey, Ph.D. to announce the new partnership to help bring relief to the city's affordable housing residents who have suffered from extreme heat and flooding due to climate change. The partnership is the latest initiative of the WIN's City Labs project which works to bring solutions to pressing urban problems.

BCW President and CEO Marsha Gordon said WIN's goal is to harness the creativity of the country's top innovators to boost economic development in Westchester. Part of that, she said, is making sure that Westchester's urban areas are also thriving. City Labs focuses on bringing resources to these cities. "What better way to help our cities solve some of their most pressing problems than to bring the power of Design Thinking and students at Iona's Hynes Institute to the problem?"

"We are grateful to the Business Council of Westchester and students at Iona University for joining us in this important cause: addressing environmental justice and climate change. I believe we must do everything

we can to ensure that communities like Southwest Yonkers that are disproportionately affected by the climate crisis become more sustainable and resilient to climate change," said Mayor Mike Spano.

Wilson Kimball, President and CEO of the Yonkers Housing Authority, said: "In partnership with New York State and Groundwork Hudson Valley we are already leveraging millions of dollars to address this cause. Now we are adding the brain power of the Business Council of Westchester and Iona's Hynes Institute for Entrepreneurship & Innovation to the mix."

Carey noted that Iona students previously partnered with the City of Mount Vernon through the BCW WIN initiative, developing ways to help minority- and women-owned businesses bid on government contracts and grow their businesses. "We are thrilled to once again partner with the Business Council of Westchester, and our students are eager to help tackle the important issue of environmental justice in the City of Yonkers."

Students from Iona will be working with residents at housing authority properties to help refine a sustainability project being undertaken by Groundwork Hudson Valley to address heat islands and flooding caused by past redlining practices.

Their findings will add to the research being used by Groundwork Hudson Valley to further other sustainability projects.

Groundwork Hudson Valley Executive Director Brigitte Griswold said, "By bringing together a set of leading stakeholders across business, academia, and public service, we are joining hands to improve the sustainability of our City and the quality of life for those most vulnerable to the consequences of climate change. This multidimensional partnership is the next step in creating genuine environmental justice in our community."

The **Business Council of Westchester** is the county's only business membership organization focusing on economic development and advocacy. It is the county's largest and most prestigious business membership organization representing more than 1,000 members, including multinational corporations, hospitals, universities, biotech pioneers, not-for-profits, entrepreneurs and companies of all sizes. As the most influential economic development and advocacy organization in Westchester, The Business Council of Westchester's members enjoy unparalleled access to today's top thought leaders, diverse business development opportunities and lawmakers at all levels of government. The BCW Data Exchange provides the latest demographic research to help guide smart business decisions. The LEAP program, a one-of-a-kind initiative, gives members direct access to lobbying efforts at the county, state and national levels on issues that directly affect their businesses. Build, Connect and Win with The Business Council of Westchester.

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Westchester Hills Golf Club,
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Do some exploring for your holiday wine list



BY DOUG PAULDING

Every year, right about now, magazines and newspapers across the country publish wine stories about which wine pairs with your holiday meal. I grew up in a large, multigenerational family with each arm of the family arriving and contributing a course or two to the feast. Which wine pairs with an assemblage of different dishes? Nothing and yet everything. There is no wine that will merge with every dish or every palate at the table. I use these holiday get-togethers to introduce little-known grapes and to sample and learn.

People tend to choose their wine in one of three ways – by price, by grape or by region. If a Spanish wine from La Rioja region worked once, it's likely to be chosen again. If an Argentine Malbec satisfied before, you can bet it's on the short

list again. And if a few more dollars spent brought extra excitement to the glass, that might be the preferred method. There are literally thousands of different grapes growing that all have a taste profile and personality worth discovering and possibly investing in.

Doug Frost wrote a great book on wine called – of all things – “On Wine.” In 2001, at the time of publishing, he was a master sommelier and a master of wine, one of only three people in the world holding both lofty titles. He writes in a casual, yet authoritative, professional voice designed to de-mystify and simplify the world of wine. Early on in the book is a 23-page section with lots of photographs, “Grapes, the Flavor Finder.” He writes a simple paragraph on each of 80-plus wines that gives typical descriptives of what each grape is known for, what flavors it is likely to deliver

and what the wine is likely to compare to.

It's likely that at least half of the grapes described there will be unknown to most readers and that's the point. Unknown grapes or unknown regions are almost always where you can discover lovely grape profiles at an attractive price to entice you. Look for a Bourboulenc from the Southern Rhône region of France, a Grüner Veltliner from Austria or Germany, a Sagrantino from Umbria, Italy, or a Mourvèdre from Spain or Southern France. Of course, there are dozens more to tempt you and expand your world of wine.

And don't forget some kind of after-dinner wine. There are so many options. Look for an ice wine from grapes harvested after below-freezing temperatures fractured the grape skins, spilling some of the liquid and enhancing the flavors of the remaining grapes. Try an Italian Passito wine in which

the grapes are picked and air-dried in baskets, which also concentrates flavors. Look for a late-harvest wine in which the grapes remain on the vines as the sugar increases. Many regions, notably Sauterne in France, can get affected by a fungus called botrytis which shrivels and concentrates flavors to a wonderful mouthful of honeyed sweetness. And the fortified wines of the world will absolutely keep the celebration going. Port, Sherry and Madeira all have different styles and flavors. Sherries can be bone-dry, ultra-sweet or anything in between, so choose wisely for your preferences. Sparkling wines also are appropriate and welcome both before and after a celebratory meal. Cheers to all and may all your holiday blessings be fulfilled.

Doug Paulding can be contacted at doug@dougpauld.com.

What's on the Market
Medical Specialists



Photo by Gerd Altmann / Pixabay.

Covid and the ADA

BY MARK P. CAREY

The coronavirus pandemic has been labeled a mass-disabling event, where millions in the U.S. population have become infected with Covid-19 and thus considered disabled under federal, state and local disability laws.

According to data from the U.S. Centers for Disease Control and Prevention (CDC), an estimated 57.7% of the U.S. population have had a Covid-19 infection as of February 2022. According to the U.S. Census Bureau, there are an estimated 332,403,650 people living in

the U.S. as of Jan. 1, 2022. There are an estimated 191,796,906 people in the U.S. who have had Covid-19, a group that we will label as the “New Majority.”

However, the CDC said there were only 97,990,415 reported cases as of Nov. 18, 2022. The number of reported cases is likely underreported due to increased vaccination rates, unreported positive home tests results, lack of mandatory reporting by public officials, and increased public ambivalence regarding the pandemic.

Based on the above data, there are an estimated 191,796,906 people living in the U.S. who have a disability called

Covid-19. (The CDC has reported that 61 million adults in the U.S. live with a disability, but it is unclear if this number includes Covid-19 infections).

On the flip side, there are 140,606,744 people in the U.S. who never contracted Covid-19. This number will dwindle as more people contract Covid-19 in the coming years after each new variant wave arises. So, this “New Minority” will grow smaller.

But why is this important? The New Minority will have a viewpoint about public policy, business and the law, and they will want their voices to be heard on the present issues of the day. By implication, the New Minority will be nondisabled. Their viewpoint may be dramatically different than the New Majority

in the population already infected. This discourse has yet to rise to the national level, but it will. All differences in and among the U.S. population eventually assert their influence in the public debate at some point in time.

If nearly 60% of the U.S. population has a disability, then Covid-19 has also become a mass-equalization event. The disease affects all races, genders, ages, nationalities. Covid-19 may just be the one event where we all look at each other equally, not clouded by some form of bias associated with skin color, sexual orientation, gender, age, nationality, political affiliation, wealth group, etc.

Now, you have probably concluded that not every case of Covid-19 ren-

COVID

20

ders someone disabled and thus the term “disability” should not apply. Certainly, we now know there are a significant number of the U.S. population that the Mayo Clinic defined as possibly having “symptoms that last a long time afterward ... sometimes called post-Covid-19 syndrome, post-Covid conditions, long Covid-19, long-haul Covid-19, and post-acute sequelae of SARS Cov-2 infection (PASC).” But to say that everyone who has recovered from Covid-19, not once but twice and even three times, does not have a disability is premature. As of this date, we have no understanding of the long-term impact of Covid-19 on the health of the population.

According to the Mayo Clinic, post-Covid-19 syndrome involves a variety of new, returning or ongoing symptoms that people experience more than four weeks after getting Covid-19. In some people, post-Covid-19 syndrome last months or years or causes disability. The most commonly reported symptoms of post-Covid-19 syndrome, including fatigue, fever, and lung or respiratory issues, including difficulty breathing or shortness of breath and cough. Other



possible symptoms include neurological symptoms or mental health conditions such as difficulty thinking or concentrating, headache, sleep problems, dizziness when standing, pins-and-needles feeling, loss of smell or taste, and depression or anxiety.

Furthermore, other symptoms can include joint or muscle pain, heart symptoms or conditions, including chest pain and fast pounding heartbeat, digestive symptoms, including diarrhea and stomach pain, blood clot and blood vessel (vascular) issues, and other conditions, including a rash and changes in the menstrual cycle.

One would argue these post Covid-

19 syndrome symptoms constitute a physical disability, and in some cases a comorbid mental disability, protected by federal, state, and local disability laws. Nearly 60% of the U.S. population is now disabled and protected against disability discrimination in employment. Post-Covid-19 syndrome symptoms qualify under the Americans with Disabilities Act because Covid-19 adversely and substantially limits one or more major life activities.

In addition, every person who has had Covid-19 now has a history or record of the impairment and may be perceived by others as having the impairment, i.e., employees who suffer from long haul

Covid-19 fatigue and cognitive issues which impair ability to work.

If you have or had Covid-19, you are protected against disability discrimination and can request reasonable accommodations at work. Do not hesitate to use your newly protected status as a shield to protect yourself from your employer's unlawful and discriminatory conduct while working and seeking reasonable accommodations such as remote working and flexible work schedules.

But you can also use your disability as a sword in the event you are being laid off or terminated from your employment. All you need to do is spell out the factual narrative regarding how your Covid-19 illness adversely affected your ability to do your job and led to your termination. Specifically, you should assert your Covid-19 disability and resulting discrimination in your severance negotiation with your employer.

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



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Jonathan B. Mills, Esq.
203.351.4100
jmills@cl-law.com

Michael J. Hinton, Esq.
203.351.4492
mhinton@cl-law.com

Joseph Cessario, Esq.
203.351.4259
jcessario@cl-law.com

Scott Witthuhn, Esq.
203.351.4476
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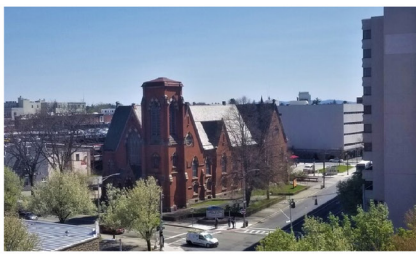
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Part of the NJ Mobile Healthcare fleet.

Ambulance service claims Chappaqua company owes \$5.6M

BY BILL HELTZEL

Bheltzel@westfairinc.com

A New Jersey ambulance company claims that a Chappaqua billing service has failed to collect more than \$5.6 million in payments for its emergency services.

NJ Mobile Healthcare LLC of Mahwah, New Jersey, accused Digitech Computer LLC of breach of contract in a complaint filed Nov. 8 in Westchester Supreme Court.

“Digitech purported to provide ambulance billing and related services,” the complaint states, “but was woefully inadequate in doing so.”

Digitech founder and CEO Mark Schiowitz did not respond to a voicemail message asking for his side of the story.

He founded the company in 1984 as a business technology consulting firm, according to its website, and quickly narrowed its focus to medical transportation software. He credits his interest in emergency services to his father, who ran two ambulance companies.

Digitech does billing and collections for ambulance services that handle as few as 1,000 and as many as 600,000 transports, the website states.

It boasts that its Ambulance Commander technology maximizes clients’ revenues and enables ambulance services to “focus on

what they do best: serving patients.”

“EMS billing is all we do,” it stated in a 2020 press release. “We know EMS.”

NJ Mobile says on its website that it has been providing basic life support and ambulance services in northern New Jersey since 2014.

In 2017, it contracted with Advanced Data Processing Inc. to handle billing. R1 RCM Inc. acquired ADP in 2018, according to the complaint, and continued to handle the contract.

In 2020, Sarnova, a Dublin, Ohio, health care company specializing in emergency services enterprises, acquired R1 RCM and Digitech and merged the competitors under the Digitech name. The business operates at the former Reader’s Digest campus at Chappaqua Crossing.

The merger more than doubled Digitech’s customer base, according to a press release. Schiowitz continued to lead the company and retained an interest in the business.

NJ Mobile claims that Digitech assumed control of the billing contract and that performance “fell off drastically.”

The ambulance company says it repeatedly complained, and then in November 2021 Digitech unilaterally terminated the deal and stopped performing all services.

NJ Mobile claims that Digitech owes it \$5,620,558.

It is represented by Manhattan attorney J. Roberto Cardenas.

An Indian feast by way of Hartsdale

BY JEREMY WAYNE

jwayne@westfairinc.com

When Jasumati Vaghji's plan to launch a food-truck serving Indian street-food collapsed six years ago, it was a case of God closing a food-truck window and opening a restaurant door. After running her own catering business from home and working in a café in Stamford, she was dispirited as her food-truck aspiration dissolved. But learning about an Indian restaurant that was for sale turned everything around. "As soon as I walked through the door, I knew this was it," said Vaghji. "It was a little rundown with only a few customers at the time, but I knew I could do something with it."

"Restaurant" is perhaps too grandiose a word for Masala Kraft Café, the six-table, 16-seat eatery on Hartsdale's "restaurant row," which Vaghji took over in 2016, and which under her chef's whisk has amassed a strong local following. A boon for vegans and vegetarians, the café is also kosher-certified, making it a magnet for Jewish people who observe the strict kosher laws.

The menu combines some of the typical Gujarati dishes that Vaghji learned from her grandmother in Kutch, India, with more familiar Southern Indian dishes.

In the appetizer section, bhel – a dish said to have originated in Gujarat – is a golden dome of puffed rice, with crunchy sev (strands of deep-fried gram flour), peanuts and cilantro. Given a touch of sweetness with chutney and topped with ruby pomegranate seeds, it's a crunchy jewel of a dish that is both vegan and gluten-free.

Sev and sweet chutney feature too in sev puri, crisp puri "crackers" that you pop into your mouth whole, the perfect street or party food. And mixed pakoda, which also hails from northwest India, delivers a fresh, out-of-the-pan crunch, with its onion, spinach, cabbage and cauliflower mix, all bound together



Chana bhatura puffed bread at Masala Kraft Café.

with chickpea flour and fried.

Samosa chaat, a freshly-made samosa (pastry) crushed and blended with yogurt and chickpeas, is a new assembly I also recently enjoyed. It's a fully-fledged comfort dish, with its smooth texture and easy, satisfying flavors.

If it's carbs you crave, go for Masala Kraft's dosas. They come with spicy mashed potato, mixed vegetables, paneer (Indian cheese) or just plain. And there are exceptional idlis, too – those wonderful flying-saucer cakes of steam rice and lentils – and medu vada, fried lentil and rice doughnuts that you dip into tangy tomato or tamarind chutney.

Another way to enjoy idlis and medu vada, along with an onion and tomato uttapam, or pancake, is in one of the café's six thalis, combination dishes with all the elements served together on a single round stainless steel platter. They are served alongside rasam (a traditional South Indian tomato soup) and sambhar, a thin stew or broth.

The "signature special" curries include grilled paneer and vegetables, and potato with cauliflower and peas, although my recommendation would be the fragrant and visually arresting chana bhatura, a mildly spicy chickpea curry served with puffed bread. That bread is a revelation: flaky, croissant-like pastry fried in a flash and "puffed" to the size of a football.

Sandwiches, rolls and parathas make for an inexpensive lunch, as does the falafel wrap or pita. "Yes," said restaurant manager

Sandra, who seems to know most of her customers and their families well and greets them like friends, "I know falafel isn't Indian but these are...amazing.")

For dessert, featherlight mini gulab doughnuts come in sweet syrup and there is kulfi – ice cream – with mango or almond. Pick of the bunch for me, though, is a beautifully rendered phirni, or rice pudding, headily prinked with cardamom and flecked with almonds and pistachios.

As well as for the palate, the small space is something of a feast for the eyes, too. When the restaurant was closed during the pandemic, Vaghji took the opportunity to redecorate. She has always loved Indian handicrafts and wanted to up the aesthetic. "I don't use standard restaurant catering dishes either," she pointed out, preferring copper and brass serving plates and bowls, in addition to heavy cutlery and silver beakers and water jugs. Colored crystal lampshades and jeweled umbrellas, all the colors of the rainbow, add an authentic Indian touch and I found myself almost swept up in the exotic atmosphere – at least until Vaghji herself brought me down to earth.

"What about that lamp?" I asked her, as we chatted just a couple of weeks ago after an excellent dinner, looking up at a beautiful light fitting and imagining its plush Indian origin, a maharaja's palace or the like. "Actually, I got that one from Wayfair," smiled Vaghji, her response as honest as her cooking.

For more visit masalakraftcafe.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."

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\$100M warehouse project passes environmental test

BY PETER KATZ

Pkatz@westfairinc.com

The Planning Board for the town of Wawayanda in Orange County has decided that a plan to build a logistics center warehouse project does not need an intensive environmental study that would involve preparation of draft and final environmental impact statements. The board issued a negative declaration of environmental impacts for the Slate Hill Commerce Center Project that has been proposed by Scannell Properties #600 LLC.

