



Lou Gallo.

COMMERCIAL BANKER SEES OPPORTUNITIES FOR BANKS AND CLIENTS

BY PETER KATZ

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A national study released in mid-November by Wells Fargo & Company finds that inflation is cutting into household budgets, with 25% of Americans who invest in the stock market moving investing dollars into everyday essentials

like groceries, gas and housing. According to the Wells Fargo study, 58% need money for groceries, 47% for transportation and gasoline, 42% to pay utility bills and 39% to cover debt. However, not all is grim.

“Both the consumer and business customers from what I see continue to be resilient,” Lou Gallo, senior vice presi-

dent and commercial banking market executive at Wells Fargo, told the Business Journals. Gallo was not involved in the conducting survey. Gallo’s role with the bank has him concentrating on commercial banking in Westchester, Fairfield

BANKING

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Gov. Lamont readies himself for his next term

BY JUSTIN MCGOWN

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“I was really fortunate to have a great first boss when I was at Cablevision Systems, and his name was Charles F. Dolan,” said Gov. Ned Lamont in his keynote speech for the 12th Annual Economic Forum at Fairfield University’s Charles F. Dolan School

of Business.

Addressing a gathering of business leaders and alumni, the governor stated how he was introduced to the rapidly evolving world of television by the business leader for whom the school is named. The idea of having 54 channels to fill at the time had seemed challenging, but Lamont recalled how Dolan point-

ed to a magazine rack, with dozens of specialist publications publishing deep dives on their own topics as the model television could pursue.

Many years and television channels later, Lamont now found himself addressing a collection of business leaders shortly after winning a second term as Connecticut’s governor.

“I can tell you one reason I was running is that Connecticut used to be the most entrepreneurial state in the country,” Lamont said, pointing to various businesses that

were founded in the state such as Pratt & Whitney or Sikorsky Aircraft as examples of that entrepreneurial past before “we lost some of our entrepreneurial mojo. For 30, 40 years we did not add one new net job to this state and that created a cycle of fiscal crises.”

Lamont reiterated the core plank in his campaign platform, that upon taking office in 2019 Connecticut had a \$2 billion budget deficit that has since been replaced with a \$6 billion surplus. He also observed that upon taking office many

major companies with corporate campuses were decamping from the state, adding that his efforts to keep the state open during the pandemic to draw back many employers and employees.

“Instead of having a battle this last campaign about deficits and what you cut and what you don’t cut we were having a debate about surpluses,” he observed. “That doesn’t happen very often in the state.”

He also told the audience that his business background has made him appreciate his cur-

rent role.

“I want to say that governor is a pretty cool job. I hate the idea of going down to Washington, D.C. and taking orders from Chuck Schumer or Mitch McConnell – just shoot me,” Lamont said, stating he found an executive role to be a better fit for him than dealing with legislative politics.

Building off the strength of the state’s Rainy Day Fund and reduced pension debt, Lamont pointed to what he viewed as bright spots in the economy.

GOV. LAMONT

6

CClean applies rigorous standards to its cleaning services

BY EDWARD ARRIAZA

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Joe Pizzimenti's father Enzo Pizzimenti was an Italian immigrant working in the facilities department at Reader's Digest running cleaning crews before becoming an entrepreneur to launch his cleaning company CClean in 1984. Now its owner, Joe Pizzimenti seeks to continue CClean's mission to provide clients across various industries with cleaning services that adhere to high standards of health and safety.

"The focus there is really staying on top of regulation and compliance," Pizzimenti said.

The Chappaqua-based company's workers perform carpet cleaning, floor care, dusting, interior window cleaning, and floor and terrazzo restoration, among other services. Its clients include childcare centers, corporate and nonprofit companies, construction sites, schools, tourist sites and film sets.

The health care industry is the company's primary market and it has crafted a medical cleaning services program that is up to the standards of the American Association for Accreditation of Ambulatory Surgery Facilities and Joint Commission on Accreditation of Healthcare Organizations. Pizzimenti noted that these standards are applied to cleaning services for CClean's clients in other industries, giving CClean an edge over other cleaning companies.

"All that expertise really ends up benefiting our clients," Pizzimenti said, such as in the case of a standard office client dealing with an infectious environment in need of terminal cleaning.

During the height of the pandemic and in the months since, CClean has aimed to follow guidelines on Covid as set by the U.S. Centers for Disease Control and the U.S. Environmental Protection Agency, such as suggestions on the use of electrostatic spraying.

"You'd see these cleaners with electrostatic sprayers just follow-



One of the CClean staffers at work. *Contributed photo.*

ing patients around and then the EPA said, 'Well, that's not really safe to do around patients, everybody should be wearing an N95 half-face respirator,'" Pizzimenti said, recalling how other cleaning companies operated in hospitals during the early days of the pandemic. "We still do spraying on a targeted basis, but only when the building is unoccupied."

Most new employees at CClean are referred by current employees, and all hires are expected to pass certification from CClean's training program – which includes best practices on cleaning certain facility environments, efficient utilization of cleaning products and equipment, as well as how to separate cleaning supplies so as to reduce cross contamination.

"We try to cultivate a really great company culture," Pizzimenti said. "That's some-

thing that you always have to work on. As you're bringing in more people, you need to ensure that the values of the organization continue to be a priority."

In an effort to increase efficiency and stay up to date on state-of-the-art technological solutions, CClean is currently looking into integrating automated devices such as robotic vacuums and auto scrubbers into the workflow.

"I think we'll see in the coming years more automation in the industry," Pizzimenti said. "Not going fully robotic, I don't think, but I think we'll continue to see more automation in terms of those types of devices and how those devices should best be utilized, because ultimately they need to be used in conjunction with a highly developed training program in order to be effective"

Currently, CClean team mem-

bers utilize sensors and other devices to track occupancy levels in larger, high-traffic facilities. However, while the job is made easier with technology, the most efficient approach still involves a partnership with tenants or facility owners.

"The types of clients that we're looking for that we have successful relationships with, we work together as partners in growth, and it's not your typical vendor-client relationship," Pizzimenti said. "It's about helping them solve issues, make employees or clients comfortable, and protecting people from illness. We provide a service that isn't just cleaning – it's impressing stakeholders, protecting the workers, getting employees comfortable coming back into the office, and making sure that cleaning isn't something that anyone thinks about when they enter those facilities."

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Stamford Health study reveals medical disparities between communities



Photo by OpticalEssence / Pixabay.

BY JUSTIN MCGOWN

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Stamford Health has released its 2022 Community Health Needs Assessment (CHNA) to the public. The 66-page report details a changing medical landscape across Stamford and Darien when compared to the state at large.

The report found significant changes in comparison to CHNA reports from 2016 and 2019 that were driven in large part by the impact of the Covid-19 pandemic, but was also heavily influenced by underlying social issues.

The report is focused on Stamford and Darien, where Stamford Health is the primary provider of inpatient services to most of the population. The results were based on both qualitative and quantitative surveying of residents, with an additional and more heavily weighted qualitative round focused on capturing opinions from underrepresented groups in both communities.

The results of the report

emphasized the importance of social determinants of care, which are defined by the U.S. Department of Health and Human Services as consisting of five categories: educational access and quality, economic stability, social and community context, neighborhood and built environment, and health care access and quality.

The determinants are interdependent and enough disruption to one endangers the others.

The CHNA focused on poverty rates and their links to issues with health. It noted that approximately 10.3% of Stamford's youth live in poverty, which is lower than the statewide rate of 14.6% but many times higher than Darien's 0.6%. And within Stamford those poverty rates also reflected racial divisions, with only 5% of the White non-Hispanic population below the poverty rate while 14% of Black residents and 15% of Hispanic residents are estimated to live in poverty.

The median household income for Darien, \$232,523, is

also several times higher than that for Stamford (\$93,059) and the state (\$78,444).

Health outcomes in almost every metric followed the distribution of poverty. Covid-19 deaths also strongly correlated with those issues, although the CHNA found that in 2021 the top three concerns of many people who rely on Stamford Health were mental health, substance use and access to primary and preventative services. In terms of direct social determinants housing was the most frequently cited issue faced in all categories.

In a recent presentation of the 2022 CHNA report to Stamford residents at the Ferguson Library, Kathleen Silard, president and CEO of Stamford Health, stated that obesity and nutrition had previously been at the forefront of concerns, but 2020 realigned those priorities.

"It's amazing to realize just how much has happened since 2019," Silard said. "For that reason, we really felt that this community health needs assessment for 2022

would be very meaningful and of great interest to us and by the residents of Stamford and Darien."

Silard also outlined efforts taken by Stamford Health to better meet the needs identified by the CHNA. These included a partnership with Liberation Programs to put mental health and substance abuse experts in the offices of primary care physicians throughout their network, as well as efforts to help Stamford Mayor Caroline Simmons to bolster the Youth Mental Health Alliance.

Efforts to improve overall health access have focused on ensuring the presence of translators and multilingual outreach, according to Silard, who added that partnering with community organizations is also key to success.

However, when social indicators of health fall outside of the purely medical, Silard said it can be difficult for organizations such as Stamford Health to effect meaningful change on their own. Housing proved to be one of the most keenly felt issues across respondents, one where

an increasing number of people have reported issues with affordable housing – 5% of Stamford residents in the 2019 CHNA reported inadequate funds to afford adequate shelter or housing, compared to 13% of respondents on the 2022 CHNA.

Even Darien residents reported a spike across the same time frame, with 3% in 2019 increasing to 6% of respondents saying they were unable to afford housing in the past 12 months. For the state at large, the increase of 8% to 9% was smaller but indicating that the issue was already widespread.

Among people hospitalized in the Stamford Health system throughout 2021 who completed a survey on their social concerns, the report indicated that housing was a top issue as well – 64% of respondents in Stamford and 62% of respondents in Darien listed housing as their top concern.

Stamford Health is currently developing a Community Health Implementation Plan, which will be made available to the public in February 2023.

THE HEALING POWER OF THE ARTS

By Maria Scaros, Executive Director, The Greens at Greenwich

It is recorded that around 1030 B.C., the music of a shepherd boy named David, soothed the “savage breast” of King Saul. Music conjures images and memories like no other medium can. Dr. Oliver Sachs, a well-known neurologist, was fascinated by how music affected the cortical parts of our brain. Hearing a familiar tune brings us to a time and place vividly stored in our mind. Our first kiss. A special summer. Our wedding song. We do not remember in language. We remember in images awakened through art, music, dance and story.

Watching flamenco in Seville after a painful breakup, I felt the dancer’s passion as she stomped and filled the space with her gorgeous skirt and flowing scarf validating my hurt and my anger more than any words. She “spoke” for me. She knew me. She was me. I was healing through her dance. I was renewed. My anger lifted and I knew I was ready to move on.

As a Drama Therapist I see life as an epic, a play. Each act furthers the story. I see myself being in Act Three, just where the story resolves many of its complications. It’s juicy and exciting. I like referring to it as “Passion, Risk and Adventure,” as Dr. Sara Lawrence Lightfoot, a celebrated sociologist

refers to it. At almost 70 years old I look forward to more passion, risk and adventure.

Everyone’s story matters. The telling of it and the hearing it validates us. Our stories define us. We are all “players,” as Shakespeare reminded us. “All the world’s a stage, and all the men and women merely players; ... and one man in his time plays many parts...” When we enter a theater, we “suspend our disbelief” and enter the world of the players. We sympathize. We empathize and we are seeing our own stories in bits and pieces, reflecting on them and are renewed.

Whether we experience the arts passively or actively, we are soothing our soul. Never forget that music, art, dancing and storytelling are universal healing salves for all of us. They help us travel through time and confirm our place in the present. Be sure to listen, look and feel carefully. The arts speak to our body, our mind and our soul.

Join Us for Our Workshop on **Symphonic Empathy**, Friday, December 9, 9:00 am to 11:00 am. The workshop will explore how musical expression and communication increase our ability to connect and learn from one another. The neuroscience of how music

engages empathy will be discussed. Participants will be invited to reflect on their own relationships with music. Held at Christ Church Chapel, 254 E. Putnam Ave., Greenwich.

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1 Banking—

and the Hudson Valley. He now has taken on an expanded role to also cover Connecticut and the New York Capital region. He'll continue being based at the bank's White Plains office. Gallo will oversee three regional offices and manage more than 19 employees who serve companies in the \$10 million to \$2 billion range.