Scannell is proposing to reclaim an existing commercial mine and redevelop the land located at 22 McBride Road and Hoops Road in the town of Wawayanda with a new 925,000-square-foot warehouse, storage and distribution facility. The property used to be the Shapiro Farm, located off Route 6 in the hamlet of Slate Hill, one of eight hamlets in Wawayanda. Scannell is proposing to divide the property into three lots. The town of Wawayanda is located in the western part of Orange County, south of the city of Middletown.



Rendering of proposed Scannell warehouse development at Slate Hill.

The current owner of the property is Aden Slate Hill LLC located in the town of Montgomery. Aden has operated the Slate Hill/Javelin Quarry at the 22 McBride Road address, where various types of stone, clean fill, sand and road base materials are offered for sale.

Scannell, located in Indianapolis, says that since 1990 it has developed more than 130 million square feet of space and annually develops properties valued at more than \$5 billion. The company says that it handles build-to-suit projects as well as speculative developments. Scannell says that its proj-

ects include e-commerce fulfillment centers, truck terminals, manufacturing facilities, warehouses, distribution centers and special purpose buildings such as laboratories and cold storage warehouses.

Conor Eckert, senior development officer and vice president of business attraction for the Orange County Partnership, welcomed the move by the planning board that avoids the sometimes lengthy full environmental review process under the State Environmental Quality Review Act.

“The Scannell project will involve an

investment of more than \$100 million and will likely create hundreds of local jobs in the town of Wawayanda, in addition to significant increases in tax ratables for the property,” Eckert said.

Promotional materials seeking tenants for the new warehouse say that it will be ready for occupancy in 2024, would have clear ceiling height of 32 feet and be equipped with 237 loading docks. In addition, there would be 10 drive-in access points. It also is suggested that a separate 120,000-square-foot building could be accommodated as part of the project.

Work begins on replacing Kingston diner

BY PETER KATZ

Pkatz@westfairinc.com

Site work is underway on a project to replace a diner in Kingston with a self-storage facility. For more than 50 years there had been a diner at 620 Washington Ave. in Kingston, and about 15 years ago it became known as the Olympic Diner. A second building at the diner’s 1.9-acre site also is being replaced as part of the project. The project is by Diamond Point Development, LLC., and as of Nov. 20 the diner had been reduced to a pile of rubble.

The new three-story, 92,940-square-foot storage facility will have approximately 650 self-storage units. The proposal underwent site plan and environmental review by the Ulster Town Board and Planning Board.

During the project review, it was determined that the developer would have to refrain from developing land east of Sandy Road, which feeds into Washington Avenue along the Esopus Creek in order to mitigate potential environmental impacts to the creek. The developer also was required to add landscaping to help minimize visual impacts of the project. The original modern design of the building was changed to more



Olympic Diner in Kingston before closing. Photo via Google Maps.

closely reflect the architectural character of buildings in downtown Kingston.

Caren LoBrutto, a senior planner with LaBella Associates, which provided environmental and other documents for the project, told the planning board, “The proj-

ect is in the highway commercial district. It’s as-of-right with a site plan approval. The project has undergone significant review. As part of the overall review it’s been determined to shrink the size of the building. There is also careful consideration paid to

aesthetics of the facade.”

She pointed out that the developer is now using brick on the facade and that the building is in keeping with the character of the community.

“We recently received some comments on our stormwater plan and we have addressed those,” LoBrutto said. “With the revised stormwater pollution prevention plan we believe we’ve met all the comments. We’ve also provided a truck turning plan that indicates the greatest-sized fire truck can make the maneuvering as needed.”

The diner itself occupied just over 3,700 square feet. The secondary building was approximately the same size. The diner closed on Sept. 12 of this year.

Louie Petritsis, owner of the Olympic Diner, in an open letter to diner customers said, “From the days of working as a night manager when this was the Gateway Diner, to operating the Barclay Heights Diner in Saugerties, and back to rebuild this as the Olympic Diner we have made many friends along the way and are truly appreciative for your business and support. We are grateful to our staff for their many years of service and hard work. It has been a blast and we could not have done it without you!”



Ulster County moves ahead with new operations center

Former Ulster County Executive Pat Ryan in Nov. 2021 announcing the plan for a new government operations center.

BY PETER KATZ

Pkatz@westfairinc.com

Ulster County is moving ahead with plans to build a new government operations center in New Paltz. The County Legislature has approved spending \$3 million to buy 57.3 acres of land on Paradise Lane in New Paltz, of which six acres will be used for the center.

The new center is planned to house the Ulster County Emergency Operations Center (EOC), Government Operations Center (GOC), all the divisions of the Ulster County Department of Emergency Services, and the County's Public Safety Answering Point (PSAP) 911 operations.

Everett Erichsen, the county's director of emergency services, said that they answer more than 130,000 emergency and

non-emergency calls a year at their 911 call center.

"With the critical technology changes of Next Generation 911 right around the corner, making the necessary upgrades now to our County Public Safety Answering Point and bringing all the divisions within the Department of Emergency Services under one roof is essential to ensuring that we continue to provide the highest level of excellence in critical services to the residents and visitors of our county," Erichsen said.

This year's first phase of the project included site selection. Next year, the second phase is slated to include design of the building as well as the actual construction. The total cost of the project has yet to be finalized.

The project had been announced a year ago, in Nov. 2021, by then-County Executive

Pat Ryan, who has since been elected to Congress.

"I am very proud that we are finally investing to build a facility that respects the tremendous work that they do to serve the people of Ulster County," Ryan said during a speech at the site of the current operations center on Golden Hill Drive in Kingston. "An expanded, state-of-the-art Emergency Management Center will help keep our community safe and ensure we deliver the best possible support to our residents at their moment of greatest need."

The current Acting Ulster County Executive, Johanna Contreras, in discussing the County Legislature having approved funding to buy the land for the new center, said, "After extensive assessment and consideration of financial and environmental impacts, the legislature took a critical

step forward by approving a site to house our proposed state-of-the-art Government Operations Center. This facility will enable our tireless first responders and emergency management team to provide high-quality emergency services to Ulster County residents at their moments of greatest need. It is centrally located within Ulster County and will allow us to better serve the Southern parts of our county."

Abe Uchitelle of Kingston, the legislature's deputy majority leader, said, "As recent ice storms and tornadoes have shown us, our climate is changing and our public safety infrastructure must evolve. I am excited for us to modernize and harden the infrastructure that keeps our community safe as our county responds to the new generation of life-threatening challenges that surely lie ahead."

ANNUAL THANKSGIVING FOOD DRIVE



A seminar at Maria Regina High School.

Continuing the spiritually inspiring Day of Prayer and Service program that Maria Regina High School in Hartsdale launched a year ago, the all-girls Catholic high school recently celebrated All Saints Day with initiatives focused on the deepening world hunger crisis.

The day of reflection fully engaged the students in prayer and seminars. They learned more about the essential missions

of nonprofit organizations, especially in providing nutritious food to those in need, many of whom are children.

The school's 500 students then began preparations for the school's 21st annual Thanksgiving Food Drive to help St. Peter-St. Denis Church's Food Pantry distribute Thanksgiving meals to families. Typically for this drive, Maria Regina contributes as many as 2,000 Thanksgiving

meals to the local pantry.

Anna Parra, Maria Regina president, said, "Given the disruptive impact that the Ukraine War has had in the distribution of essential food to help feed millions of needy people throughout the world, it is appropriate that our students are focusing their efforts to help address this crisis wherever they can in keeping with Maria Regina's faith-based tradition."

FINANCIAL CEO AWARDED

Kris VanBeek, president and CEO of US-ALLIANCE Federal Credit Union of Rye, New York, was recently awarded Exemplary Friend of the Central Americans in the Year of 2022 by the Central American Coalition USA at its XVII Gala on Nov. 4, at the Santa Fe Resort and Casino in Las Vegas, Nevada.

The dinner commemorated the 17th anniversary of the organization and recognized the work of leaders, diplomats, businessmen, politicians, and friends. VanBeek was honored and recognized as CEO of USALLIANCE Financial for its partnership with the Central American Coalition USA, which has been working toward forming its own credit union to meet the needs of the Central American community to improve financial inclusion and accessibility. After the launch of Dora Financial in 2021, a fully bilingual mobile banking experience supporting individuals with low to moderate income, founded by USALLIANCE, the Central American Coalition USA turned to VanBeek's company for advice in launching its own credit union. USALLIANCE Financial, Dora Financial and the Central American Coalition



From left: Dr. Eduardo Lopez-Rajo, president director, Central American Coalition, USA, and Tony Villalobos, vice president director, Central American Coalition, USA presenting the award to Kris VanBeek, president and CEO of USALLIANCE Financial.

USA have since been working together to bring the vision of a credit union to life.

Tony Villalobos, vice president director, Central American Coalition USA, awarded VanBeek with the recognition as Exemplary Friend of the Central Americans in the Year of 2022 and expressed gratitude for the participation and collaboration of USALLIANCE and Dora

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USALLIANCE Financial is a member-owned, not-for-profit financial institution offering a full range of checking, savings and loan products. Since its inception in 1966, USALLIANCE has grown to over \$2.5 billion in assets and serves more than 140,000 members nationwide.

ENTA NEW PRESIDENT AND BOARD MEMBERS

ENT and Allergy Associates LLP (ENTA) in Tarrytown, the largest ear, nose, throat, allergy and audiology practice in the country, has elected Dr. David Godin as its president. He will begin his term on Jan. 1.

The election of Godin followed a partnership vote that took place at ENTA's annual partner meeting Nov. 9, at Abigail Kirsch at Tappan Hill Mansion in Tarrytown.

After eight years, President Robert Green, M.D., will be stepping down as president to allow Godin to lead and shape the future direction of the practice.

Since joining ENTA in 2000, Godin has been intimately involved in the organization. He has served on the Board of Trustees for more than 10 years and is currently the treasurer of both ENTA and QMMS USA LLC. In addition, he chairs the group's finance committee, working closely with senior financial leadership. He previously served as the chair of the information technology committee, as a member of multiple other ENTA committees, and as leader of the OASIS Committee on Risk Management, a separate RRG entity. Godin currently serves on the Medical Board of The New York Eye and Ear Infirmary and has previously served on the Board of Beth Israel Med-



ical Center.

He graduated cum laude from the State University of New York Health and Science Center at Syracuse College of Medicine in New York and completed his general surgery internship and otolaryngology residency at Tulane University School of Medicine in Louisiana. He is a member of the American Academy of Otolaryngology-Head and Neck Surgery and The American Medical Association.

The partnership also re-elected and elected the following physician partners to serve on ENTA's Board of Trustees, each for a three-year term: Lauren Zaretsky, M.D., Eric Munzer, D.O., and Derek Soohoo, M.D.

ENT and Allergy Associates has more than 240 physicians practicing in over 55 office locations in Westchester, Orange, Dutchess, Rockland, Nassau and Suffolk counties, as well as New York City and northern/central New Jersey. The practice sees over 120,000 patients per month. Each ENTA clinical location provides access to a full complement of services.

FUNDING A RESILIENT REGIONAL FOODSHED

"Pathways to Engagement: Funding a Resilient Regional Foodshed," the sixth and last panel of the Greenwich Food System Forum (GFSF) will be held virtually through Zoom, on Wednesday, Nov. 30, starting at 7 p.m. The program will explore different financial models designed to equitably invest in food-system transformation. Realizing a just, resilient and regionalized food system will take well-resourced urban and rural community-based organizations working across sectors, at the grassroots. Sarah Cocco and Ali Ghiorse, co-founders of Greenwich Food System Forum, will facilitate the panel. Each of the panelists will speak to how their unique finance model allocates and is accessed democratically for and by the people who are co-creating a just food movement.

"Even if we cut all other emissions immediately, food-related emissions

would still push us over 1.5 degree Celsius. But the amount of public climate finance directed to address this is tiny — only 3%. Transforming our food system is not only good for the climate but biodiversity, health and food security.

The panel will feature speakers Sarah Huang, co-director at New England Grassroots Fund; Esperanza Pallana, executive director of Food and Farm Communications Fund; Kyle Philipp, CEO and co-founder of Regenerative Food Network; Anthony Myint, executive director and co-founder of Zero Foodprint; and Woody Tasch, chairman at Slow Money Institute.

For more information, email ali@thefoodshednetwork.org, visit: <https://thefoodshednetwork.org/greenwich-food-system-forum> and sign up for updates through The Foodshed Thymes: <https://thefoodshednetwork.org/join-the-foodshed-thymes>.



LIONS CLUBS PEACE POSTER DISTRICT CONTEST WINNER

Blake Goldstein, from Blind Brook Middle School, has won the Lions District 20R2 Peace Poster Contest. His poster will be entered into the New York state competition in mid-December and, hopefully, on to the international level when the winner will be announced at a United Nations event in the spring.

Nina Heery of Rye Neck Middle School was the district runner up.

The Lions International Peace Poster Contest is an annual worldwide competition for children 11 to 13, encouraging them to express their vision of world peace through art, based on a theme, which was "Lead With Compassion," this year.

Port Chester and Rye Brook Lions members are affiliated with the Larchmont/Mamaroneck Lions Club, which is working to establish a self-operating Port Chester/Rye Brook Lions Club.

Christy Sanchez, art teacher at Blind Brook Middle School, is credited for her efforts to bring this contest to the community and provide her students with the opportunity to share their visions of peace.

The Larchmont/Mamaroneck Lions, will be celebrating their Centennial in 2023, focusing on supporting existing non-profit and community service groups. The L/M Lions are part of Lions Clubs International, the world's largest service organization with nearly 1.5 million members.



Blake Goldstein's winning poster.

GIVING BACK

For 30 years Rebuilding Together Dutchess County has repaired the homes of low-income Dutchess County residents with the help of volunteers from local businesses, PTAs and churches.

This year, volunteer teams from Consigli Construction and Central Hudson Gas & Electric made critical home repairs for two Dutchess County families. Funding for each of these projects was provided by Central Hudson, Consigli Construction, Dutchess County and Lowe's. Other supporters, that contributed in-kind donations and services include Herring Sanitation, Recycle Depot and Veith Electric.

Rebuilding Together Dutchess County Executive Director Darcy McCourt explained, "Rebuilding Together makes a distinct impact in the community because of the involvement and support of so many. Local volunteers give back to help those who have invested their lives



Consigli Construction volunteers donated time and effort to rebuild two homes in Dutchess County.

into this area and the organizations that provide the funding see the importance of that. Our work builds relationships

and connections within the community — something we could really use more of right now."

STOCK PURCHASE AGREEMENT SIGNED

Archtop Fiber in Kingston, a provider of multi-gig, 100%-fiber internet and phone service to residential and business customers across the Northeast, has signed a stock purchase agreement with GTel, the fiber-rich, fourth-generation, family-owned voice, video and internet service provider based in Germantown, New York. Through this strategic agreement, Archtop Fiber will provide telecommunications services in more than five townships across New York's southern Columbia County, bringing new tech-focused jobs and business opportunities to the area as the need for expanded connectivity and robust broadband services demand.

Archtop Fiber is a team of telecom industry veterans, with a mission to build a world-class, fiber multi-gig broadband service provider committed to delivering the fastest, most reliable, environmentally friendly and affordable internet access. Backed by a \$350 million investment by Post Road Group, a digital infrastructure and real estate investment platform, the Kingston-based company's high-capacity, reliable fiber network will be capable of running entire homes, businesses, hospitals, schools and cities across the Northeast.

"...Just like GTel, we are committed to innovation and building a brighter future for our neighbors in southern Columbia County and beyond," said Jeff DeMond, founder and CEO of Archtop Fiber.

"Archtop Fiber could not be a more perfect choice to carry on the legacy of GTel.

After 95 years of dedicated service, we are pleased to pass the torch to the Archtop team who will expand the reach of best-in-class internet and voice services to our communities, especially as the need for innovation and jobs continues to grow at an accelerated pace," said Bruce Bohnsack, president of GTel. "From a small business with just two telephone lines in 1905 to a leading, fiber-first internet, video and voice service provider today, the four generations of Bohnsack family management — coupled with experienced local staff — have grown this company from the ground up, which truly has been a labor of love. Now it's time for a new chapter. Our family, the GTel staff and the communities served can't wait to see what happens next with the telecom experts at Archtop leading the way. The future is truly bright for the region."

The acquisition is anticipated to close in early 2023 pending regulatory government approvals.

As a recipient of three grants, part of the New New York Broadband Program, GTel was able to expand its network to cover more than 5,000 individual locations, almost tripling its legacy footprint. Now, GTel's network includes over 300 miles of fiber-optic cabling across its territory. The business has grown from only two telephones in 1905 to more than 2,500 customers today — and after 95 years, the company is still family owned and operated by the third and now fourth generation.

HEART ASSOCIATION NAMES EXECUTIVE DIRECTOR

Amanda Palumbo, a Hudson Valley native, has been named executive director of the American Heart Association (AHA) in Westchester County and Fairfield County.

Palumbo's primary responsibilities will include identifying, recruiting and engaging strong volunteer leadership; managing a high-performing staff team; and collaborating with internal and external partners to inspire involvement and shared ownership of the lifesaving work of the American Heart Association.

Prior to becoming the executive director in Westchester and Fairfield, Palumbo was the American Heart Association's executive director in Tampa Bay, Florida. She oversaw all the revenue and health activity in the Florida market, raising over \$6 million annually.

"The American Heart Association has done some great work over its first 100 years, but we have more to do," said Palumbo. "We



Amanda Palumbo

need to make blood pressure management more accessible for under-resourced community members, address food security by focusing on the accessibility and adaptability of nutritious foods, tackle youth vaping and join our community in overcoming the countless health issues exacerbated by Covid-19, just to name a few."