Gallo said that despite high inflation there is optimism in the marketplace coupled with a need to continue to be careful that has allowed for continued spending.

"Caution going into 2023 is how I would kind of project it and portray it," Gallo said. "I would say in terms of where we are with Covid and what I'm seeing specifically in the local communities like Fairfield County and the Hudson Valley and Westchester, the commercial banking, middle market, small-business clients have put it behind them for a while now. They were the ones that were first back to market and in their offices."

Gallo said that when making calls on clients around the area he is finding that parking lots at office buildings generally

are full or close to it. He also said that he's noticed attendance is up at networking events.

"They're full Monday through Friday and I think that just shows that companies are saying 'we have to put this behind us,'" Gallo said. "Some of those companies are still struggling with staffing and that's probably one of their bigger concerns."

He said he's excited by the growth Westchester, Fairfield and the Hudson Valley have been seeing in e-commerce, startups, logistics companies, health care and food distribution.

"The challenges for all of these are labor shortages and increased wages," Gallo said.

Gallo said that despite lingering effects from Covid and new effects from inflation and economic uncertainty bank clients and would-be customers still are looking for traditional product offerings and traditional service levels from their banks.

"Whether start-ups or businesses that have been around, they are looking for a bank that has flexibility, that has

technology, that has in-market experience, that has a local feel," Gallo said. "Prospects who are walking in and looking to open an account are looking for strong treasury services, technology to move them away from paper and someone who's going to be responsive to them and talk to them."

Gallo said that as the Federal Reserve has pushed up interest rates there has been a big focus on what clients are doing with their excess cash to get the best returns.

"We are all competing for those balances," Gallo said. "Customers are out there looking for the best rate. For the last 10 years, banks were not paying much in interest rates. It is an opportunity for the business owner to increase returns even though they may have a higher cost of borrowing at the same time because of interest rates."

Gallo said that inflation and the current changes in interest rates have kept bankers busy because customers are constantly challenging their costs and looking for ways to enhance income.

"How do they get better returns? How

do they keep their borrowing costs low? It's end-of-year, the time when people would definitely be slowing down. If anything, I see our people being more active and bankers are more active in the market," Gallo said. "You're seeing everybody out in the marketplace."

Gallo said that feedback he's heard from other Wells Fargo bankers around the country indicates that the Northeast markets, including Fairfield, Westchester and the Hudson Valley have held up well because of the types of businesses located there and the strength of clients' balance sheets.

"We combine basically local coverage with a broad industry experience that allows us to serve Fairfield, Westchester and the Hudson Valley with a big bank name and a small bank feel," Gallo said. "From a business standpoint, in the suburbs, I think people are back to work and it's not that same big city feel where you're struggling to get people back to work. We continue to build our team. We continue to invest in our people and make sure that we're serving our clients and the community."

1 Gov. Lamont—

Stamford has grown into a fintech center, the formerly empty UBS offices are now entirely leased, and Yale University is producing life sciences and pharmaceutical research, which he described as far more important than contributions to the humanities. He wished that more computer science work was available in the state but declared Connecticut the "Silicon Valley of manufacturing."

F-35 components, military and civilian helicopters from Sikorsky, and submarines produced at Electric Boat were all seeing booming production, which Lamont defined as a sign of the state's potential economic strength.

"I'm glad you guys are all here, not down in Delray, Florida," Lamont quipped, saying that Connecticut's future needs to be secured by ensuring it has the country's best-trained and most-productive workforce. He contrasted his job with Gov. Ron DeSantis of Florida who "just gets to tax sunshine for tourists."

Lamont fielded questions from the audience about infrastructure and education, noting there was room for improvement on both but expressing confidence in the state's ability to make headway. In regard to a question on traffic, he noted that four or five bridges along I-95 are responsible for a consid-



Gov. Lamont. Photo by Justin McGown.

erable amount of the slowdown and said that within the next five-to-six years constituents can expect to see real progress.

One audience member asked how dependent the state is on Fairfield County and the members of the financial services industry who live there.

"To be blunt, we're very dependent on very high incomes," Lamont replied, emphasizing the importance of increasing the overall size of the tax base, particularly with middle class taxpayers to reduce the volatility in state income compared to sales tax.

Lamont also spoke about "getting his ass kicked" on the issue of tolls. Lamont said he wound up installing a "highway user fee," which captures revenue from out of state trucking without requiring a tollbooth.

Also discussed was the estate tax, which Lamont claimed played a larger role in driving the "uber wealthy" from the state more than income tax.

"Politically it's tough because we have got more income disparity in this state than just about anywhere in the country, so for me to say I'm just going to eliminate it is not viable. But I'll tell you what I did do. We raised the exemption from \$1 million to \$20 million, so that meant for 95% of people, we got rid of the estate tax," he said.

Real Estate Awards Breakfast raises \$1.2M

BY PETER KATZ

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The 35th annual Real Estate Awards Breakfast raised \$1.2 million for the March of Dimes, the second consecutive year that the event produced a seven-figure amount for the nonprofit. The event at the Brae Burn Country Club in Purchase honored three leaders of the Westchester real estate industry.

Don Bucci of project management firm JLL received the March of Dimes Real Estate Award for his successful 20-year career with JLL. His department oversees more than \$250 million in work annually. Ray Quartarao of JPMorgan Chase presented the award to Bucci.

Martin Ginsburg, of Ginsburg Development Companies LLC received the Award for Excellence in Community Development for the on-going project to transform what had been known as the Westchester Financial Center in White Plains into City Square, which now features apartments as well as office and retail space. White Plains Mayor Tom Roach presented the award to Ginsburg.

Timothy M. Jones, CEO of the Robert Martin Company, was presented with the Martin S. Berger Award for Lifetime Achievement, honoring his career in the real estate industry. Jones serves on the Westchester March of Dimes Board of Directors and as co-chair of the March for Babies walk. Joe Simone, president of Simone Development Companies, presented the award to Jones.

The event was emceed by Tara Rosenblum of News 12.

"In the 35 years since its inception, the March of Dimes Real Estate Awards Breakfast has raised over \$11 million, \$1 million last year alone so we have big shoes to fill," Rosenblum said in opening the program. "With an over 80-year legacy of this lifesaving work, from polio to newborn screening to health equity, the March of Dimes has been there for your family and with your help it will continue to do so for many generations to come."

In his acceptance remarks, Bucci said, "There are over 15 million babies around the world born prematurely each year, and of those 15 million, one million of them, babies, will not make it to see their first birthday." Bucci emphasized how important the work of the March of Dimes is in dealing with premature births.

Ginsburg pointed out that although the award he received was in recognition of the City Square project in White Plains, the

project is not yet complete.

"Perhaps the most important part of it still is to be built," Ginsburg said. "We are going to be building the entire block of Main Street and it's going to have outdoor dining. We're closing the garage on Main Street and we're building that entire front going all the way around the corner to South Lexington."

Jones began his award acceptance remarks by asking everyone in the audience to rise and join him in singing "God Bless America." He said that caring for people is an important part of any successful business.

"If you treat people respectfully then they tend to treat you respectfully and if



From left: Tim Jones; Martin Ginsburg; Tara Rosenblum; Don Bucci; and Patricia Valenti, executive managing director for Newmark and chairperson of the breakfast.

you create a culture that has that sort of approach where everybody is (looking) out for everybody else you get a very positive and supportive culture," Jones said. "By

approaching life that way you learn a lot more and you maximize the creativity and the information you get from everybody around you."

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More than just shopping at Neiman Marcus

BY GEORGETTE GOUVEIA

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Neiman Marcus doesn't view online shopping as competition for its brick-and-mortar stores, said Dina L. Sturtevant, vice president and market general manager for Neiman Marcus in New York and Massachusetts.

That's because the luxe brand – with 37 stores, two Bergdorf Goodmans and five Last Call locations in more than 5.1 million gross square feet of operational space nationwide – has always been about what the customer wants, “wherever she chooses, whenever she chooses.”

And that, Sturtevant added, is the essence of luxury: “It isn't an item. It's a holistic experience.”

That experience has contributed to what Geoffroy van Raemdonck, CEO of the privately held, Dallas-based Neiman Marcus Group, described in an October report to lenders and investors as a “strong performance” for fiscal 2022, with more than \$5 billion in revenues on a gross merchandise value basis, 30% comparable sales increase versus last year and an adjusted EBITDA of \$495 million.

Back in our area at the height of what is undoubtedly the busiest season in retail, Sturtevant has taken time to talk with the Business Journals over Madison Avenue salads, a savory-sweet twist on the Cobb salad, at Mariposa (Page 23) in Neiman Marcus at The Westchester in White Plains. (While the Ridgefield resident, who celebrated her second anniversary with Neiman Marcus on Nov. 30, is principally responsible for Neiman Marcus Westchester, she also lends support to Neiman Marcus' locations at Roosevelt Field on Long Island and Copley Place in Boston.)

She is, she said, not one of those people in fashion who skips lunch. And indeed she is a gracious luncheon host, complimenting us on our outfit and offering an anecdote on why a lunch at Mariposa – other Neiman Marcus restaurants still operate under the Zodiac brand – always begins with a cup of flavorful consommé and an iconic melt-in-your mouth popover with strawberry butter.

“Stanley Marcus wanted everyone to feel like they were being welcomed home with comfort food,” Sturtevant said of the innovator who served as president, CEO and ultimately chairman emeritus of a store that was founded in 1907 by his father, Herbert Marcus Sr.; aunt, Carrie Marcus Neiman; and uncle, A.L. Neiman. “It was like a warm hug.”

Such hugs aside, you also get the impression during a brisk interview that Sturtevant – crisply elegant in a black, half-sleeve sweater and cropped, cuffed, cream-colored slacks



Dina L. Sturtevant, vice president and market general manager for Neiman Marcus in New York and Massachusetts. Courtesy Neiman Marcus.

– is the kind of manager who keeps the trains running on time. A storied résumé that includes helming the Lord & Taylor flagship in Manhattan – “a highlight of my career” – bears that out. More on that in a bit. But first, what's new at Neiman Marcus for the holidays?

Plenty, as it turns out, beginning with lushly powdered fragrances by Initio, Mind Games and Parfums de Marly; contouring makeup by Kevyn Aucoin Beauty; and apparel by such brands as Khaite, LMA, Nanuska and Totême that Sturtevant described as “contemporary and cutting-edge” but by no means for young fashionistas only.

Neiman Marcus works with clients to curate their wardrobes, Sturtevant said. “We don't pigeonhole them.”

And that includes men as well, whether their preferences be for designer brands with logos or tailored suits for the office.

(Sturtevant noted that her husband, Stefan, who works for a Japanese investment firm and with whom she has three young daughters, was among the first in his company to return to the office.) Giving office attire an on-trend edge, she said – pairing suits with stylish sneakers.

Shoppers will find such looks and more in the annual Neiman Marcus “Christmas Book,” another Stanley Marcus innovation that includes the signature fantasy gifts. (Among those in the 2022 edition are a \$3.2 million diamond tiara; a \$333,333 basketball matchup with Chicago Bulls legend Scottie Pippen and son and Los Angeles Lakers player Scotty Pippen Jr.; a \$330,000 bespoke Barbie x Maserati Grecale Trofeo SUV in the Mattel doll's signature hot pink; a \$295,000 Aspen polo experience; and a \$175,000 Napa Valley experience. A portion of the proceeds from these and other goodies go to various

charities, including The Heart of Neiman Marcus, a foundation supporting the next generation, inclusivity and sustainability.

Service through fashion was another Stanley Marcus innovation at the retailer, which numbers 10,000 employees. Since 2018, it has partnered with the Boys & Girls Clubs of America, with the Boys & Girls Club in New Rochelle being the local partner. Neiman Marcus Westchester – which opened in 1980 on the standalone site that had been occupied by Bergdorf Goodman – will be accepting donations at the point of sale through January and is encouraging shoppers to support the New Rochelle club during “Philanthropy Fridays.” Club members will also attend the store's Dec. 10 “Breakfast With Santa.”

Working with nonprofits comes naturally to Sturtevant, who revels in the relationship aspect of retail, with its emphasis on communications skills. It should come as no surprise then that at the University of Connecticut at Storrs, she majored not in business or even marketing but journalism – a field that she said has dovetailed well with her career in retail as both are varied and fast-paced. (The reporter in her asked us about the history of our own career.)