Palumbo holds a Bachelor of Arts degree from the State University of New York at Binghamton and earned her master's degree at USF St. Petersburg.

PROMOTION AT CREDIT UNION

Hudson Valley Credit Union (HVCU) in Poughkeepsie has promoted Rachel Braun to assistant vice president of collections. She brings nearly 15 years of experience in financial services to her new role.

After starting her career at HVCU in 2008 as an assistant teller team leader, Braun held roles with increasing responsibility in retail branches, real estate and most recently in the collections department serving as collections manager. Her industry involvement includes volunteer positions with the New York Credit Union Association's Catskill-Hudson District chapter and frequent participation in legislative action conferences and events. She received her Master of Business Administration degree in organizational leadership from Ashford University and a Bachelor of Arts in international relations and Asian studies degree from the State University of New York at New Paltz.

Active in her local community, Braun was recognized as a 40 Under 40 Mover and Shaker by the Dutchess



Rachel Braun

County Regional Chamber of Commerce in 2020 and as an Orange County Rising Star in 2015. She is a graduate of the 2019 Hudson Valley Pattern for Progress Fellows Program.

With over \$6.5 Billion in assets, Hudson Valley Credit Union has been a community partner in the region for more than 50 years serving individuals and businesses in Albany, Columbia, Dutchess, Greene, Orange, Putnam, Rensselaer, Rockland, Saratoga, Schenectady, Ulster and Westchester counties with a wide variety of financial services.

UNITED WAY'S NEW BOARD CHAIRMAN

The torch was passed at the November Board meeting of the United Way of Westchester and Putnam as William M. Mooney III, took the helm of the Board of Directors as chairman. He is the second generation of the Mooney family to serve on the United Way Board of Directors and as its chairman. His father, William M. Mooney Jr., was the chair of the Board of Directors from 1990-1992. Mooney succeeds Bud Hammer, general manager of Atlantic Westchester, who served as board chairman for the past two years.

Mooney, a Yonkers resident, is senior vice president, group director at Signature Bank. Previously, he served as the director of the Westchester County Office of Economic Development, Industrial Development Agency and Local Development Corp. where he facilitated over \$1.5 billion in financing, including over \$500 million in tax-exempt financing for non-profits, hospitals and higher education.

Joining Mooney on the executive committee of United Way's Board of Directors are Walter Hosp, CEO, ZenRE Holdings LLC, vice chair, finance and treasurer; Aleida M. Frederico, formerly from TD Bank as secretary and vice chair for diversity, equity and inclusion; Michelle A. Nicholas, senior vice president, chief



William M. Mooney III

diversity officer and director of community development, PCSB Bank as vice chair for diversity, equity and inclusion; Najla T. Husseini, director of DEI Global Partnerships, Regeneron, and Joshua Kimerling, partner and chair of Litigation, Cuddy & Feder LLP, as vice chairs of community impact and marketing; Bernadette Schopfer, CPA, partner and director of taxation, Maier Markey & Justic LLP as vice chair of resource development; Marj Ciucci, CLTTC, partner, Lawley Insurance as vice chair of administration; and Bud Hammer, general manager, Atlantic Westchester Inc. as past chair of the board and vice chair for nominating.

WHITE PLAINS ATHLETE VIES FOR TEAM



USA Women's Goalball Team

2022 IBSA Goalball World Championships
Portugal – December 7-16






ROAD TO PARIS

WORLD CHAMPIONSHIP TEAM



Mindy Cook
Columbus, OH
2020 Paralympian
Silver medalist



Libby Daugherty
Austin, TX
Paralympic Hopeful



Amanda Dennis
Peachtree City, GA
3-time Paralympian
2-time medalist



Shavon Lockhardt
White Plains, NY
Paralympic Hopeful



Eliana Mason
Beaverton, OR
2-time Paralympian
2-time medalist



Asya Miller
Portland, OR
6-time Paralympian
5-time medalist

With a combined 23 Paralympic Games appearances and 15 Paralympic medals to their credit, an experienced roster of 12 athletes has been selected to represent the U.S. at the 2022 IBSA Goalball World Championships in Matosinhos, Portugal, Dec. 7-16. This year's tournament provides the first chance for countries to qualify for the Paris 2024 Paralympic Games, with the top two teams in the men's and women's competitions punching their ticket to Paris.

"...The U.S. teams are fully prepared to take on the world's best thanks to the dedicated staff and wonderful facilities at the U.S. Olympic & Paralympic Training Site at Turnstone Center in Fort Wayne, Indiana," said U.S. Association of Blind Athletes CEO Molly Quinn.

The U.S. is looking to rebound

from its performance at the last world championships held in Malmo, Sweden, in 2018 when they were shut out of the medals for the first time since 1994.

The women's squad welcomes back four members of the silver-medal winning team in Tokyo who will be joined on the court by 2019 Parapan American Games silver medalist Shavon Lockhardt of White Plains.

A total of 16 women's teams and 16 men's teams will vie for the coveted top two spots that give automatic qualification into the Paris 2024 Paralympics. Competition for the U.S. teams begins Thursday, Dec. 8 with seven consecutive days of round-robin competition against each of the seven teams in their group. The quarterfinals and semifinals will be played on Thursday, Dec. 15 with medal matches

to follow on Friday, Dec. 16.

The mission of USABA is to empower Americans who are blind or visually impaired to experience life-changing opportunities in sports, recreation and physical activities, thereby educating and inspiring the nation. A member organization of both the United States Olympic & Paralympic Committee (USOPC) and U.S. Soccer, USABA is certified by the USOPC as the national governing body for the Paralympic team sports of goalball and blind soccer. Since its founding in 1976, USABA has reached more than 100,000 individuals through its multisport programming. The organization has emerged as more than just a world-class trainer of blind athletes, it has become a champion of the abilities of Americans who are legally blind.

ORANGE COUNTY ARBORETUM AGLOW

The Orange County Department of Parks, Recreation and Conservation presented its 14th annual "Holiday Lights in Bloom" program on Nov. 25 from 5 to 8 p.m. at the Arboretum in Thomas Bull Memorial Park in Hamptonburgh. This walk-through program is free and open to the public nightly through Dec. 23. Buses or groups larger than 15 and pets are not permitted. Visit orangecountynyparks.com for more information.





ORANGE COUNTY EXEC NOW SERVES AS COMMANDER OF NAVAL RESERVES

Orange County Executive Steve Neuhaus was sworn in as commander in the U.S. Navy Reserves in November by Navy Operational Support Center Commanding Officer Captain James MacDonald. "...I am proud of my military service in the Navy. I am also proud to serve the residents of Orange County and I am grateful for their continued support."

Neuhaus became a commissioned Naval officer in December 2007. He served on active duty earlier this year in Europe with the U.S. Navy's Sixth Fleet in response to the Russian invasion of Ukraine. The Sixth Fleet is the Navy's operational fleet and staff of the U.S. Naval Forces in Europe and Africa.



Orange County Executive Steven M. Neuhaus, left, and Navy Operational Support Center Commanding Officer Captain James MacDonald.

CALL-IN CENTER AT LAW SCHOOL



Law students from the Elisabeth Haub School of Law at Pace University, along with other Volunteers, will be trained to assist callers of the Legal Hand Call-In Center serving Westchester County.

Legal Hand Inc., a New York state not-for-profit corporation, has partnered with the Elisabeth Haub School of Law at Pace University to launch the Legal Hand Call-In Center to serve Westchester County. The virtual center will be staffed and operated by the law school students and will open for visitors in the new year.

Haub Law students, along with college students and community volunteers, will be trained to assist those who live, work and send children to school in Westchester by phone and online and provide legal information, assistance and referrals. While the center will not provide legal advice or representation, it will serve as a valuable resource for community members seeking guidance in areas such as employment, housing, family, immigration, domestic violence and public benefits.

The Legal Hand Call-In Center serv-

ing Westchester County will function as part of the law school's broader Access to Justice Project, which incorporates curricular, experiential, research and policy advocacy components, all designed to increase student, faculty and staff engagement in pro bono and community work, and to support the local community in addressing justice gaps.

"...The center's goals are to empower both volunteers and visitors to understand and navigate issues and self-help resources, and to help visitors resolve issues before they turn into legal action," said Horace E. Anderson, dean of the Elisabeth Haub School of Law.

Professor Elyse Diamond is spearheading the Call-In Center partnership and launch and will serve as the faculty advisor for Haub Law students participating in the program.

Stephanie Costa, the Legal Hand Call-In Center attorney reporting to Professor Diamond, will train and supervise the law students and community volunteers. Prior to joining Haub Law, Costa litigated cases on tenants' rights and fair housing issues on behalf of individual New Yorkers and tenant associations at Legal Services-New York City. She received her Juris Doctorate from Fordham University School of Law and undergraduate degree from the University of Pennsylvania.

Diego Gomez, a 2022 graduate of the law school, has been hired as the center manager and will assist in the center's training and administration.

Haub Law launched its Environmental Law Program in 1978, which has long been ranked among the world's leading university programs, with a current No. 1 ranking by "U.S. World and News Report."



SPECIAL HOLIDAY NUTCRACKER DREAM

Starting Friday, Dec. 23, Nutcracker Dream, an interpretation of the beloved holiday classic inspired by the work of Marius Petipa and Rudolf Nureyev, will be presented by choreographer Carole Alexis and performed by Westchester's ballet company Carole Alexis Ballet Theatre / Ballet des Amériques. Alexis' interest in creating Nutcracker Dream is to bring families and friends together around the essence of what the story represents, namely the balance between Marie's childhood playfulness and her coming of age in the midst of her own circle of family and friends.

Professional dancers from the company perform the featured roles of the ballet, while additional roles include young dancers from across the area.

Event producer and former White Plains BID Executive Director Brittany Brandwein said, "Carole Alexis Ballet Theatre/ Ballet des Amériques has brought quality artistry and worldly experience to downtown White Plains, a city ripe for the flourishing of cultural attractions. Events such as these bring vibrancy to our main streets and something desirable for the influx of residents in the area."

General admission tickets are \$30, with children 10 years and under at \$20. There are also tickets at \$75 for the evening that include an opening night reception with light bites at Hudson Grille at street level below the show.

For tickets and more information, visit <https://www.balletdesameriques.company/tickets>.



From left: Charles Stott, LUW director of Shelters; Willa Brody, LUW COO; Deborah Hertz, LUW director of program design; Anahaita Kotval, CEO; John Manginelli, KeyBank market president; Elona Shape, KeyBank area retail leader; and Analisha Michanczyk, KeyBank corporate responsibility office; Sybil St. Germain, KeyBank philanthropy coordinator; and Edona Ismaji, KeyBank experience leader.

BANK'S DONATION TO LAUNCH CAREER CENTER

Lifting Up Westchester (LUW), a community-based, social services agency providing life-changing support to Westchester County residents in crisis, has received a two-year, \$200,000 charitable grant from KeyBank Foundation to launch a new Career Center to take a holistic approach to strengthening people's stability and self-sufficiency. The groundbreaking project will combine a variety of resources that will position LUW to help address a broader set of unique challenges people face to employment, housing and living independently.

"Most people want to work but many have significant barriers to finding job opportunities. Our center will focus on overcoming these barriers so Westchester residents can get back to work or find employment that better meets their needs..." said Anahaita Kotval, LUW CEO. "The center will provide access to a variety of services in one place that traditionally people have to seek from multiple agencies.... We will walk hand-in-hand to help individuals get both the employment and the additional support they need for long-term stability."

With KeyBank's support, LUW will build out a physical career center, hire staff, establish employment partnerships and work with the Department of Social Services and other social welfare organizations to build a pipeline to targeted populations. Its focus will be on providing job readiness and skills training, individual job coaching and apprenticeships that

lead to higher-paying jobs and employment advancement.

"KeyBank Foundation is committed to partnering with community organizations whose mission is to improve the lives of disadvantaged populations in our neighborhoods through education, workforce development and community investment," said KeyBank Market President John Manginelli.

KeyBank Foundation grants are made under Key's National Community Benefits Plan established in 2017, which has already delivered more than \$18 billion in lending and investments across Key's national footprint supporting affordable housing and community development projects, home and small-business lending in low and moderate-income communities and philanthropic efforts targeted toward education, workforce development and safe, vital neighborhoods.

Lifting Up Westchester is united by one, bold and unwavering belief: that, with the right community support, people of all ages have the potential to build their lives and thrive.

KeyCorp's roots trace back nearly 200 years to Albany, New York. Headquartered now in Cleveland, Ohio, Key is one of the nation's largest bank-based financial services companies. Its foundation serves to fulfill its purpose to help clients and communities thrive, and to support organizations and programs that prepare people for thriving futures. .

CONNECTICUT ARCHITECTURE FOUNDATION



From left: Stephanie Degen-Monroe, president, Connecticut Architecture Foundation; Dr. Theodore Prudon; and Michael Crosbie, Ph.D., FAIA. Photo by Jay Brotman, AIA.

The Connecticut Architecture Foundation recently honored Dr. Theodore Prudon, FAIA, with the 2022 Distinguished Leadership Award. Prudon is a professor at Columbia University and a leading expert on the preservation of Modern architecture. He founded the first US Chapter of Docomomo 25 years ago and has just stepped down as its president. Docomomo, whose name is derived from DOcumentation and COnservation MOdern MOvement, is the leading international organization dedicated to the preservation of Modern ar-

chitecture, landscapes and design. It envisions a world where people value modern heritage and use it to shape vibrant cities.

The evening began with a reception in the Hotel Marcel's Sunken Lounge, in New Haven, followed by dinner in the Forum and Function Room. After dinner, Prudon and the CAF Board Member and University of Hartford professor Michael Crosbie, Ph.D., FAIA, discussed the preservation of Modern buildings, educating and inspiring all to appreciate and care for our modern surroundings.

They discussed the lack of appreciation for Modernism, awareness of Docomomo, what buildings should be preserved, challenges to preserving Modern structures, pressing preservation issues, such as pressure from the real estate industry for valuable sites.

New Haven was cited as a mecca with its wealth of Modern architecture that has been saved, restored and preserved. Modernism has never been a popular movement with the general public, but projects like Hotel Marcel can help to change that.

ROCKLAND TAX CUTS

Rockland County Executive Ed Day's 2023 budget of \$812.4 million will not contain a property tax increase for the second year in a row. Once one of the most fiscally stressed counties in New York state, Day has moved from crisis budgeting in 2014 when he was first elected to a reinvesting and rebuilding budget in 2023. Speaking to members of the Rockland Business Association recently, Day announced the re-establishment of the Commissioner of General Services position to streamline services for local municipalities. Effective Dec. 1, the home energy tax will be off the taxpayers' bill, an initiative Westchester County has also embraced. Rockland is considering opting into recently signed legislation that will allow counties to increase income eligibility for seniors ages 65 and over and for people with disabilities from \$29,000 to \$50,000 annually. "...A direct benefit to our seniors at a time when they are having great difficult," said Day. "We will also offer volunteer first-responders a tuition credit of \$6,000 annu-



Rockland County Executive Ed Day. Photo by Kathy Kahn.

ally as a way to encourage our citizens to respond to the community's needs."

Day also encouraged residents to take the threat of polio seriously. The first case of the debilitating disease in the United States in a decade was reported in Rockland in July 2022, and the County Health Department has been working vig-

orously to encourage the shot for all who have not yet had it or who are struggling with vaccine hesitancy, particularly after Covid. "Those of us who remember polio know what it's all about. It's a diabolical virus and the polio vaccine is the only thing that works," said Day.



HOSPITAL'S 8TH CONSECUTIVE 'A' IN PATIENT SAFETY



White Plains Hospital
Exceptional, every day.

White Plains Hospital has once again received an "A" from health care watchdog Leapfrog Group in its fall 2022 Hospital Safety Grades for its excellence in providing safe and expert care to its patients. The hospital remains the only health care facility in Westchester County, and one of only 19 hospitals in New York state, to receive the highest possible rating.

"...This 'A', combined with our recent 5-star rating from the Centers for Medicare & Medicaid Services, demonstrates our staff's ongoing commitment to patient safety and further underscores the high-quality care our patients receive every day," said Dr. Rafael E. Torres, chief

quality officer at White Plains Hospital.

The Leapfrog Hospital Safety Grade is the only hospital ratings program based exclusively on hospital prevention of medical errors and harm to patients and is considered the gold standard measure of patient safety. The Safety Grade assigns letter grades to nearly 3,000 hospitals across the country based on more than 30 national performance measures. To view White Plains Hospital's full grade details and to compare it to hospitals across the region, visit hospitalsafetygrade.org.

White Plains Hospital, a 292-bed nonprofit health care organization is a

member of the Montefiore Health System, serving as its tertiary hub of advanced care in the Hudson Valley.

The hospital is fully accredited by the Joint Commission and earned its recognition as a Top Performer for Key Quality Measures® in 2019. The hospital recently received the American Heart Association's Mission: Lifeline® Gold Achievement Award for its treatment of patients who suffer severe heart attacks in its emergency department and cardiac catheterization labs and its mortality rate is amongst the lowest in the country according to the National Cardiovascular Data Registry.

2023 U.S. NEWS BEST FIRMS IN COMMERCIAL LITIGATION

Yankwitt LLP has been named to the "U.S. News – Best Lawyers® Best Law Firms" in commercial litigation, White Plains Metropolitan Tier 1.

Firms listed are recognized for professional excellence with consistently impressive ratings from clients and peers. To be eligible for a ranking, a firm must have a lawyer listed in the Best Lawyers in America®, which recognizes 5% of lawyers practicing in

the United States.

Yankwitt represents individuals and businesses in their complex, high-stakes litigation with experienced litigation teams who honed their skills at New York City law firms, as federal prosecutors and federal law clerks.