Sturtevant's career history began in Trumbull, where she grew up and at 16 became the Christmas shop coordinator at Lord & Taylor. She worked her way through college, starting her full-time retail career right afterward. Her more than 26 years at Lord & Taylor was spent in various operational and leadership roles, culminating in running the legendary Manhattan flagship, which closed in 2019. (The rest of the L & T stores, including one in Eastchester, <https://www.wagmag.com/farewell-to-lord-taylor-2/> were gone by early last year, although owner Saadia Group still runs Lord & Taylor online.)

The demise of a store that was a beloved bastion of quality and accessibility is an emotional issue for Sturtevant, who said L & T taught her the art of retail. From her next employer – Saks Fifth Avenue's Manhattan flagship, where she worked for two years – she said she learned retail's power.

Now that art and power have come together for her at Neiman Marcus, where she has concluded that retail is not merely about stuff but the stuff of dreams – of escape and comfort. You never know what's going on in client's lives, Sturtevant added. For them, the store may be about more than shopping.

In the season of light and beyond it, she said, “we bring joy to people's lives.”

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COMPILED BY PHIL HALL

Hochul signs moratorium on cryptocurrency mining

Gov. Kathy Hochul has signed legislation enacting a two-year moratorium on cryptocurrency mining in New York.

The new law passed the legislation in June, and the governor's action follows the collapse of the FTX cryptocurrency exchange. However, this new law – which is the first passed by a state – is focused solely on the environmental concerns created by cryptocurrency mining.

According to an Associated Press report, the law suspends new and renewed air permits on the fossil fuel power plants used in the “proof-of-work” blockchain algorithms used in the cryptocurrency mining process. Many environmentalists have expressed concern that the heavy fossil fuel usage in cryptocurrency mining contributes to the climate crisis.

The new law also tasks the Department of Environmental Conservation to determine cryptocurrency mining's impact on the state's ability to meet its climate goals.

“I will ensure that New York continues to be the center of financial innovation, while also taking important steps to prioritize the protection of our environment,” said Hochul.

Ex-lawyer pleads guilty to defrauding clients

William McCullough, who operated a real estate-focused law practice in Stamford for several years before resigning from the Connecticut bar in March 2019, pleaded guilty to one count of wire fraud stemming from an embezzlement scheme.

According to court documents, McCullough received funds from clients that were meant for deposit in an Interest on Lawyers' Trust Account (IOLTA Account) for use in accordance with his duties to each client. However, the Connecticut Statewide Grievance Committee audited McCullough's IOLTA Account in March 2018 and found he failed to maintain required documents for several years. The audit also revealed that more than \$1.27 million was due to clients, but the IOLTA Account held less than \$600,000.

A subsequent criminal investigation revealed that McCullough defrauded clients by using funds in his IOLTA Account to cover funds owed to others and for his personal expenses. McCullough made false representations to his clients and provided a false and inaccurate closing statement to at least one individual. As a result of this fraud,

McCullough's clients lost approximately \$720,851.05 through this scheme.

McCullough faces a maximum term of imprisonment of 20 years. He is released pending sentencing, which has yet to be scheduled.

Bard offers scholarships to Ukrainian students

Bard College is offering a scholarship

program to support 60 Ukrainian students who are displaced, under threat, or unable to continue their education due to the Russian invasion and occupation of their country.

The program is designed to allow English-proficient Ukrainian students to begin or continue their undergraduate education. Students will be admitted to Bard College's main campus in Annandale-on-Hudson and its affiliates in New York City, Bard College

Berlin, or Bard College at Simon's Rock in Great Barrington, Massachusetts.

Select applicants will be considered for the spring 2023 semester, although the program is being readied for the fall 2023 semester. The terms of the scholarship will vary, but each will cover a minimum of full tuition for a one-year minimum, and housing and living stipends will be available on a case-by-case basis according to need.

BRIEFS

11



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Yorktown Heights CPAs accused of evading subpoenas in \$4.4M case

BY BILL HELTZEL

Bheltzel@westfairinc.com

A Yorktown Heights CPA firm has been accused of dodging subpoenas for evidence against a client that owes nearly \$4.4 million to a New Jersey company.

Tri Health Solutions of Hawthorne, New Jersey petitioned Westchester Supreme Court on Nov. 21 to enforce subpoenas issued to Ciccinielli & D'Ippolito CPA's P.C.

Tri Health is seeking documents and witness testimony about assets held by the accounting firm's client, Employers Network Association Inc., of Valhalla.

But the accounting firm "feigned excuses" for refusing to comply, the petition states, demonstrating efforts to "hinder, obstruct and delay enforcement."

The CPA firm and its attorney, Michael Rosenberg, did not reply to emails asking for responses to the allegations.

Last year, Tri Health was awarded \$4,360,629 in a New Jersey arbitration case

against Employers Network Association (ENA). The judgment was then "domesticated" in Westchester Supreme Court this past March, so that the debt could be collected here.

The underlying dispute concerns a 2014 deal that Tri Health made to line up union members for ENA's health and benefits plans, according to court records. For every member of Local 713 International Brotherhood of Trade Unions who signed up for ENA's plans, Tri Health would be paid \$15 to \$25 a month.

Tri Health claims that ENA stopped paying the commissions and diverted funds to its owners and officers and other entities they controlled.

From 2019 to 2020, for instance, ENA kept about \$20 million in a Chase bank account, according to the petition, but while the New Jersey arbitration case was pending all of the money was transferred out and the account was closed.

Customers were directed to make checks payable to a new entity, Nu Era Benefits Agency, the complaint states, and

\$8 million was transferred to UBS Inc., a Florida corporation headed by an ENA and Nu Era owner.

Tri Health subpoenaed Ciccinielli & D'Ippolito on Oct. 26 to produce a witness for a deposition on Nov. 14 and for documents about ENA's finances and assets.

Rosenberg emailed Tri Health's attorney, George Sitaras, on Nov. 11 and advised that accountant Piero D'Ippolito was unavailable to testify on Nov. 14 because he was out of state.

On Nov. 14, the complaint states, no one from the accounting firm showed up for the deposition and no documents were produced.

And D'Ippolito, according to the complaint, was not out of state. He was "sitting in his office just a short distance away at the scheduled time of the deposition."

Sitaras had hired private investigator Michael Keenan to check on D'Ippolito. He went to the office in Yorktown Heights pretending to deliver a bottle of wine.

The receptionist confirmed that D'Ippolito was in and led Keenan to his office.

"I asked him if he was Piero," according to Keenan's affidavit, "and he responded, Yes."

D'Ippolito was wary. He wanted to know who the wine was from and he stated, according to a transcript of a video-audio recording, "I don't want to be getting served papers for clients of mine."

Keenan said he did not know who sent the wine, he was just working for a delivery service.

On the same day as the delivery ruse, Sataras says he advised Rosenberg that the CPA firm was in default and he demanded a new deposition date. Rosenberg allegedly asked on Nov. 15 to reschedule the deposition after the first week of December because D'Ippolito was in Florida.

Tri Health says ENA also has evaded a subpoena and it claims that the accounting firm and its lawyers are using delay tactics to hinder enforcement of the \$4.4 million judgment.

It is asking the court to compel the CPA firm to produce documents and appear for an examination under oath.

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9 Briefs—

Xerox snags contract with UK defense ministry

Xerox has been selected by the U.K. Ministry of Defense (MOD) for a five-year contract designed to reduce paper consumption and meet government targets for net-zero carbon emissions before 2050.

The U.K.-based unit of the Norwalk-headquartered Xerox reported that it will deploy its Managed Print Services to reduce device numbers, energy consumption and the volume of printed and photocopied material within the MOD. Xerox will also enroll the MOD in both its PrintReleaf reforestation program and its Eco Box service that provides for the return of used imaging supplies.

The transition process will begin in spring of 2023 and continue until spring of 2024.

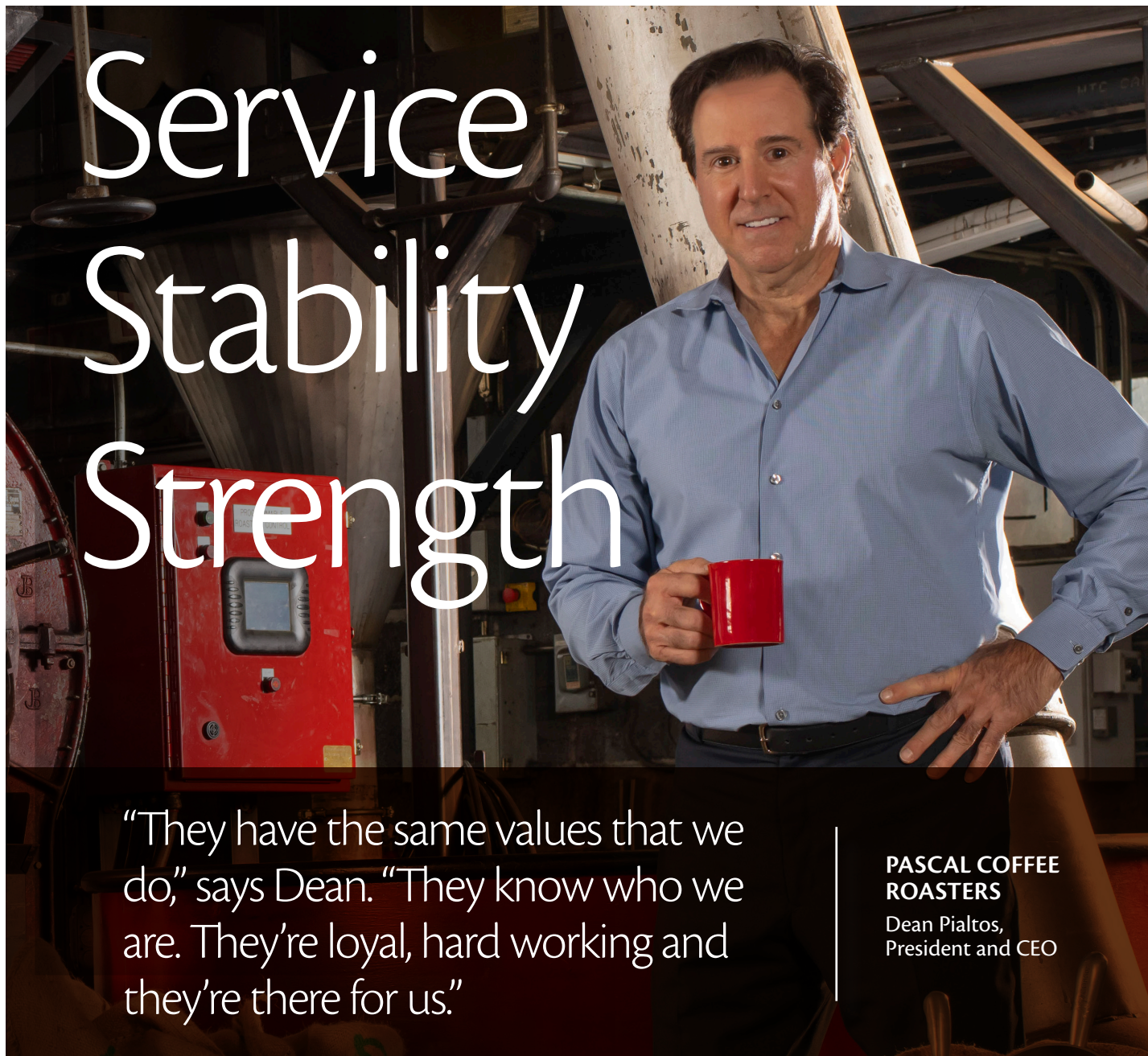
“This win marks a continuation of Xerox’s 10 year plus relationship with the MOD and it’s a true testament to the team that we are now seen as such a trusted advisor,” said Darren Cassidy, managing director of Xerox UK&I. “As part of the new contract, Xerox take over services supporting 35,000-plus print devices for over 200,000 users across 866 locations and 21 countries. During 2022 and 2024, we will be transitioning, scoping, testing and securing devices to maintain print and copy quality and productivity, whilst supporting MOD’s operational requirements. Additionally, we’ll work with the MOD to heighten understanding of the environmental impact and costs of printing, encouraging users to truly think about whether it is necessary.”

Social services agency creates career center

Lifting Up Westchester (LUW), the White Plains-based social services agency providing life changing support to residents in crisis, has received a two-year, \$200,000 charitable grant from KeyBank Foundation to launch a new career center.