"We strive to exceed our clients' expectations and by being recognized in Tier 1 of the Best Law Firms in commercial litigation," said Russell

Yankwitt, managing partner.

In addition to being honored with inclusion in Best Law Firms, the firm and its attorneys have been recognized by Benchmark Litigation, Chambers, Best Lawyers in America, New York Metro Super Lawyers, Best Companies to Work for in New York, and Martindale-Hubbell, among numerous other individual and firm awards.



Cynthia J. Hand and Tara Bliss.

ORANGE COUNTY RISING STARS

Cynthia J. Hang an attorney at Jacobowitz & Gubits with a focus on estate planning was recently selected as a 2022 Orange County Rising Star by the Junior League of Orange County. She was presented the award at The Barn at Villa Venezia on Nov. 9. Orange County Rising Stars recognize men and

women between the ages of 21 to 41 who have demonstrated outstanding leadership skills in their community, from the public, private, nonprofit or volunteer sectors.

Hand is an active member and current president elect of the Women's Bar Association of Orange County.

ROCA'S HOLIDAY GIFTS

The Rockland Center for the Arts (ROCA) is hosting its popular sale of regional artists' and artisans' hand-made glass, jewelry, functional pottery, original 2-D and 3-D art, holiday ornaments and more. This is an opportunity to support local artists

and take home a unique piece of art as a holiday gift. The Affordable Art and Pottery Bazaar runs from Saturday, Dec. 10 through Thursday, Dec. 22, at RoCA, West Nyack, open daily from 11 a.m.-4 p.m. For more, visit rocklandartcenter.org.

COO appointed at Stamford Health

Liz Longmore has been appointed senior vice president, chief operating officer (COO) of Stamford Health. In her new role, Longmore oversees operational responsibilities for Stamford Health, Stamford Hospital and all ambulatory locations, in addition to leading strategic transformation initiatives on patient access and experience across the health system.

"Liz has been with Stamford Health for over a decade and in that time, she has been central to many of our organization's accomplishments, especially in recent years," said Stamford Health CEO Kathleen Silard. "Liz was a key player in the development of our new hospital, the extraordinary growth of our ambulatory network and the development and expansion of some of our signature clinical programs. She has also led countless initiatives to improve consumer and patient experiences..." she said.

Longmore began her career as a nurse and initially joined Stamford Health as nurse manager, emergency services at Stamford Hospital. After a successful tenure at Waterbury Hospital, she rejoined Stamford Health in 2011 as director, medicine and surgery and was promoted multiple times, including to roles as COO of Stamford Health Medical

Group and, most recently, as senior vice president, ambulatory services and consumer/patient experience at Stamford Health.

In addition to her work with Stamford Health, Longmore serves as a board member with Hope for Haiti, an organization working to reduce poverty in southern Haiti, and sat as co-chair for the YWCA Greenwich Women Who Inspire awards.

Stamford Health is a nonprofit independent health care system with more than 3,700 employees committed to caring for the community through a wide range of high-quality health and wellness services.

Stamford Hospital is a Planetree Gold-Certified Person-Centered Hospital of Distinction and one of only seven in the world to attain that distinction.

Stamford Health is a major teaching affiliate of the Columbia University Vagelos College of Physicians and Surgeons and has recently expanded its relationship with Columbia University Irving Medical Center's nationally recognized heart surgeons. Stamford Health and Hospital for Special Surgery have created a premier center for specialty orthopedic care in Stamford. Additionally, in 2020 Stamford.

CONNECT WITH WESTFAIR COMMUNICATIONS



westfaironline.com

DEEDS

Above \$1 million

2111 Albany Post Road Corp., Cortlandt. Seller: Brookfield Resource Management Inc., Cortlandt. Property: 2111 Albany Post Road, Cortlandt. Amount: \$2 million. Filed Nov. 9.

744 Titicus LLC, North Salem. Seller: NSS Realty LLC, Nyack. Property: 744 Titicus Road, North Salem. Amount: \$2.2 million. Filed Nov. 10.

Bxvsr1 LLC, Bronxville. Seller: Shaun and Caitlin Tolchin, New York City. Property: 96 Park Ave., Eastchester. Amount: \$1.5 million. Filed Nov. 10.

Human Development Services of Westchester Inc., Port Chester. Seller: Abendroth Green LLC, New York. Property: 28 Adee St., Rye. Amount: \$2 million. Filed Nov. 3.

J&S Perez LLC, White Plains. Seller: 72 Grant LLC, White Plains. Property: 72 Grant Ave., White Plains. Amount: \$1.3 million. Filed Nov. 4.

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

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

LI Parcel E LLC, Fort Washington, Pennsylvania. Seller: Jonathan Brody, Jersey City, New Jersey. Property: 203 Palisades Blvd. 35, Mount Pleasant. Amount: \$2.2 million. Filed Nov. 9.

Locust Lot 3 LLC, Rye. Seller: Stephen E. Bear, Larchmont. Property: 22 Locust Ave., Rye City. Amount: \$3.4 million. Filed Nov. 10.

Items appearing in the Fairfield County Business Journals' 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

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

Mount Vernon Trap Rock Corp., White Plains. Seller: Verizon New York Inc., New York. Property: 40 Washington Ave., Greenburgh. Amount: \$6.2 million. Filed Nov. 1.

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

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

South Third Ave Apartments LLC, Mount Vernon. Seller: 238 South 3 Realty LLC, Great Neck. Property: 238 S. Third Ave., Mount Vernon. Amount: \$1.2 million. Filed Nov. 2.

Tomos LLC, Pleasantville. Seller: Voutiani Inc., Pleasantville. Property: 25 Wheeler Ave., Mount Pleasant. Amount: \$2.9 million. Filed Nov. 4.

W Main LLC, Elmsford. Seller: MMS Main Street LLC, Bronx. Property: 10 W. Main St., Greenburgh. Amount: \$1.5 million. Filed Nov. 9.

Below \$1 million

11 Hill Lane LLC, White Plains. Seller: Richard Cercena, Brewster. Property: 11 Hill Lane, North Salem. Amount: \$170,000. Filed Oct. 18.

Bank of New York Mellon, Coppell, Texas. Seller: JN Contracting Inc., White Plains. Property: 68 Henry Ave., Harrison. Amount: \$855,000. Filed Nov. 10.

Buzzutto, Roy, Cherry Valley. Seller: Hedgerow Properties LLC, Weston, Connecticut. Property: 398 Roberts Ave., Yonkers. Amount: \$151,000. Filed Nov. 9.

Cartus Financial Corp., Danbury, Connecticut. Seller: Christopher D. McSweeney, Tuckahoe. Property: 42 Park Drive, Cortlandt. Amount: \$536,000. Filed Nov. 9.

City of Mount Vernon, Mount Vernon. Seller: Qwest LLC, Bronx. Property: 7-11 MacQueen Pkwy., Mount Vernon. Amount: \$942,000. Filed Nov. 2.

Costa, Matthew and Lori Costa, New Rochelle. Seller: 186 Brookdale Ave LLC, Lake Success. Property: 186 Brookdale Ave., New Rochelle. Amount: \$800,000. Filed Nov. 10.

Grimaldi, Margherita, Katonah. Seller: 759 Yonkers Ave Corp., Mohegan Lake. Property: 759 Yonkers Ave., Yonkers. Amount: \$800,000. Filed Nov. 9.

Gross, Marjorie, White Plains. Seller: 14 Coralyn Road LLC, White Plains. Property: 14 Coralyn Road, Scarsdale. Amount: \$925,000. Filed Nov. 10.

Hidden Meadow at Somers LLC, Baldwin Place. Seller: Madeline Ruggiero, Peekskill. Property: 20 Muscote Road, Somers. Amount: \$793,000. Filed Nov. 9.

Jordan, Donald J. and Sally Jordan, Scarsdale. Seller: A&C Knopp Development Inc., Scarsdale. Property: 160 Nelson Road, Scarsdale. Amount: \$750,000. Filed Nov. 9.

Kash Realty 36 Inc., Mount Vernon. Seller: Cynthia Desravines, Mount Vernon. Property: 23 Vernon Ave., Mount Vernon. Amount: \$900,000. Filed Nov. 9.

Margolis, Marjorie, White Plains. Seller: 14 Coralyn Road LLC, White Plains. Property: 14 Coralyn Road, Scarsdale. Amount: \$925,000. Filed Nov. 10.

McCarroll, Michael A., Bedford Corners. Seller: Bedford Oak LLC, Bedford. Property: 23 Salem Road, New Castle. Amount: \$525,000. Filed Nov. 9.

McClafferty, Amy A., Scarsdale. Seller: Brite Avenue Development Corp., Scarsdale. Property: 21 Stratton Road, Scarsdale. Amount: \$900,000. Filed Nov. 10.

McDonald-Hummingbird, Linda, Santa Fe, New Mexico. Seller: Di Sage Homes LLC, White Plains. Property: 154A N. Broadway, 2E, White Plains. Amount: \$190,000. Filed Nov. 9.

Millwood Center LLC, Harrison. Seller: The town of New Castle. Property: 230 Saw Mill River Road, New Castle. Amount: \$51,000. Filed Nov. 4.

MTC Capital Holdings LLC, Pleasantville. Seller: Megan Larkin, Hartsdale. Property: 26 Carlyle Place, Greenburgh. Amount: \$752,000. Filed Nov. 10.

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

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

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

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

Structured Asset Securities Corporation Mortgage Pass Through Certificates Series 2005-7xs, Coppell, Texas. Seller: 25 Highview Avenue Inc., Port Chester. Property: 25 Highview Ave., Rye Town. Amount: \$616,000. Filed Nov. 9.

Vitaliotis, Dimitrios, Briarcliff Manor. Seller: Pleasant Properties LLC, Briarcliff Manor. Property: 53-57 Stafford St., Ossining. Amount: \$400,000. Filed Nov. 1.

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

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

WNW Holdings LLC, El Dorado Hills, California. Seller: Brandon Seidenberg, Bronx. Property: 26 Whippoorwill Road East, North Castle. Amount: \$765,000. Filed Nov. 3.

Judgments

179 Nelson Holdings Inc. d.b.a., Scarsdale. \$403,335 in favor of Midway Shopping Center LP, White Plains. Filed Oct. 25.

Adderly, Beatrice, New Rochelle. \$8,772 in favor of JPMorgan Chase Bank NA, 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 NA, Charlotte, North Carolina. Filed Nov. 2.

Baharestani, Steven, Great Neck. \$80,000 in favor of Stephanie S. Baharestani, Scarsdale. Filed Nov. 2.

Blake, Peta-Rose, New Rochelle. \$10,812 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 1.

Buckley, Michael Forest Hill. \$78,892 in favor of Vincent Healey, Yonkers. Filed Oct. 25.

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

Coleman, Michael, Pearl River. \$74,163 in favor of All-tex Inc, Sylmar, California. Filed Nov. 3.

Edwards, Marquis A., Mount Vernon. \$8,955 in favor of Capital One Bank USA NA, Richmond, Virginia. Filed Nov. 2.

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

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

Gannon, Darren, Eastchester. \$6,930 in favor of Marilyn S. Faust, Larchmont. Filed Nov. 2.

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

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

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

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

Lunas Home Improvement Corp., Mahopac. \$5,393 in favor of Capital One NA, Glen Allen, Virginia. Filed Oct. 18.

Massey, Paul, Sandy, Utah. \$354,918 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 1.

Napoletano, Joseph, Yonkers. \$5,182 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 1.

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

Ramos, Rosemary S., Ossining. \$9,277 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 1.

Sanchez, Cano Manuel, Yonkers. \$20,008 in favor of 138 Fourth Avenue Corp., Yonkers. Filed Nov. 3.

Sanchez, Shyann L., White Plains. \$6,197 in favor of Discover Bank, New Albany. Filed Oct. 11.

Sarassutha, Made, Shrub Oak. \$7,110 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 1.

Stambuk, Nilda, Hastings-on-Hudson. \$235,120 in favor of JDRMDBPP SM SKP & JD IRA LLC, No. 163, Boonton, New Jersey. Filed Nov. 3.

Facts & Figures

Vasti, Suzanne H., Pleasant Valley. \$16,259 in favor of Miller Zeiderman LLP, White Plains. Filed Oct. 18.

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

Widulski, Elizabeth, Scarsdale. \$6,717 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 1.

Widulski, Elizabeth, Scarsdale. \$6,717 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 1.

Wiktor, Andrew, Somers. \$14,289 in favor of Midland Credit Management Inc., San Diego, California. Filed Oct. 11.

Wolf L&S General Contractor LLC, Bronx. \$130,234 in favor of Francis Bevil, Mount Vernon. Filed Oct. 25.

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.

Berley, David I., as owner. Filed by Deutsche Bank Trust Co Americas. Action: Foreclosure of a mortgage in the principal amount of \$4,720,000 affecting property located at 219 Mamaroneck Ave., Mamaroneck. Filed Nov. 1.

Bunting, Kenneth L., as owner. Filed by Santander Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$250,000 affecting property located in Greenburgh. Filed Oct. 24.

Doe, Mary, as owner. Filed by Midfirst Bank. Action: Foreclosure of a mortgage in the principal amount of \$467,775 affecting property located at 3250 S. Shelley St., Mohegan Lake. Filed Nov. 1.

Golino, Jessica, as owner. Filed by Bank of New York Mellon. Action: Foreclosure of a mortgage in the principal amount of \$595,000 affecting property located at 37/39 Clifford Place, Harrison. Filed Oct. 24.

Massey, Paul and Gretchen V. Massey, as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$1,579,500 affecting property located at 76 Shore Drive, Larchmont, Filed Nov. 9.

Negron, Orlando, as owner. Filed by UMB Bank NA Trust. Action: Foreclosure of a mortgage in the principal amount of \$339,025 affecting property located at 115 DeHaven Drive, Unit 103, Yonkers. Filed Nov. 2.

Passariello, Carol S., as owner. Filed by First National Bank of Omaha. Action: Foreclosure of a mortgage in the principal amount of \$300,000 affecting property located at 500 Central Park Ave., Unit 413, Scarsdale. Filed Nov. 9.

Phelps Memorial Hospital Center, as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$370,000 affecting property located at 53 College Hill Road, Mamaroneck. Filed Nov. 4.

Polera, James, as owner. Filed by Deutsche Bank Trust Company Americas. Action: Foreclosure of a mortgage in the principal amount of \$500,000 affecting property located at 120 Old Lake St., West Harrison. Filed Oct. 20.

Schliman, Carol A., as owner. Filed by New England Capital Group LLC. Action: Foreclosure of a mortgage in the principal amount of \$75,000 affecting property located at 49 Glen Forest St., Thornwood. Filed Nov. 7.

Siniscalchi, Caterina and Mildres, as owners. Filed by Citibank NA. Action: Foreclosure of a mortgage in the principal amount of \$75,000 affecting property located at 242 Sprout Brook Road, Cortland. Filed Nov. 7.

Zanette, Paul Jr., as owner. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of \$100,000 affecting property located at 77 Taylor Ave., West Harrison. Filed Nov. 7.

MECHANIC'S LIENS

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.

IB Cohen & Sons Inc., New Rochelle. \$43,173 in favor of Susan Doban Architect PC, Brooklyn. Filed Nov. 7.

Main Memorial Plaza LLC, New Rochelle. \$21,113 in favor of Susan Doban Architect PC, Brooklyn. Filed Nov. 7.

Mclaren, Dale N., New Rochelle. \$12,793 in favor of Kweku Development Corp., New Rochelle. Filed Nov. 4.

Northway Medical Condominium Association., Yonkers. \$11,150 in favor of Xinos Construction Corp., Flushing. Filed Nov. 3.

Nova Realty, New Rochelle. \$17,995 in favor of Susan Doban Architect PC, Brooklyn. Filed Nov. 7.

SGFH Realty Inc., Harrison. \$1,000,000 in favor of JLS 195CD Park LLC, New Rochelle. Filed Nov. 3.

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

White, Garfield, Mount Vernon. \$2,026 in favor of Blakey Equipment, Mount Vernon. Filed Nov. 3.

White, Joan, Mount Vernon. \$2,026 in favor of Blakey Equipment, Mount Vernon. Filed Nov. 3.

NEW BUSINESSES

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

SOLE PROPRIETORSHIPS

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

DJM Mechanical, 909 Holyoke Road, Yorktown 10598, c/o Dennis J. Moran. Filed Nov. 7.

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

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

Female Hustlers Club, 18 Moquette Row South, Yonkers 10703, c/o Dawn Hohanson. Filed Nov. 7.

Floors For Less, P.O. Box 553, New Rochelle 10802, c/o Jonus Sainvil. Filed Nov. 9.

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

LM Painting Services, 328 William St., Apt. 3, Port Chester 10573, c/o Luis Bolivar. Filed Nov. 1.

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

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

New York Tags Titles & Registrations Bureau, 7 Skyline Drive, Hawthorne 10532, c/o Donald Harvey. Filed Nov. 9.

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

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

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

Sew Nyce Designs, 1 Glenwood Ave., Yonkers 10701, c/o Margaret L. Respass. Filed Nov. 1.

Singleman Consulting, 50 Barker St., Apt. 430, Mount Kisco 10549, c/o Corinna Singleman. Filed Nov. 9.

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

Supreme Advocates, 16 Longview Ave., White Plains 10605, c/o Marlon Anderson. Filed Nov. 7.

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

Tray Lavon, 2 Schroeder St., 221, Yonkers 10701, c/o Tracey lavon Alford. Filed Nov. 3.

Two Men One Squeegee, 401 Ashford Ave., No. 1f, Dobbs Ferry 10522, c/o Luis Alava Molina. Filed Nov. 4.