According to a press release from LUW, the career center will “take a holistic approach to strengthening people’s stability and self-sufficiency” by offering job readiness and skills training, individual job coaching and apprenticeships that lead to higher-paying jobs and employment advancement.

With KeyBank’s support, LUW will build out a physical career center, hire staff, establish employment partner-



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YoFi Fest brings the global cinema experience to Yonkers

BY EDWARD ARRIAZA

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Once Dave Steck moved from Manhattan to Yonkers a decade ago, he began to miss the film culture found in the heart of New York City.

"Sometimes, as expats are want to do, they lament the things they miss from the place they left," Steck said. "I may have said something like, 'Boy, I miss being able to see foreign films or art films.'"

Steck endeavored to recreate the film environment of Manhattan in Yonkers by co-founding Yonkers Film Festival – more commonly known as the YoFi Fest – in 2013 with video editor Patty Schumann. Now in its tenth year, the nonprofit YoFi Fest kicked off its latest incarnation on Dec. 2 and will continue until Dec. 11, with movies being showcased at the YoFi Digital Media Art Center and the Riverfront Library's atrium theater, both within walking distance of the Yonkers train station.

The YoFi team seeks to present film to audiences in various forms, including documentaries, music videos and student films. This year's opening night differed from YoFi's traditional strategy of starting off with a fea-

ture-length film, instead showcasing short films whose running times ranged from about four minutes to a little over 30 minutes.

The opening night selection included "Inside the Beauty Bubble," an American-made documentary that chronicles a year in the life of Jeff Hafler, the gay owner of a roadside attraction of hair artifacts in California; "Laika & Nemo," a German stop-motion animated work about a boy in a diving suit who meets an astronaut; and "Legend: Kien-On Zhang," a Taiwanese documentary that briefly introduces a 78-year-old maker of Hakka lion heads for traditional festivals.

Besides offering cinema aficionados a chance to experience an uncommon movie format, the short films were selected because Steck believed they would better ready the audience of the sort of films they may expect to see later in the festival.

"Obviously, we can't show all of it the first night, but we can kind of give people an idea," Steck said. "You will see things here that you won't have the opportunity to see anywhere else."

YoFi Fest aims to present films that may differ from one's lived experiences in addition to showcasing films that are unorthodox in a technical sense. The "Around the Globe"



Executive Director Dave Steck, co-founder of YoFi Fest. Photo by Eve Prime.

showcase on Dec. 5 offers films curated from 31 countries including Australia, Turkey and Sweden. Some of the short films set to be showcased are "Monster Heart," "Toporzel" and "Wake Up the City."

There will be a slew of themed showcases of short films, with the occasional feature-length film in between, totaling over 140 films by the end of the festival. Besides foreign films, YoFi Fest will also offer a voice to the LGBTQ+ community with the "Queer Screen" showcase on Dec. 6 and celebrate the empowerment of women with a "Ladies Night" showcase the following day.

One of Steck's hopes is for individuals to find common ground in stories, which depict

different cultures.

"A lot of these stories are very similar. They're very universal. Coming of age stories, leaving your family, choosing between work/life balance – these are all universal stories," Steck said. "The backdrop changes, whether you're working on Wall Street or you're working in a field somewhere in Norway – it's very different. But the feelings that we have about work, about life, about family, about love, it's very universal and to see it expressed that way, I think it has been very powerful."

In a replay of the 2021 structure, this year's film festival will also be available as a hybrid experience. Moviegoers have the option to stream the films and watch simultaneously with in-person audiences, allowing people interested in joining but unable to travel to watch along with the in-person audience.

YoFi Fest's first foray into virtual presentation began 2020, a result of the pandemic lockdowns forcing the organization's hand. Unlike the hybrid model of succeeding years, the 2020 festival was fully remote, which proved to be daunting for the team.

"Every program had to be both accessible to an audience easily, but also secure so the filmmaker's work is protected and the IP isn't

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in danger of being pirated,” Steck said, noting it was “difficult to make something accessible but also inaccessible, to make something easy to watch but also behind some sort of paywall.”

While online viewing may be an option, Steck maintains that Yonkers Film Festival remains a communal experience first and foremost.

“We don’t want to be Netflix, we don’t want to be Amazon or Hulu – we’re a film festival, so we want to promote conversations between filmmakers and the audience, between filmmakers and filmmakers, and between film fans and film fans,” he said,

Virtual attendance will also benefit filmmakers and enrich the audience experience. Far-flung creators, sometimes in different countries in the case of foreign film submissions, may now join remotely to interact with moviegoers during Q&A sessions. According to Steck, about 90% of filmmakers now join the conversation as compared to around 50% in previous years.

“We still believe in that communal watching experience. We wanted to preserve that so that we are all watching it simultaneously, even if we’re not in the same room,” Steck said. “That’s where we really were unique last year, and we’ve built upon that point of difference for this year.”

Westchester to ban flavored tobacco product sales

BY PHIL HALL

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The Westchester County Board of Legislators voted 11-6 on Nov. 28 to ban the local sale of flavored tobacco products.

The new law will go into effect six months after it is signed by County Executive George Latimer. It does not prevent consumers from using flavored tobacco products in Westchester, and retailers who are found to be in violation will receive citations from the county’s health department and not from police agencies. Menthol cigarettes, cherry pipe tobacco, vanilla cigars, and wintergreen smokeless tobacco are among the products being banned.

Trevor Summerfield, director of advocacy for the American Lung Association in New York, welcomed the vote.

“Eighty-one percent of kids who have ever used a tobacco product started with one that was flavored,” Summerfield said. “The industry knows exactly what they are doing and has aggressively marketed its products to kids for many years to get the



next generation addicted to tobacco. Next time convenience stores, retailers, and manufacturers argue that menthol is an adult flavor, we should remind them that nearly nine out of 10 adults who smoke cigarettes daily had their first cigarette before the age 18. The simple truth is that for every youth that gets addicted to these deadly products, Big Tobacco makes a lifetime of profits.

However, the New York Association of Convenience Stores (NYACS) pointed out

that none of Westchester’s neighboring counties have a similar ban, which will encourage consumers to make their purchases elsewhere.

“Implementing a ban in one jurisdiction and not any others mean these products would remain widely available to consumers in nearby counties and states, undercutting the public health goals of the legislation” said Kent Sopris, NYACS’ president, who added that “prohibition has never worked.”