Vask Financial Awareness Group, 2 Sadore Lane, No. 5-1, Yonkers 10710, c/o Aureo C. Pinto. Filed Nov. 4.

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

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

22 Prospect LLC, as owner. Lender: Northeast Community Bank. Property: in Ramapo. Amount: \$1.4 million. Filed Nov. 15.

Kerister LLC, as owner. Lender: Northeast Community Bank. Property: 29 Truman Ave., Spring Valley. Amount: \$1 million. Filed Nov. 15.

Below \$1 million

60 S Madison LLC, as owner. Lender: SCF LN Holdings LLC. Property: 60 S. Madison Ave., Spring Valley. Amount: \$45,000. Filed Nov. 15.

Assets & Projects LLC, as owner. Lender: Property Transaction Services LLC. Property: 106 First St., Walden. Amount: \$90,600. Filed Nov. 15.

Jaquish, Robert, as owner. Lender: Bank of Millbrook. Property: in Amenia. Amount: \$150,000. Filed Nov. 15.

Loan Funder LLC Series 38268, as owner. Lender: Capital BSD LLC. Property: 406 Mountain Lodge Road, Blooming Grove. Amount: \$162,000. Filed Nov. 7.

Rock East Funding LLC, as owner. Lender: Garden Rose LT LLC. Property: 109 Goshen Turnpike Bloomingburgh. Amount: \$124,000. Filed Nov. 10.

Stoner, Vanessa, as owner. Lender: Homestead Funding Corp. Property: in Pine Plains. Amount: \$207,527. Filed Nov. 16.

DEEDS

Above \$1 million

757 Acquisitions LLC, Montvale, New Jersey. Seller: Joyce Sgobbo, Mount Vernon. Property: 755, 759 Chestnut Ridge Road, Chestnut Ridge. Amount: \$3.5 million. Filed Nov. 15.

Hamaspik of Rockland County Inc., Monsey. Seller: GLS Chestnut Ridge LLC, Chestnut Ridge. Property: 664 Chestnut Ridge Road, Chestnut Ridge. Amount: \$4 million. Filed Nov. 16.

Hartman, Nathan and Menachem, Brooklyn. Seller: 40 Jacaruso Inc., Spring Valley. Property: 129 Union Road, Spring Valley. Amount: \$1 million. Filed Nov. 15.

Lefkowitz, Dov and Feigy, Monsey. Seller: Remsen Land Inc., Monsey. Property: 31 S. Remsen St., Monsey. Amount: \$1.4 million. Filed Nov. 15.

Paw Ling LLC, New York. Seller: Vanessa Colombo, New York. Property: 82 S. Quaker Hill Road, Pawling. Amount: \$6 million. Filed Nov. 7.

Tiffany Management Ltd. and NSS Realty LLC, Nyack. Seller: 265 River Road LLC, Charlestone, South Carolina. Property: 259 265 River Road, Grandview. Amount: \$5.1 million. Filed Nov. 16.

Zigelman, Jacob, Spring Valley. Seller: 6 Suffern Place LLC, Monroe. Property: 6 Suffern Place, Monsey. Amount: \$1 million. Filed Nov. 16.

Below \$1 million

14 Ellen Street LLC, Brooklyn. Seller: Tyrone E. and Lucinda McNeill, New City. Property: 14 Ellen St., New York. Amount: \$750,000. Filed Nov. 7.

18 181 LLC, Spring Valley. Seller: Family Service Society of Yonkers - Guardian Yonkers. Property: 181 Kearsing Parkway, Spring Valley. Amount: \$250,000. Filed Nov. 16.

Facts & Figures

21 Yorkshire Drive LLC, Spring Valley. Seller: Mina and Madonna Attalla, Suffern. Property: 21 Yorkshire Drive, Suffern. Amount: \$807,000. Filed Nov. 9.

28 Strathmore LLC, Brooklyn. Seller: Mathew Lijoe and Joseph Leeja, New City. Property: 28 Strathmore Drive, New City. Amount: \$710,000. Filed Nov. 15.

60 S Madison LLC, Spring Valley. Seller: Jorge Saguary and Blanca Balboa, Spring Valley. Property: 60 S. Madison Ave., Spring Valley. Amount: \$403,000. Filed Nov. 14.

84 Halley LLC Pomona. Seller: Chaim Pinter, Brooklyn. Property: 122 Rosman Road, Thiells. Amount: \$456,000. Filed Nov. 15.

American International Relocation Solutions LLC, Pittsburgh, Pennsylvania. Seller: James and Frances Guevarra, New City. Property: 17 Old Schoolhouse Road, New City. Amount: \$558,500. Filed Nov. 10.

Bank Of America NA Anaheim, California. Seller: Cespedes Irvin, Poughkeepsie. Property: 28 Edge Hill Road, Wappingers Fall. Amount: \$652,000. Filed Nov. 10.

Bank of New York, Anaheim, California. Seller: Kk2021 Holdings Inc., New York. Property: 187 N. Grand Ave., Poughkeepsie. Amount: \$155,000. Filed Nov. 14.

Birchas Shomyaim LLC, Spring Valley. Seller: Eileen M. Herkes, Spring Valley. Property: 39 Ewing Ave., Spring Valley. Amount: \$875,000. Filed Nov. 15.

Brito, Sholanly F. and Ricardo J. Abinader, Pomona. Seller: ITC Management Inc., Valley Cottage. Property: 4 Greensward Drive, Valley Cottage. Amount: \$635,000. Filed Nov. 15.

Camillucci, Jon, Poughkeepsie. Seller: Hooker II LLC, Poughkeepsie. Property: 182 Mill St., Poughkeepsie. Amount: \$93,000. Filed Nov. 14.

Davidson Sullivan Realty LLC, Liberty. Seller: Andrew and Elizabeth Coleman, Poughkeepsie. Property: 14 Sugar Maple Road, Poughkeepsie. Amount: \$395,000. Filed Nov. 14.

G&M South Pearl Corp., Pearl River. Seller: Michael Emery and Meaghan White, Pearl River. Property: 12 Guttman Lane, Pearl River. Amount: \$670,000. Filed Nov. 16.

Gold Score Developers LLC, Washingtonville. Seller: Brian Perez and Linda Bell, Grand Junction, Colorado. Property: in Hyde Park. Amount: \$291,000. Filed Nov. 14.

Hot Diggity Dog Inc., Milton. Seller: 292 Mill Street LLC, Monroe. Property: 292 Mill St., Poughkeepsie. Amount: \$350,000. Filed Nov. 10.

Kish, Gary M., Rhinebeck. Seller: Bradley G. Keil, Rhinebeck. Property: in Rhinebeck. Amount: \$297,000. Filed Nov. 14.

Lindley Todd LLC, Beacon. Seller: Avalon PDF LLC, San Mateo, California. Property: in Beacon. Amount: \$880,000. Filed Nov. 14.

Lopes, Gilberto, Raquel Lopes and Aaron Patterson, Nyack. Seller: Brefini Inc., Pearl River. Property: 107 High Ave., Nyack. Amount: \$230,000. Filed Nov. 15.

PD Executive LLC, Suffern. Seller: Scott J. and Golda Faye, Suffern. Property: 1 Executive Blvd., Montebello. Amount: \$350,000. Filed Nov. 16.

Pine Mic 38 LLC, Brooklyn. Seller: Carol F. Ginsberg, Montebello. Property: 38 Forshay Road, Monsey. Amount: \$880,000. Filed Nov. 16.

Quackenbush Associates LLC, Brooklyn. Seller: Menachem M. and Hindy Stern, Monsey. Property: 209 Quackenbush Lane, Chestnut Ridge. Amount: \$990,000. Filed Nov. 15.

Waldman, Motty, Monsey. Seller: 18 Garden Circle LLC, Monsey. Property: 17 Garden Circle, Monsey. Amount: \$780,000. Filed Nov. 15.

Wertheimer, Samuel, Chestnut Ridge. Seller: Viola Ventures LLC, Chestnut Ridge. Property: 1103 Corner St., Spring Valley. Amount: \$239,000. Filed Nov. 16.

JUDGMENTS

Abbruscato, Patricia, Mahopac. \$16,415 in favor of Discover Bank, Mahopac. Filed Nov. 14.

Ackerman, Michael J., Carmel. \$3,772 in favor of Capital One Bank USA NA, Richmond, Virginia. Filed Nov. 8.

Andujar, Joseph A. and Ashley, Montgomery. \$5,020 in favor of Leslie Newman, Middletown. Filed Nov. 7.

Balaguer, James A. and Briana M. Dominick, New Windsor. \$1,183 in favor of Knox Village Associates, New Windsor. Filed Nov. 14.

Bonilla, Ruben Borjas, Newburgh. \$1,100 in favor of Franklin Bustillo, Newburgh. Filed Nov. 14.

Charlow, Serwaa A., New Windsor. \$40,980 in favor of Knox Village Associates, New Windsor. Filed Nov. 14.

Childs, Krystal, Middletown. \$5,530 in favor of Southgate II LLC, Livingston, New Jersey. Filed Nov. 14.

Colon, Johnny, Middletown. \$4,020 in favor of Maria Feerick, Wurtsboro. Filed Nov. 7.

Deutsche Bank, New York. \$94,996 in favor of Madeline and Peter Iovino, Mahopac. Filed Nov. 16.

Diamond, Steven E., Brewster. \$18,725 in favor of Legal Servicing LLC, Williamsville. Filed Nov. 15.

Garza, Miradelia, Cold Spring. \$14,268 in favor of Ascendus Inc. and Accion East Inc., New York. Filed Nov. 16.

Geico General Insurance Company, Middletown. \$61,562 in favor of Gene Marranca, Carmel. Filed Nov. 14.

Hernandez, Octavio, Newburgh. \$4,020 in favor of Barbara Hamilton, New York. Filed Nov. 7.

Horan, Kelly Jean, Mahopac. \$5,271 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 16.

Mckenzie, Nicholas N., Wappingers Falls. \$4,000 in favor of Sarah Constantine, Ballston Spa. Filed Nov. 7.

Monroe, Tyra C., Newburgh. \$2,186 in favor of Capital One Bank, Richmond, Virginia. Filed Nov. 14.

Newburgh South Group LLC, Elmhurst. \$2,500 in favor of Newburgh City, Newburgh. Filed Nov. 14.

Perez, Carlos J. Sr., Newburgh. \$1,054 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 14.

Scalzo, Anthony, New Windsor. \$11,322 in favor of Knox Village Associates, New Windsor. Filed Nov. 14.

Serrano, Genesis, Middletown. \$6,811 in favor of North American Partners in Anesthesia LLP, Melville. Filed Nov. 14.

Vespertino, Lorraine, Mahopac. \$2,221 in favor of Capital One Bank USA NA, Richmond, Virginia. Filed Nov. 8.

Wallace, Shamaica S., Middletown. \$4,795 in favor of Milagros Ornellas and State Farm Fire and Casualty, Middletown. Filed Nov. 9.

Warren, Jasmine D., Middletown. \$8,950 in favor of Southgate II LLC, Livingston, New Jersey. Filed Nov. 14.

Webber, Ryan Edward, Monticello. \$4,362 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed Nov. 9.

Williams, Antwan, Cornwall-on-Hudson. \$10,050 in favor of Yvette Kari, Hopewell Junction. Filed Nov. 7.

MECHANIC'S LIENS

Congregation Zemach David as owner. \$1,100,000 in favor of Modern Construction & Steel Corp. Property: 13 Truman Ave., village of New Square. Filed Nov. 10.

Constructivity LLC, as owner. \$8,000 in favor of Clarkstown Heating & Air Conditioning Corp. Property: 6 Nelson Place, Nanuet. Filed Nov. 15.

N&N Hyde Park LLC, as owner. \$15,305 in favor of Marjam Supply Company Inc. Property: 885 Conklin St., Farmingdale. Filed Nov. 14.

Regency Equity Realty LLC, as owner. \$894 in favor of Dicks Concrete Company Inc. Property: in Newburgh. Filed Nov. 9.

NEW BUSINESSES

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

PARTNERSHIPS

Castricone Heavner Law, 191 Maple Brook Road, Tuxedo 10987, c/o Daniel G. Castricone and Gary Lee Heavner. Filed Nov. 7.

SOLE PROPRIETORSHIPS

Abraham C. Markowitz CPA, 1205 Scarborough Drive, Brewster 10509, c/o Abraham C. Markowitz. Filed Nov. 14.

Angelic Healing 1111, 96 Golden Hill Ave., Goshen, 10924, c/o Michelle D. Degraff. Filed Nov. 14.

Club El Cazador, 37 Main St., Haverstraw, New York 10927, c/o Agustin Sandoval, Rony Steven, Cardona Espino and Lester Manuel. Filed Nov. 7.

Dowe Sweet Studio, 393 Mount

Airy Road, New Windsor 12553, c/o Lisa Dowe. Filed Nov. 14.

El Dolarito USA Store, 960 Route 32, Highland Mills, 10930, c/o Maria Maceda. Filed Nov. 14.

First Response Group Family Day Care, 2 Good Time Court, Goshen, 10924, c/o Maria Elena Figueroa. Filed Nov. 7.

Massage SVC of Rosa, 143 W. Main St., Apt 1 Goshen, 10924, c/o Rosa Maria Meneses Martinez. Filed Nov. 9.

MB Contracting, 15 Berry Lane, Newburgh 12550, c/o Humberto Castro. Filed Nov. 14.

Nu Cleaners, 180 W. Main St., Apt. 6, Middletown 10940, c/o Cheryln T. Browne. Filed Nov. 15.

On Demand TC SVCS, 64 Pewter Circle, Chester 10918, c/o Holly M. Weldon. Filed Nov. 16.

PNR Lawn Care, 43 Hill Ave., Montgomery 12549, c/o Noah Booth. Filed Nov. 15.

Pre Logistics, 852 Neelytown Road, Montgomery 12553, c/o Delfino Garcia Gonzalez. Filed Nov. 15.

SDS Survey & Drafting Services, 20 Bauer Lane, No. A, Newburgh, 12550, c/o Sara Danielle Saunders. Filed Nov. 15.

W&R Cleaning Services, 71 New Road, Newburgh, 12550, c/o Wanda Ivelisse Zambrano. Filed Nov. 9.

Wags & Kisses, 138 Red Top Road, Wallkill, 12589, c/o Janeecce S. Rogers. Filed Nov. 15.

Wicks N Waxx, 9 Moriah Lane, Middletown 10940, c/o Corlethia M. Hinton. Filed Nov. 7.

BUILDING PERMITS

Commercial

All Electric Construction & Communication LLC, West Haven, contractor for Empire Storage LLC. Install roof-mounted solar panels at 11 Leon Place, Stamford. Estimated cost: \$183,352. Filed Oct. 13.

Andriy Drobotiy Construction LLC, Trumbull, contractor for Plaza North Association. Remove existing roof and re-roof 92 North St., Stamford. Estimated cost: \$22,000. Filed Oct. 14.

AP Construction, Stamford, contractor for Stamford Washington Office LLC. Expand office suite on the fourth floor at 677 Washington Blvd., Unit B1, Stamford. Estimated cost: \$500,000. Filed Oct. 11.

Berkley Exteriors Inc., Milford, contractor for TRA Prospect LLC. Remove existing roof and install new architectural asphalt shingles at 110 Prospect St., Stamford. Estimated cost: \$32,000. Filed Oct. 31.

Blackwell Construction LLC, Fairfield, contractor for Spectrum Stamford LLC. Perform replacement alterations at 400 Atlantic St., Stamford. Estimated cost: \$450,000. Filed Oct. 12.

Blackwell Construction LLC, Fairfield, contractor for Spectrum Stamford LLC. Renovate ground-floor lobby, install two open stairways and associated work second and third floors of 400 Atlantic St., Stamford. Estimated cost: \$500,000. Filed Oct. 26.

Borghesi Building & Engineering Company Inc., Torrington, contractor for Elmship Associates LLC. Build-out a room within the existing retail space to be used as a career center at 561 Elm St., Stamford. Estimated cost: \$26,468. Filed Oct. 11.

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

Questions and comments regarding this section should be directed to:

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

CAAD LLC, Greenwich, contractor for First Stamford Corp. Renovate existing restaurant space for new restaurant by installing kitchen, finishes and seating area at 1138 E. Main St., Stamford. Estimated cost: \$100,000. Filed Oct. 26.

Centerline Communications LLC, West Bridgewater, Massachusetts, contractor for American Towers Inc. Remove nine antennas and related equipment from tower, modify the antenna mounts and install 10 new antennas and related equipment and install new units in cabinets at 168 Catoona Lane, Stamford. Estimated cost: \$25,000. Filed Oct. 7.

Chavez Carpentry LLC, Norwalk, contractor for Kolich Bank Street LLC. Change of use (no construction work). Space previously used for storage will now be used as a space for lash and eyebrow design at 1 Bank St., Stamford. Estimated cost: \$1,000. Filed Oct. 19.

Claris Construction Inc., Newtown, contractor for 85 Price Street LLC and 898-930 Norman Street LLC. Construct out-of-ground a 110 residential unit complex, two levels of parking and four levels of residential at 17 W. Main St., Stamford. Estimated cost: \$20,089,200. Filed Oct. 7.

Connolly, Thomas A., Milford, contractor for Sheila K. Uhi. Install a 24kw generator with a 120-gallon propane tank at 128 Blackwood Lane, Stamford. Estimated cost: \$14,000. Filed Oct. 11.

Coppola & Sons Construction Company Inc., Norwalk, contractor for 72 Franklin LLC. Install 80kw natural gas Generac backup generator with associated features to include transfer switch and bollards per community development project connecting to existing natural gas line at 72 Franklin St., Stamford. Estimated cost: \$48,000. Filed Oct. 3.

Ghali Construction New Jersey Corp, Dumont, New Jersey, contractor for Clark's Hill Shopping Plaza LLC. Tenant fit-out for a Bubbakoos Burritos commercial restaurant at 800 E. Main St., Stamford. Estimated cost: \$100,000. Filed Oct. 17.

Site Acquisitions Inc., Salem, New Hampshire, contractor for Greenwich Hospital. Modify existing cell site and replace existing antennas and remote audio radio units. Modification will not increase height of existing wireless facility for tenant AT&T, 5 Perryridge Road, Greenwich. Estimated cost: \$35,000. Filed Sept. 23.

TR Building & Remodeling Inc., New Canaan, contractor for Valerie G. Stange. Update kitchen cabinets, hardware floors, lights, plumbing fixtures, relocate existing master bedroom and new layout for existing master bath and walk-in closet at 1 Millbank Ave., Unit 2G, Greenwich. Estimated cost: \$250,000. Filed Sept. 7.

The Bruce Museum, Greenwich, contractor for Greenwich c/o Finance Department. Prepare for a private party at 1 Museum Drive, Greenwich. Estimated cost: \$4,000. Filed Sept. 23.

The Property Group of Connecticut Inc., Stamford, contractor for Anne T. Drake. Renovate kitchen with new cabinets, sink, appliances, recessed lights and tile floor at 50 Lafayette Place, Unit 2A, Greenwich. Estimated cost: \$5,600. Filed Sept. 9.

Treco Construction Ltd., Bridgeport, contractor for McDonald's. Remove chicken fry hood and install a new one at 268 W. Putnam Ave., Greenwich. Estimated cost: \$35,000. Filed Oct. 11.

Unlimited Designs, Mamaroneck, New York, contractor for Thomas Realty Inc. Perform replacement alterations at 18-20 Greenwich Ave., Greenwich. Estimated cost: \$40,000. Filed Sept. 21.

Valhalla Contracting Corp., Valhalla, New York, contractor for 4D LLC. Refinish floors, install new cabinets and tile, paint walls and ceilings in bathrooms at 50 Lafayette Place, Unit 4D, Greenwich. Estimated cost: \$35,000. Filed Sept. 8.

Wernert Construction Management LLC, Cos Cob, contractor for the Trustees of the Convent of Sacred Heart Inc. Reconstruct wall to accommodate electric for new hair dryers in locker room and construct new walls for privacy at 1177 King St., Greenwich. Estimated cost: \$2,000. Filed Sept. 29.

Whitby School, Greenwich, contractor for Whitby School. Install five new rooftop VRF AC units and install two at grade at 969 Lake Ave., Greenwich. Estimated cost: \$110,000. Filed Sept. 22.

Residential

Adi East Inc., South Salem, New York, contractor for Edward J. Lynam. Repair fire damage at 60 Strawberry Hill Ave., Unit 804, Stamford. Estimated cost: \$12,000. Filed Oct. 31.

Alexander, Samuel, Greenwich, contractor for Samuel Alexander. Change use of first-floor living room, which has its own egress and bathroom, to a bedroom at 20 Dale Drive, Greenwich. Estimated cost: \$1,000. Filed Sept. 30.

American House LLC, Trumbull, contractor for William and William B. Fiore Jr. Remove existing roof and re-roof 88 Buckingham Drive, Stamford. Estimated cost: \$11,000. Filed Oct. 17.

Apex Construction Services LLC, Darien, contractor for Stern Sydney and Heraty Conor. Strip roof and re-roof, including roof strip and ice water shield on the entire house and chimney flashing at 66 Muriel Drive, Stamford. Estimated cost: \$13,086. Filed Oct. 8.

Aywasi Design + Construction LLC, Bridgeport, contractor for Anne Marie Reynolds. Renovate bathrooms, kitchen cabinets, fixtures and finishes at 123 Harbor Drive, Unit 511, Stamford. Estimated cost: \$100,000. Filed Oct. 11.

Berkley Exteriors Inc., Milford, contractor for Tara and Michael LoRusso. Replace 21 windows and one patio door at 33 Constance Lane, Stamford. Estimated cost: \$40,000. Filed Oct. 31.

Better Built Basements LLC, Berlin, contractor for Kelly and Kenneth O'Brien. Construct finished recreation room in existing basement at 88 Klondike Ave., Stamford. Estimated cost: \$22,900. Filed Oct. 5.

Bioclean LLC, Milford, contractor for Adrian N. Tuluca and Miorita Dana. Remediate mold in attic at 23 Toilsome Brook Road, Stamford. Estimated cost: \$8,199. Filed Oct. 19.

Brank, William L., Greenwich, contractor for Samantha Longo and Michael DiGiovanni. Add master bath and closet and finish basement at 60 Judy Lane, Stamford. Estimated cost: \$150,000. Filed Oct. 13.

Brown Roofing Company Inc., Seymour, contractor for Carol Rutkowski. Remove and dispose of existing shingles, install ice and water barrier, including on all eaves, rakes and valleys. Install new storm-tight synthetic underlayment, leading-edge starter shingles, drip edge, ridge vent and flashing as required and install new asphalt shingles at 28 Oakdale Road, Stamford. Estimated cost: \$10,152. Filed Oct. 6.

Brown Roofing Company Inc. Remove and dispose of existing shingles and install ice and water barrier, new storm-tight synthetic underlayment, leading edge starter shingle, drip edge, ridge vent and flashing as required at 320 Club Road, Stamford. Estimated cost: \$17,328. Filed Oct. 18.

Brown Roofing Company Inc., Seymour, contractor for Baoqun Fu. Remove and dispose of existing shingles. Install ice and water barriers, new stormtite synthetic underlayment, leading edge starter shingles, drip edge, ridge vent and flashing as required at 54 Fieldstone Road, Stamford. Estimated cost: \$21,385. Filed Oct. 21.

Building By Design LLC, Stamford, contractor for Michael Lefkovich and Hannah Schacht. Add two shed dormers to the existing attic to finish space to include two bedrooms, two bathrooms and a playroom at 19 Vanech Drive, Stamford. Estimated cost: \$235,925. Filed Oct. 12.

Cannondale Generators Inc., Wilton, contractor for Joseph A. Kardos. Install a 14kw Generac generator at 860 Stillwater Road, Stamford. Estimated cost: \$16,703. Filed Oct. 6.

Deak, William F., New Milford, contractor for David P. Scopelliti and Kimberley Markson-Scopelliti. Install a 24kw Generac generator with 200amp to be powered by existing 500-gallon propane tank at 65 Mac Arthur Lane, Unit 4, Stamford. Estimated cost: \$11,600. Filed Oct. 17.

Digiorgi Roofing & Siding Inc., Beacon Falls, contractor for Karen J. Fisher. Remove and replace existing deck as per plans at 93 Arden Lane, Stamford. Estimated cost: \$17,500. Filed Oct. 5.

Digiorgi Roofing & Siding Inc., Beacon Falls, contractor for Boyd and Khandice C. O'Kelley. Replace deck at 9 Saddle Hill Lane, Stamford. Estimated cost: \$36,000. Filed Oct. 11.

Digiorgi Roofing & Siding Inc., Beacon Falls, contractor for Malak Hisham Abdul and Malak Hala Abdul. Replace old windows with four new replacement windows from Infinity by Marvin at 1623 Newfield Ave., Stamford. Estimated cost: \$6,043. Filed Oct. 6.

Fay Construction LLC, Stamford, contractor for Dinko A. and Kristin M. Angelov. Build a second story above existing two-car attached garage at 185 Van Rensselaer Ave., Stamford. Estimated cost: \$80,000. Filed Oct. 3.

Fay Construction LLC, Stamford, contractor for Matthew Cingari. Renovate second floor by replacing sheet rock, insulation, electrical and rough plumbing at 27 Ponus Ave., Stamford. Estimated cost: \$35,000. Filed Oct. 17.

Flying Colors Roofing LLC, Brookfield, contractor for Paul J. Chiappetta and Ghislaine A. Lusby. Tear roof to sheathing and reroof with 30-year architectural shingles at 113 Dannel Drive, Stamford. Estimated cost: \$12,000. Filed Oct. 5.

Facts & Figures

Gilbertson, Gregory G., Trumbull, contractor for Augustus J. and Sharon H. Sclafani. Install a 120-gallon tank at right side of house and install underground gas pipe for 26 kw standby generator at 89 Den Road, Stamford. Estimated cost: \$22,200. Filed Oct. 21.

Gonzalez, Edgar, Stamford, contractor for Edgar Adolfo and Mirna Gonzalez. Replace roof at 133 Lockwood Ave., Unit A, Stamford. Estimated cost: \$9,500. Filed Oct. 17.

Green Power Energy LLC, Annandale, New Jersey, contractor for Dayna Christine Hinkle. Install roof-mounted solar panels at 9 Lynam Road, Stamford. Estimated cost: \$92,460. Filed Oct. 5.

Green Power Energy LLC, Annandale, New Jersey, contractor for Adam Davis. Install roof-mounted solar panels at 43 Hunting Ridge Road, Stamford. Estimated cost: \$41,777. Filed Oct. 17.

Greto Contracting Inc., White Plains, New York, contractor for Harold and Iris McGuire. Renovate kitchen and install a skylight at 167 Fox Ridge Road, Stamford. Estimated cost: \$110,000. Filed Oct. 11.

Haden, Timothy and Koyanagi C. Haden, Greenwich, contractor for Timothy and Koyanagi C. Haden. Perform replacement alterations at 39 Glen Ridge Road, Greenwich. Estimated cost: \$2,000. Filed Sept. 29.

Kane, Stephen C., Stamford, contractor for Jeffrey J. Butera. Remove existing roof and re-roof 19 Tod Lane, Greenwich. Estimated cost: \$85,000. Filed Sept. 15.

Liesegang Jr., Robert B., Ridgefield, contractor for Douglas E. and Andrea R. Behrman. Build new patios at house and pool. Construct a new retaining wall at pool area at 17 Midwood Drive, Greenwich. Estimated cost: \$250,000. Filed Sept. 22.

Natale Jr, Robert J. and Kathryn M. Natale, Greenwich, contractor for Robert J. and Kathryn M. Natale. Construct a new single-family dwelling with attached two-car garage at 259 Pemberwick Road, Greenwich. Estimated cost: \$350,000. Filed Sept. 28.

Rock Shore Enterprises LLC, Old Greenwich, contractor for Rock Shore Enterprises LLC. Renovate second floor at 41 Binney Lane, Greenwich. Estimated cost: \$1,250,000. Filed Sept. 16.

Roofing Solutions of Connecticut LLC, Greenwich, contractor for Jan Koos and George Rutgers. Replace cedar and asphalt roof at 86 Howard Road, Greenwich. Estimated cost: \$51,600. Filed Sept. 9.

Sardone Builders Inc., Riverside, contractor for Derron S. and Marion Slonecker. Construct a new pavilion over existing patio at 12 Hillcrest Lane, Greenwich. Estimated cost: \$40,000. Filed Sept. 16.

Sardone Builders Inc., Riverside, contractor for Christina M. Hansen. Remove existing deck and construct a new deck with storage below at 239 Shore Road, Greenwich. Estimated cost: \$60,000. Filed Sept. 14.

Sardone Builders Inc., Riverside, contractor for Derron S. and Marion Slonecker. Construct a new pergola, with retaining walls at 12 Hillcrest Lane, Old Greenwich. Estimated cost: \$88,000. Filed Sept. 16.

Scott, Michael and Erika M. Accardi, Greenwich, contractor for Michael Scott and Erika M. Accardi. Install a wood stove in living room in compliance with manufacturer's specifications at 16 High St., Greenwich. Estimated cost: \$3,600. Filed Sept. 8.

Siepk Construction LLC, Norwalk, contractor for Gabrielle Paolini and Edward Webster. Remove and replace asphalt shingles at 13 Irvine Road, Old Greenwich. Estimated cost: \$15,990. Filed Sept. 15.

Significant Homes LLC, New Canaan, contractor for Kenneth M. Gammill Jr. Reconstruct and enlarge existing accessory building at 17 Stiles Lane, Greenwich. Estimated cost: \$1,200,000. Filed Sept. 16.

Sls Construction LLC, Greenwich, contractor for David and Melissa Walko. Rebuild single-family house on existing crawl space foundation with garage addition at 60 Morningside Drive, Greenwich. Estimated cost: \$500,000. Filed Sept. 16.

St. Hilaire Restoration and Remodeling LLC, Terryville, contractor for Sophia A. Scarpelli. Remove existing roof and re-roof 29 Valleywood Road, Cos Cob. Estimated cost: \$6,000. Filed Sept. 30.

Total Bath Systems LLC, Bristol, contractor for William and Despina Fassuliotis. Replace tub with shower at 62 Ridgeview Ave., Greenwich. Estimated cost: \$7,000. Filed Sept. 26.

Total Bath Systems LLC, Bristol, contractor for Lee W. and Kaori O'Brien Higgins. Replace tub at 480 Valley Road, Cos Cob. Estimated cost: \$9,000. Filed Sept. 26.

Trinity Solar Inc., Cheshire, contractor for a family Revocable Living Trust. Install roof-mounted solar panels at 1 Fairfield Ave., Old Greenwich. Estimated cost: \$28,000. Filed Sept. 2.

Wernert Associates Inc., Cos Cob, contractor for Melissa C. and Thomas M. Tidgwell. Construct a kitchen addition, renovate and accommodate a new powder room, mudroom, laundry and wet bar at 17 Fairfield Ave., Old Greenwich. Estimated cost: \$125,000. Filed Sept. 2.

Wood Builders Inc., Wilton, contractor for George E. and Gabrielle L. Rhein. Install a new support beam in living room and remove existing wall at 10 Tomac Court, Greenwich. Estimated cost: \$200,000. Filed Sept. 8.

Woodcrest Homes LLC, Jericho, New York, contractor for Pecksland LLC. Construct a new single-family house at 161 Pecksland Road, Greenwich. Estimated cost: \$1,400,000. Filed Sept. 21.

Ye Tr Cao, Greenwich, contractor for Ye Tr Cao. Convert two bedrooms to one bedroom at 609 Round Hill Road, Greenwich. Estimated cost: \$25,000. Filed Sept. 29.

COURT CASES

Bridgeport Superior Court

AAA Northeast Inc., et al, Hartford. Filed by James Lamont Shepard-Collins, Ansonia. Plaintiff's attorney: The Bonadies Law Firm LLC, Hamden. Action: The plaintiff was operating his vehicle and defendants were in the process of towing a vehicle. In the process of towing the vehicle, the defendants allegedly attached a tow cable. As the plaintiff drove down the street, his vehicle contacted the cable and suffered damages. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-6118401-S. Filed Sept. 28.

Bautista De Jesus, Florentino, et al, Bridgeport. Filed by Christopher Weidert, Enterprise, Alabama. Plaintiff's attorney: Mario Carter Law Firm, North Haven. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-6118192-S. Filed Sept. 19.

Ebanks, Benny, et al, Bronx, New York. Filed by Ashley Guzman, Bridgeport. Plaintiff's attorney: Miller Rosnick D'Amico August & Butler PC, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-6118275-S. Filed Sept. 22.

LM General Insurance Company, et al, Boston, Massachusetts. Filed by Jose Pinto, Bridgeport. Plaintiff's attorney: The Flood Law Firm LLC, Middletown. Action: The plaintiff suffered a collision allegedly caused by another driver and sustained severe and painful personal injuries. This driver did not have sufficient automobile insurance to fairly compensate the plaintiff and this caused an instant claim for the underinsured motorist coverage benefits against the defendants. The defendants were notified and have failed to compensate the plaintiff fairly. 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-22-6118276-S. Filed Sept. 22.

Milford Health Care Center Inc., Milford. Filed by Adolfo Serrano, Bridgeport. Plaintiff's attorney: Cocco & Ginsberg LLC, Bridgeport. Action: The plaintiff fell out of his bed and onto the floor while under the care, treatment, monitoring, diagnosing and supervision of the defendant. As a result, the plaintiff suffered injuries caused by the defendant's failure. 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-22-6118341-S. Filed Sept. 27.

Danbury Superior Court

Costco Wholesale Corp., et al, Issaquah, Washington. Filed by Yu-Chen Huang, Danbury. Plaintiff's attorney: The Flood Law Firm LLC, Middletown. Action: The plaintiff was lawfully on the premises controlled by the defendants. She was in the bottle and can redemption area when she was struck by the door of a bottle-return machine swinging open onto her, thereby causing her to suffer 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-22-6044116-S. Filed Sept. 22.

The Stop & Shop Supermarket Company LLC, et al, Quincy, Massachusetts. Filed by Janice Pizzuto, New Haven. Plaintiff's attorney: Goff Law Group LLC, West Hartford. Action: The plaintiff was lawfully on the premises as a patron, for purposes of purchasing items at the defendants' grocery store. The plaintiff attempted to access a self-checkout kiosk when she was caused to fall due to slippery conditions, resulting in her falling violently to the ground and suffering 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-22-6044040-S. Filed Sept. 13.

Valenzuela, Corci Carlita, et al, Danbury. Filed by Michael Ellis, Danbury. Plaintiff's attorney: Alan Barry & Associates, Danbury. Action: The plaintiff suffered a collision and allegedly 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-22-6044201-S. Filed Oct. 5.

Valluzzo Family LLC, et al, Sarasota, Florida. Filed by Gloria Cummings, Ridgefield. Plaintiff's attorney: The Flood Law Firm LLC, Middletown. Action: The plaintiff was lawfully on the premises controlled and maintained by the defendants, when a protruding signpost in the parking lot caused her to fall, thereby causing her to suffer 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-22-6044137-S. Filed Sept. 27.

Stamford Superior Court

Courtney, Reid A., et al, Norwalk. Filed by Willy Falcon-Blanco, Stamford. Plaintiff's attorney: Barr & Morgan, Stamford. 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-22-6058093-S. Filed Aug. 31.

JDS Wax Center LLC, Westport. Filed by Megan Scofield, Weston. Plaintiff's attorney: Mario Carter Law Firm, North Haven. Action: The plaintiff was getting an eyebrow wax by an employee, agent or servant at the defendant's salon. The wax being used on the plaintiff's burned and infected her face resulting in serious 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-22-6058487-S. Filed Oct. 5.

Moy, Alan, et al, Norwalk. Filed by Western Connecticut Medical Group, Danbury. Plaintiff's attorney: Philip H. Monagan Law Offices, Waterbury. Action: The plaintiff provided medical services and supplies to the defendant. However, the defendants have neglected or refused to pay the plaintiff and suffered monetary damages. The plaintiff seeks monetary damages of more than \$2,500, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-22-6058318-S. Filed Sept. 21.

Pierina, Alexander, New Canaan. Filed by Cavalry SPV I LLC, Greenwich. Plaintiff's attorney: Patrick Joseph Fitzgerald III, Albany, New York. Action: The plaintiff acquired the defendant's credit debt. The defendant has failed to make payments or neglected to pay the debt. The plaintiff seeks monetary damages of less than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-22-6058622-S. Filed Oct. 18.

DEEDS

Commercial

177 Rowland Road LLC, Fairfield. Seller: Christopher Milligan and Haylee Milligan, Southport. Property: 222 Willow St., Southport. Amount: \$3,995,000. Filed Oct. 18.

Facts & Figures

37 Gerry Street LLC, Greenwich. Seller: NZS Holdings LLC, Greenwich. Property: 37 Gerry St., Greenwich. Amount: \$1,190,000. Filed Nov. 1.

51 Sky Top Partners LLC, Fairfield. Seller: Daniel Kenigsberg, Fairfield. Property: 51 Sky Top Terrace, Fairfield. Amount: \$350,000. Filed Oct. 18.

60 Greenwich Hills Drive LLC, Greenwich. Seller: Henry Chang, et al, Greenwich. Property: 60 Greenwich Hills Drive, Greenwich. Amount: \$1. Filed Nov. 2.

797 Kings Highway East LLC, Fairfield. Seller: F. Richard King and Jean Ann King, Fairfield. Property: 797 Kings Highway, Fairfield. Amount: \$410,000. Filed Oct. 21.

Memorare Investments LLC, Stamford. Seller: Duane B. Taylor, West Chester, Pennsylvania. Property: 1 Broad St., Unit 15B, Stamford. Amount: \$505,000. Filed Oct. 12.

Riverside Home Trust, Old Greenwich. Seller: Esteban Liguori and Maria L. Larroude de Liguori, Key Biscayne, Florida. Property: 223 Palmer Hill Road, Old Greenwich. Amount: \$2,375,000. Filed Nov. 3.

The 2020 Piacente Family Irrevocable Trust, Greenwich. Seller: Georgianne V. Ingraham, Greenwich. Property: 5 Putnam Hill, Unit 1B, Greenwich. Amount: \$600,000. Filed Nov. 3.

Van Galen, Peter John, and Leigh Margaret Tooker, Stamford. Seller: MDI Construction LLC, Wilton. Property: 74 Greenfield Road, Stamford. Amount: \$599,000. Filed Oct. 11.

Villanueva, Joshua Francisco and Elenice Alizon de Carvalho Villanueva, Stamford. Seller: HDF Community Land Trust Inc., Stamford. Property: 287 Washington Blvd, Unit 4B, Stamford. Amount: \$240,000. Filed Oct. 13.

YNWA LLC, Old Greenwich. Seller: Joan Lynch, Stamford. Property: 37 Davenport Drive, Stamford. Amount: \$1,255,000. Filed Oct. 14.

Residential

Aeron, Nalin and Chavit Gupta, Old Greenwich. Seller: Philip Davidson and Tracey L. Davidson, Old Greenwich. Property: 15 Marshall St., Old Greenwich. Amount: \$1,535,692. Filed Nov. 1.

Antonicegli, Diane and Michael Antonicegli, Southport. Seller: Jane K. Dean, Southport. Property: 450 Center St., Unit 12, Southport. Amount: \$730,000. Filed Oct. 17.

Arena, Lois, Fairfield. Seller: Stephen T. Ferguson and Mary-Theresa Anne Ferguson, Fairfield. Property: 228 Hunyadi Ave., Fairfield. Amount: \$565,000. Filed Oct. 21.

Baker, Laura, Fairfield. Seller: Jerelyn Ekholm, Fairfield. Property: 240 Sunnyridge Ave., Unit 92, Fairfield. Amount: \$285,000. Filed Oct. 18.

Cheung, Benjamin and Megan Cheung, Norwalk. Seller: Timothy Birge and Allison H. Birge, Fairfield. Property: 151 Doreen Drive, Fairfield. Amount: \$600,000. Filed Oct. 21.

Clemens III, William B., Cos Cob. Seller: Philip Brudner and Luci Brudner, Greenwich. Property: 115 River Road, Unit 12, Cos Cob. Amount: \$N/A. Filed Oct. 31.

Collier III, William J., Norwalk. Seller: Christopher Piro, Stamford. Property: 9 River Road, Unit 413, Cos Cob. Amount: \$439,000. Filed Nov. 1.

Crotty Paul and Tara Richards Crotty, Fairfield. Seller: Cynthia L. Vaporis, Fairfield. Property: 201 Mona Terrace, Fairfield. Amount: \$560,000. Filed Oct. 20.

DaSilva, Ursula and Luis Rico, New Rochelle, New York. Seller: Michael Hammett, Bridgeport. Property: 80 Lawn Ave., No.10, Stamford. Amount: \$350,000. Filed Oct. 11.

Dennigan, Peter, Hingham, Massachusetts. Seller: Hugh J. Dwyer and Katerina Dwyer, Fairfield. Property: 791 Riverside Drive, Fairfield. Amount: \$549,000. Filed Oct. 19.

Drye, Mary, Yonkers, New York. Seller: Alfredo Hernandez, Stamford. Property: 25 Taylor St., Unit 17, Stamford. Amount: \$330,000. Filed Oct. 12.

Duby, Christopher and Danielle Costa, Niantic. Seller: Steven J. Arvan and Michelle C. Arvan, Stamford. Property: 27 Bradley Place, Stamford. Amount: \$525,000. Filed Oct. 12.

Eads, Stirling and David Eads, Riverside. Seller: Simone V. Dagnino and Elizabeth J. Dagnino, Riverside. Property: 47 Druid Lane, Riverside. Amount: \$10. Filed Nov. 4.

Gandolfi, Claudine and Anthony DeAngelis, Greenwich. Seller: Catherine Cronin, Greenwich. Property: 44 Cherry Hill Road, Greenwich. Amount: \$888,000. Filed Oct. 13.

Garcia, Amanda Christine, Richmond Hill, New York. Seller: Robin Strachan, Southbury. Property: 405 Sylvan Knoll Road, Stamford. Amount: \$251,000. Filed Oct. 11.

Gilbert, David J., Stamford. Seller: Thomas M. Mulroy and Dorothy E. Mulroy, Greenwich. Property: 613 Steamboat Road, Greenwich. Amount: \$5,963,850. Filed Nov. 4.

Goldstein, Eric and Mary Dana McCann Goldstein, Stamford. Seller: Peter Purcell, Stamford. Property: 25 Broadwood Drive, Stamford. Amount: \$879,000. Filed Oct. 13.

Hamilton, Peter A. and Diana P. Hamilton, Greenwich. Seller: Peter A. Hamilton, Greenwich. Property: 33 Hillside Road, Greenwich. Amount: \$N/A. Filed Oct. 31.

Khoueiri, Eva R., Stamford. Seller: Jordan Treibert and Amberly Treibert, Stamford. Property: 1611 Washington Blvd., Unit 14, Stamford. Amount: \$435,000. Filed Oct. 14.

Kogan Mezak, Anya and Charles Kogan Mezak, Fairfield. Seller: Heath C. Kent and Alyssa D. Kent, Fairfield. Property: 289 Brooklawn Terrace, Fairfield. Amount: \$10. Filed Oct. 20.

Lauterio, John and Kaitlyn Lauterio, Riverside. Seller: Elizabeth P. Decker, Greenwich. Property: 11 Wesskum Wood Road, Riverside. Amount: \$N/A. Filed Nov. 1.

Lauture, Daniel, Stamford. Seller: James E. Beam and Barbara Hazay Beam, Fairfield. Property: 130 Biro St., Fairfield. Amount: \$400,000. Filed Oct. 20.

Lewandoski, Brian H. and Jillian Corey, Greenwich. Seller: Andrew M. Debrisco, Stamford. Property: 17 Pell Place, Stamford. Amount: \$599,500. Filed Oct. 12.

Lieb, Mark A. and Kathy J. Lieb, Wellington, Florida. Seller: Mary Jane Huffman and Randall A. Huffman, Greenwich. Property: 8 E. Lyon Farm Drive, Greenwich. Amount: \$10. Filed Oct. 31.

Machado, John and Hope Machado, Fairfield. Seller: Michael A. Dowling and Susan C. Dowling, Fairfield. Property: 16 Mayflower Circle, Fairfield. Amount: \$670,000. Filed Oct. 18.

MacKenzie, Myhre and Nicolas Garcia Hemme, Stamford. Seller: Marie-Rose Hoffmann and John Warde, Stamford. Property: 195 Willowbrook Ave., Stamford. Amount: \$899,000. Filed Oct. 12.

Mann, Joan B. and Robert H. Mann, Greenwich. Seller: Joan B. Mann, Greenwich. Property: 69 Oneida Drive, Greenwich. Amount: \$0. Filed Oct. 31.

McCurdy, Sean R. and Toni McCurdy, Fairfield. Seller: Paul J. Mucha and Courtney D. Mucha, Fairfield. Property: 1411 Mill Plain Road, Fairfield. Amount: \$745,000. Filed Oct. 17.

McLean, Laura Struzzi and Robert McLean, Norwalk. Seller: Matthew R. Stymacks and Elizabeth A. Stymacks, Fairfield. Property: 92 Woodside Circle, Fairfield. Amount: \$770,000. Filed Oct. 19.

Mehra, Arjun and Meghna Mehra, Stamford. Seller: Eric Tonkyn and Tati Tonkyn, Stamford. Property: 1525 Newfield Ave., Stamford. Amount: \$10. Filed Oct. 14.

Pacelle, Joseph, Greenwich. Seller: Julie Parappallil and Jojimon Parappallil, Stamford. Property: 1520 Long Ridge Road, Stamford. Amount: \$1,187,500. Filed Oct. 11.

Pizzutello III, Henry John and Nicole J. Pizzutello, Stamford. Seller: Denise Jordan, Stamford. Property: 57 Bungalow Park, Stamford. Amount: \$450,000. Filed Oct. 12.

Posacki, Julia, Greenwich. Seller: William T. Squires and Patricia Squires, Stamford. Property: 1 Mill Road, Stamford. Amount: \$978,700. Filed Oct. 14.

Priskie, Chase, Pembroke Pines, Florida. Seller: Wojciech Iwaszkiewicz, Fairfield. Property: 98 Little Brook Road, Fairfield. Amount: \$875,000. Filed Oct. 19.

Quinn Smith, Courtney and Omar Galal El-Domeiri, Stamford. Seller: Kimberly Weisberg and Scot Weisberg, Fairfield. Property: 260 Springer Road, Fairfield. Amount: \$1,300,000. Filed Oct. 18.

Ragone, Mark, Port Chester, New York. Seller: Olimpia Chiappetta, Cos Cob. Property: 60 Valley Road, Unit B, Cos Cob. Amount: \$849,000. Filed Nov. 1.

Rivera, Sandra and Juan Fernando Cortes Herrera, Fairfield. Seller: Marie F. Kunak Kassay, Fairfield. Property: 309 Hunyadi Ave., Fairfield. Amount: \$400,000. Filed Oct. 18.

Rosenfeld, Kathleen, Fairfield. Seller: Tracy Brigden and Michael Del Gaudio, Fairfield. Property: 87 Hillcrest Road, Fairfield. Amount: \$765,000. Filed Oct. 18.

Sakakini, Imad H. and Layla S. Sakakini, Trumbull. Seller: John A. Sayour, Fairfield. Property: 121 Beechwood Lane, Fairfield. Amount: \$590,000. Filed Oct. 18.

Santangelo, Maryann, Fairfield. Seller: Katherine C. Lawler, West Hartford. Property: 915 Holland Hill Road, Fairfield. Amount: \$500,000. Filed Oct. 21.

Senthil Nathan, Shanmugam and Gayathri Senthil Nathan, Fairfield. Seller: Nancy D. Allen, Fairfield. Property: 244 Oakwood Drive, Fairfield. Amount: \$515,000. Filed Oct. 17.

Tabaka, Aleksandra and Alejandro Teran, Stamford. Seller: Lusha Gashi Stamford. Property: 168 Belltown Road, Unit B9, Stamford. Amount: \$410,000. Filed Oct. 11.

Troy, Kiersten Agius and James Paul Troy, Greenwich. Seller: Giancarlo Aspesi, Stamford. Property: 24 Silver St., Stamford. Amount: \$535,000. Filed Oct. 14.

Yanza, Luis A. and Ana Lucia Espinoza, Fairfield. Seller: Chester Zomzinsky, Fairfield. Property: 105-107 Royal Ave., Fairfield. Amount: \$497,000. Filed Oct. 18.

Young, Nancy M., Greenwich. Seller: Ronald A. Young, Greenwich. Property: 10 Moshier St., Greenwich. Amount: \$1. Filed Nov. 3.

MORTGAGES

Ahmed Ramzy, Nihal Ossama, Greenwich, by M. Kathleen Beatley. Lender: United Nations Federal Credit Union, 2401 44th Road, Long Island City, New York. Property: 2 Gerald Court, Riverside. Amount: \$700,000. Filed Oct. 19.

Ali, Yeashinur R., Stamford, by Antoinette R. Kaine. Lender: Caliber Home Loans Inc., 1525 S. Belt Line Road, Coppell, Texas. Property: 16 Cummings Ave., Stamford. Amount: \$456,400. Filed Oct. 11.

Arena, Lois, Fairfield, by Tamara L. Peterson. Lender: Guaranteed Rate Inc., 1800 W. Larchmont Ave., Suite 201, Chicago, Illinois. Property: 228 Hunyadi Ave., Fairfield. Amount: \$452,000. Filed Oct. 21.

Baker, Laura, Fairfield, by Jonathan A. Wetmore. Lender: William Raveis Mortgage LLC, 7 Trap Falls Road, Shelton. Property: 240 Sunnyridge Ave., Unit 92, Fairfield. Amount: \$228,000. Filed Oct. 18.

Balic, Vlatko and Alexandra Balic, Greenwich, by Seth J. Arnowitz. Lender: Guaranteed Rate Inc., 3940 N. Ravenswood, Chicago, Illinois. Property: 33 Langhorne Lane, Greenwich. Amount: \$1,732,500. Filed Oct. 20.

Breiner, Lori, Fairfield, by Joseph F. Varrarede. Lender: Primelending, 18111 Preston Road, Suite 900, Dallas, Texas. Property: 93 Stoneleigh Road, Fairfield. Amount: \$528,000. Filed Oct. 19.

Cappelli, Gina and Paul Garbuio, Stamford, by John M. Eichholz. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 6 Kenilworth Drive East, Stamford. Amount: \$1,200,000. Filed Oct. 11.

Cheung, Benjamin and Megan Cheung, Fairfield, by Thomas V. Battaglia Jr. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 151 Doreen Drive, Fairfield. Amount: \$480,000. Filed Oct. 21.

Circelli, David M. and Leannine G. Circelli, Greenwich, by Patricia A. Starkey. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 21 Manor Road, Old Greenwich. Amount: \$750,000. Filed Oct. 18.

Corey, Jillian and Brian H. Lewandoski, Stamford, by John Heagney. Lender: PennyMac Loan Services LLC, 3043 Townsgate Road, Suite 200, Westlake Village, California. Property: 17 Pell Place, Stamford. Amount: \$509,575. Filed Oct. 12.

Corey, Scott G., Fairfield, by Brian S. Cantor. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 299 Marlborough Terrace, Fairfield. Amount: \$322,400. Filed Oct. 17.

Costabile, Victoria A. and Keith E. Costabile, Stamford, by Corey K. Ruffin. Lender: First County Bank, 117 Prospect St., Stamford. Property: 31 Elizabeth Ave., Stamford. Amount: \$91,000. Filed Oct. 14.

Dialstone Lane LLC, Westport, by Anna Chmarzynska. Lender: Janet M. Efron, 2 Greenwich Office Park, Second floor, Greenwich. Property: 25 Dialstone Lane, Greenwich. Amount: \$1,200,000. Filed Oct. 17.

Facts & Figures

Duby, Christopher and **Danielle Costa**, Stamford, by N/A. Lender: Prosperity Home Mortgage LLC, 14501 George Carter Way, Suite 300, Chantilly, Virginia. Property: 27 Bradley Place, Stamford. Amount: \$420,000. Filed Oct. 12.

Federici, Joseph and **Lisa M. Macera**, Greenwich, by M. Theresa Giacomo. Lender: CrossCountry Mortgage LLC, 6850 Miller Road, Brecksville, Ohio. Property: 42 Greenwich Hills Dive, Apt 42, Greenwich. Amount: \$648,000. Filed Oct. 20.

Franzosa, Susan D., Fairfield, by Kathryn L. Braun. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 300 Lake Ave., Bridgeport. Amount: \$45,000. Filed Oct. 19.

Fredrickson, Elizabeth G. and **Eric Quay**, New York, by Morris L. Barocas. Lender: Guaranteed Rate Inc., 1800 W. Larchmont Ave., Suite 201, Chicago, Illinois. Property: 7 Bolling Place, Greenwich. Amount: \$952,000. Filed Oct. 20.

Freeman, Douglas F. and **Kaila E. Freeman**, Fairfield, by Philip J. Toohey. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 365 N. Cedar Road, Fairfield. Amount: \$1,000,000. Filed Oct. 20.

Ghazarian, Vahe and **Ruzanna Tatoyan**, Greenwich, by Jonathan J. Martin. Lender: US Bank NA, 4801 Frederica St., Owensboro, Kentucky. Property: 22 Cross Lane, Cos Cob. Amount: \$1,137,500. Filed Oct. 18.

Grant Ross, Andrew Robert and **Adrianna Ross**, Greenwich, by Michael Cruz. Lender: Morgan Stanley Private Bank, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 269 Stanwich Road, Greenwich. Amount: \$2,480,000. Filed Oct. 20.

Greco, Patrick and **Meghan Greco**, Greenwich, by Joel M. Kaye. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 130 Old Stone Bridge Road, Cos Cob. Amount: \$1,708,000. Filed Oct. 21.

Greenwich Chateau Condominium Association Inc., Stamford, by John M. Mastracchio. Lender: First County Bank, 117 Prospect St., Stamford. Property: 4 Lafayette Court, Unit 1AA, Greenwich. Amount: \$260,950. Filed Oct. 18.

Hyde, Emily C., Fairfield, by Brent Madho. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 240 Melody Lane, Fairfield. Amount: \$253,000. Filed Oct. 17.

Karchere, William Martin and **Lucy Maria Gamarra Rivera**, Stamford, by Eduardo Patricio Andrade Chacon. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 1 Old Wagon Road, Stamford. Amount: \$100,000. Filed Oct. 14.

Kent, Heath C. and **Alyssa D. Kent**, Fairfield, by Erica Azzarito. Lender: Sikorsky Financial Credit Union, 1000 Oronoque Lane, Stratford. Property: 186 White Oak Road, Fairfield. Amount: \$624,000. Filed Oct. 18.

Machado, John and **Hope Machado**, Fairfield, by Erica Azzarito. Lender: US Bank NA, 4801 Frederica St., Owensboro, Kentucky. Property: 16 Mayflower Circle, Fairfield. Amount: \$536,000. Filed Oct. 18.

Mastronardi, Anthony R. and **Kathleen M. Mastronardi**, Fairfield, by Douglas Seltzer. Lender: PHH Mortgage Corp., 1 Mortgage Way, Mount Laurel, New Jersey. Property: 351 Knapps Highway, Fairfield. Amount: \$720,000. Filed Oct. 18.

McCann Goldstein, Mary Dana and **Eric Goldstein**, Stamford, by Dennis Bujdud. Lender: US Bank NA, 4801 Frederica St., Owensboro, Kentucky. Property: 25 Broadwood Drive, Stamford. Amount: \$703,200. Filed Oct. 13.

McCurdy, Sean R. and **Toni McCurdy**, Fairfield, by Paulette J. Tarnoczy. Lender: CrossCountry Mortgage LLC, 6850 Miller Road, Brecksville, Ohio. Property: 1411 Mill Plain Road, Fairfield. Amount: \$596,000. Filed Oct. 17.

McKenna, Mark R. and **Carolyn A. McKenna**, Fairfield, by Eric Willinger. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 266 Stratfield Road, Fairfield. Amount: \$76,200. Filed Oct. 19.

Mehra, Arjun and **Meghna Mehra**, Stamford, by Michael R. Lowitt. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 1525 Newfield Ave., Stamford. Amount: \$894,000. Filed Oct. 14.

Mezak, Anya Kogan and **Charles Kogan Mezak**, Fairfield, by Marisa Dooney. Lender: Dime Community Bank, 1 Huntington Quadrangle, Suite IN16, Melville, New York. Property: 289 Brooklawn Terrace, Fairfield. Amount: \$624,000. Filed Oct. 20.

North Point LLC, Greenwich, by Tanya Cruz. Lender: First Republic Bank, 1111 Pine St., San Francisco, California. Property: 21 Woodside Drive, Greenwich. Amount: \$4,971,400. Filed Oct. 17.

Novia, Nicholas and **Jennifer Novia**, Fairfield, by Craig A. Stahl. Lender: GE Employees FCU, 265 Sub Way, Milford. Property: 111 Farmington Ave., Fairfield. Amount: \$36,500. Filed Oct. 21.

Pelisson, Thiago S., Bridgeport, by Theodore H. Shumaker. Lender: Guaranteed Rate Inc., 1800 W. Larchmont Ave., Suite 201, Chicago, Illinois. Property: 32 Arising St., Fairfield. Amount: \$203,895. Filed Oct. 19.

Pizzutello, Nicole J. and **Henry John Pizzutello III**, Stamford, by Michael P. Shlansky. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 57 Bungalow Park, Stamford. Amount: \$441,849. Filed Oct. 12.

Saifan, Sami and **Emily Saifan**, Greenwich, by Marlene E. Macaуда. Lender: US Bank NA, 4801 Frederica St., Owensboro, Kentucky. Property: 34 Jones Park Drive, Riverside. Amount: \$1,728,000. Filed Oct. 21.

Sclafani, Augustus J. and **Sharon H. Sclafani**, Stamford, by Andrew L. Wallach. Lender: PFS Inc., 177 North St., Easton. Property: 89 Den Road, Stamford. Amount: \$685,000. Filed Oct. 11.

Smith, Courtney Quinn and **Omar Galal El-Domeiri**, Stamford, by Chris Barreto. Lender: Neat Loans LLC, 2580 55th St., No.101, Boulder, Colorado. Property: 260 Springer Road, Fairfield. Amount: \$975,000. Filed Oct. 18.

Struzzi McLean, Laura Elizabeth and **Robert John McLean**, Fairfield, by Heidi Jean Schmenk. Lender: Caliber Home Loans Inc., 1525 S. Belt Line Road, Coppell, Texas. Property: 92 Woodside Circle, Fairfield. Amount: \$400,000. Filed Oct. 19.

Taro, Nicholas Anthony, Greenwich, by Cynthia M. Salemm-Riccio. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 45 Prospect St., Greenwich. Amount: \$626,780. Filed Oct. 18.

Tournas, Harry P. and **Kyriaki K. Tournas**, Stamford, by Nicholas A. D'Agosto IV. Lender: CrossCountry Mortgage LLC, 6850 Miller Road, Brecksville, Ohio. Property: 74 Fairway Drive, Stamford. Amount: \$880,000. Filed Oct. 11.

Tran, Van T. and **Phuoc H. Tran**, Fairfield, by Raymond P. Yamin. Lender: Mutual Security Credit Union, 12 Progress Drive, Shelton. Property: 10 Miro St., Fairfield. Amount: \$457,500. Filed Oct. 17.

Troy, Kiersten Agius and **James Paul Troy**, Stamford, by John J. Bove. Lender: Home Point Financial Corp., 2211 Old Earhart Road, No. 250, Ann Arbor, Michigan. Property: 24 Silver St., Stamford. Amount: \$511,802. Filed Oct. 14.

Villanueva, Joshua Francisco and **Elenice Alizon De Carvalho**, Stamford, by Gerald M. Fox III. Lender: Fairfield County Bank, 150 Danbury Road, Ridgefield. Property: 287 Washington Blvd., Unit 4-B, Stamford. Amount: \$170,000. Filed Oct. 13.

NEW BUSINESSES

IAJJ Valet Parking, 142 Rock Spring Road, Stamford 06906, c/o John Garcia Rojas. Filed Oct. 11.

A1 Audio, 40 Stafford Road, Stamford 06902, c/o John Schule. Filed Oct. 5.

Café Silvium LLC, 371 Shippan Ave., Stamford 06902, c/o Nick Petrafesa. Filed Oct. 6.

Cantina Mexicana, 488 Summer St., Stamford 06901, c/o Hernandez Cantina LLC. Filed Oct. 4.

Capers & Catering Deli, 2540 Summer St., Stamford 06905, c/o Edi Rivera. Filed Oct. 13.

Fiesta Westside, 1990 W. Main St., No. 2, Stamford 06902, c/o Elaine Rojas. Filed Oct. 6.

Juice Kings, 36 Atlantic St., Suite B, Stamford 06901, c/o Juice Kings LLC. Filed Oct. 3.

Maliha Catering & Events Services, 465 W. Main St., Stamford 06902, c/o Jumara Islam. Filed Oct. 13.

Milk N Cookies, 163 Bedford St., Stamford 06901, c/o George Spirou. Filed Oct. 5.

One Tough Cookie, 1 Strawberry Hill Ave., Apt 4F, Stamford 06902, c/o Marie Luz Camacho. Filed Oct. 6.

Rabati Catering No. 2, 22 Rockspring Road, Stamford 06905, c/o Khalid Taoufik. Filed Oct. 11.

Rabati Catering, 22 Rock Spring Road, Stamford 06906, c/o Khalid Taoufik. Filed Oct. 7.

Riley Motorcycles, 747 E. Main St., Stamford 06902, c/o Curtis Riley. Filed Oct. 6.

Shahs Downtown Stamford, 245 Main St., Stamford 06901, c/o Shahs Downtown Stamford Inc. Filed Oct. 11.

Speedy's Food Truck 2, 64 Adams Ave., Second floor, Stamford 06902, c/o Fernando Marroquin-Arana. Filed Oct. 5.

Speedy's Food Truck 3, 64 Adams Ave., Second floor, Stamford 06902, c/o Fernando Marroquin-Arana. Filed Oct. 5.

Speedy's Food Truck 4, 64 Adams Ave., Second floor, Stamford 06902, c/o Fernando Marroquin-Arana. Filed Oct. 5.

Speedy's Food Truck, 64 Adams Ave., Second floor, Stamford 06902, c/o Fernando Marroquin-Arana. Filed Oct. 5.

Stamford Charter School for Excellence, 1 Schuyler Ave., Stamford 06902, c/o Stamford Charter School for Excellence Inc. Filed Oct. 12.

Stamford Nutrition, 117 Broad St., Stamford 06901, c/o David Anderson. Filed Oct. 5.

The Fountains Home Care, 832 Bedford St., Stamford 06901, c/o The Fountains Home Care LLC. Filed Oct. 5.

The Recycling Business, 106 Haviland Road, Stamford 06903, c/o Giles Davis Hawkins. Filed Oct. 12.

Toasty Toes Firewood, 29 Sunnyside Ave., Stamford 06902, c/o Gene Edwards. Filed Oct. 11.

Toasty Toes Firewood, 838 High Ridge Road, Stamford 06905, c/o Gene Edwards. Filed Oct. 11.

Tres Rapid, 61 Riverside Ave., Apt 2B, Stamford 06905, c/o The Heirs & Associates. Filed Oct. 7.

LEGAL NOTICES

Notice of Formation of BENFICA PROPERTIES 2 LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 07/12/2022. Office location: Westchester County. Princ. Office of LLC: c/o John Estima110 Urban St., Mt. Vernon, NY 10552. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC at the address of its principle office. Purpose: Any lawful activity. #63186

Notice of Formation of BENFICA PROPERTIES 3 LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 07/12/2022. Office location: Westchester County. Princ. Office of LLC: c/o John Estima110 Urban St., Mt. Vernon, NY 10552. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC at the address of its principle office. Purpose: Any lawful activity. #63187

Notice of Formation of J.E. CAR SERVICE LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 07/12/2022. Office location: Westchester County. Princ. Office of LLC: c/o John Estima110 Urban St., Mt. Vernon, NY 10552. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC at the address of its principle office. Purpose: Any lawful activity. #63188

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

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 is hereby given that an on-premise liquor license, Serial #TBA has been applied for by Krave New Roc Inc d/b/a Krave to sell beer, wine, cider and liquor at retail in a restaurant. For on premises consumption under the ABC Law at 8 South Division St New Rochelle NY 10804. #63275

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

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

Notice of Formation of DC Publishing, LLC Art. Of Org. filed with SSNY on 08.10-2022. 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, 210 Sheldon Avenue, Tarrytown., NY 10591. Purpose: any lawful purpose. #63278

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 may be served & shall mail process to Della Mura & Ciaci 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 Plinth Digital Services, LLC. Articles of Organization filed with Secretary of State of New York (SSNY) on 10/31/22. Office location: Westchester County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 132 N Broadway #3NW, Tarrytown NY 10591. Purpose: any lawful act or activity. #63294

Articles of Organization filed with Secretary of State of New York on 7/23/2022. Office location Westchester County. The New York Secretary of State is designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of any process against the LLC to Registered Agent Corporate Filings of New York 90 State street STE 700, Office 40 Albany, NY 12207, USA. Purpose: Any lawful acts. Ad #63297.

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

Sealed bids will be received as set forth in instructions to bidders until 10:30 A.M. on Thursday, December 15, 2022 at the NYSDOT, Office of Contract Management, 50 Wolf Rd, 1st Floor, Suite 1CM, Albany, NY 12232 and will be publicly opened and read. Bids may also be submitted via the internet using www.bidx.com. A certified cashier's check payable to the NYSDOT for the sum specified in the proposal or a bid bond, form CONR 391, representing 5% of the bid total, must accompany each bid. NYSDOT reserves the right to reject any or all bids.

Electronic documents and Amendments are posted to www.dot.ny.gov/doing-business/opportunities/const-notice. The Contractor is responsible for ensuring that all Amendments are incorporated into its bid. To receive notification of Amendments via e-mail you must submit a request to be placed on the Planholders List at www.dot.ny.gov/doing-business/opportunities/const-planholder. Amendments may have been issued prior to your placement on the Planholders list.

NYS Finance Law restricts communication with NYSDOT on procurements and contact can only be made with designated persons. Contact with non-designated persons or other involved Agencies will be considered a serious matter and may result in disqualification. Contact Robert Kitchen (518)457-2124.

Contracts with 0% Goals are generally single operation contracts, where subcontracting is not expected, and may present direct bidding opportunities for Small Business Firms, including, but not limited to D/M/WBE's and SDVOBs.

The New York State Department of Transportation, in accordance with the Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation and Title 23 Code of Federal Regulations, Part 200, Title IV Program and Related Statutes, as amended, issued pursuant to such Act, hereby notifies all who respond to a written Department solicitation, request for proposal or invitation for bid that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, disability/handicap and income status in consideration for an award.

Please call (518)457-2124 if a reasonable accommodation is needed to participate in the letting.

Region 08: New York State Department of Transportation
4 Burnett Blvd., Poughkeepsie, NY, 12603
D264922, PIN 823956, FA Proj Y001-8239-563, Rockland Co., HIGHWAY - PAVING - Rt. 9w and 340 in the Town of Orangetown and Village of Piermont., Bid Deposit: 5% of Bid (-\$375,000.00), Goals: DBE: 10.00%



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THE STAMFORD HOTEL

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With the mention of this ad on all your guest and meeting rooms as well as F&B needs.

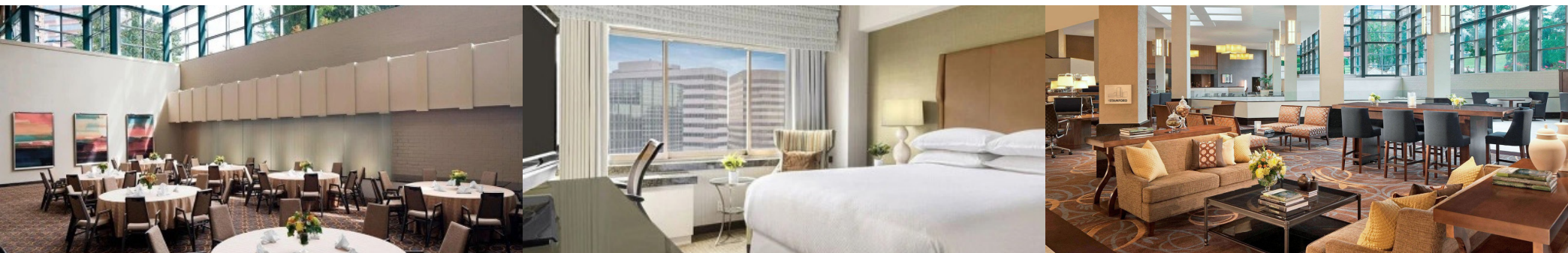
WELCOME TO THE STAMFORD

A wellness-oriented independent hotel in the heart of Stamford, Connecticut. Embracing a spirit of wellbeing, THE STAMFORD fosters relaxation and comfort for all travelers, at all times. This is where rejuvenation meets the vibrancy of city life.

We look forward to becoming your Stamford destination, whether for business travel or a New England getaway. Close to the train and highway, our prime location offers direct access to New York City, as well as nearby restaurants and attractions.

We create memories that guests will cherish — and spaces that keep you safe. When time to orchestrate a business meeting, corporate gathering, or wedding and reception, THE STAMFORD offers copious, versatile options. With over 16,000 square feet available, including two ballrooms, an atrium, and 16 meeting rooms, all events can find their ideal venue, whether for a meeting of 10 to a reception for 500.

THE STAMFORD's meeting spaces are large enough to hold safe, socially distanced events, and are thoroughly cleaned and sanitized before you arrive.



To book your next event, please contact our Catering and Events Manager:
Amalia Franzese Todd • afranzese@thestamfordhotel.com • 203-358-8400 Ext.1503