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Scarsdale developer demands \$2.77M from Chappaqua schools

BY BILL HELTZEL

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A Scarsdale real estate developer has sued Chappaqua Central School District to enforce a contract to sell 20.4 acres of forested land that a nonprofit group claims is near a sacred Native American site.

CG Homes Six LLC sued the school district for \$2.77 million in a complaint filed Nov. 10 in Westchester Supreme Court.

The district had agreed to obtain land use approvals for the site, according to the complaint, and then used “its own failures and the lack of such approvals as a pretext to escape its ... contractual obligations.”

School Supt. Christine Ackerman and five school board members did not respond to emails asking for their side of the story.

The development site is in a forested area at the end of Buttonhook Road at Garey Drive. The district bought the land

for \$125,000 in 1973 for a school, and then abandoned the plans and put the property up for sale in 2010.

CG Homes is run by Eric Scheffler, the founder of Invictus Real Estate Partners private equity firm and a real estate lawyer and banker by trade according to his company profile.

The district agreed to sell the land to CG Homes for \$2 million in August 2021, the complaint states, and obtain land use approvals for six homes from the town of New Castle planning board. The developer made a \$100,000 down payment.

On June 24 the district notified CG Homes that it was seeking new bids and “would like to return the money held in escrow on the expired agreement.”

The developer rejected the contract cancellation and offered to help the district bear the costs of seeking land use approvals, up to \$50,000 that would be credited back to CG Homes at the closing.

On July 6 the school board declared that the deposit should be returned, according to the complaint, and “wrongfully asserted” that the board had exer-

cised due diligence and met its contractual obligations.

The district allegedly re-advertised the property for sale on June 30 and sent the developer a check for the down payment on July 14.

CG Homes says it rejected the check on July 24 and demanded that the district “pursue final subdivision and site plan approval diligently and in good faith.”

At least one organization has bid for the property. Friends of Buttonhook Forest Inc., also known as Preserve Buttonhook, has offered \$1.25 million for the land.

The nonprofit organization says rare Native American sacred stone landscapes have been found on two properties adjacent to the development site and are likely to be found on the development site.

The group wants to protect the land as is and use it as a place to educate the public about Native American history.



CG Homes, represented by Manhattan attorney David W. Tyler, accuses the school district of breach of contract. It is asking the court to direct the district to perform its obligations, ban the district from marketing or selling the property to anyone else, and order the district to pay \$2.77 million in damages.

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Judge orders Mamaroneck board to reconsider Hampshire Country Club development

BY BILL HELTZEL

Bheltzel@westfairinc.com

The village of Mamaroneck planning board failed to take a “hard look” at the evidence, a judge has ruled, when it rejected plans by Hampshire Recreation LLC to build homes at Hampshire County Club.

Westchester Supreme Court Justice Linda S. Jamieson ordered the planning board to reconsider the issues, in a decision issued on Nov. 15. She also remarked that she was troubled by the appearance of impropriety by a member of the planning board.

Hampshire has been trying to get land use approvals to build homes on the 106-acre property for more than a decade, over the objections of several residents in the wealthy Orienta neighborhood on Long Island Sound.

After the village rejected a 125-unit condominium plan, the developer proposed building 105 homes and downsizing the 18-hole golf course to 9 holes.

The revised project underwent near-

ly five years of environmental studies, hearings and deliberations.

The planning board rejected the plans in May 2020, finding that the development would create significant environmental impacts and was inconsistent with the village’s zoning and flood damage prevention laws.

Hampshire petitioned Westchester Supreme Court to annul the decision, arguing that it was predetermined and the result of a “decade-long attempt by the village to prevent any residential development at the club property.”

Jamieson noted that state law requires her to ascertain only whether there was a rational basis for the planning board decision or whether the ruling was arbitrary and capricious -- and not substitute her own judgment.

She focused on three issues: a flood modeling standard, a flood prevention regulation and green space.

Hampshire had submitted plans to combat flooding on Cooper Avenue for 50 years of rising sea levels. When it realized the village wanted a 60-year plan



it submitted more data. The planning board declined to consider the “eleventh hour submission,” contending that it had always expected a 60-year plan.

Jamieson found that the planning board never explicitly asked for 60 years of data. In contrast, Hampshire showed that the village’s own engineering consultant repeatedly cited the 50-year standard.

When the planning board made it clear that it was using a 60-year standard, Hampshire “rapidly re-analyzed the data and presented a solution” to the flooding issue, Jamieson found. “The planning board, however, determined that it was too late and rejected (Hampshire’s) rejiggered plan.”

The planning board had violated Hampshire’s right to due process, she ruled, and thus failed to take a hard look at the developer’s “last-minute solution to a last-minute change in the parameters.”

She ordered the planning board to consider Hampshire’s 60-year flood plan.

The planning board also rejected Hampshire’s plan to truck in 80,000 cubic yards of fill, despite acknowledging that “no impact was shown on the project site or adjacent properties.”

Judge Jamieson directed the planning board to make clear whether any excavation is required, and if so, allow Hampshire to address the issue.

The planning board also had concluded that the plans did not provide meaningful recreational opportunities

because portions of the open spaces were isolated or inaccessible.

Judge Jamieson found that the open space “is not as scant or tainted” as the planning board makes it out to be, and there is no support for the conclusion that it would not provide meaningful recreation opportunities.

The only evidence cited by the board was based on comments from a law firm hired by an opposition group and neighbors, she noted, rather than from an expert or persuasive authority.

A conclusion “must be based upon factual evidence in the record,” she said in citing an appellate court opinion, “and not generalized, speculative community objections.”

She ordered the board to take a hard look at the open space issue.

Finally, Jamieson remarked on the “issue of the conflicted planning board member,” without naming the individual.

Hampshire accused board member Cynthia Goldstein, who lives near the proposed development, of bias.

Jamieson said she was troubled by Goldstein’s comments, such as an email stating, “I think it’s past time to wrestle control of this from the consultant,” which she said appears to exhibit a desire for a preordained result.

Even though she was only one vote, Jamieson said, “her active vocal participation in the deliberations may well have influenced other members.”

Jamieson directed all planning board members to disclose where they live.

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The forecast for seniors this winter

BY ABBE UDOCHI

I was 9 years old and living in central New Jersey during the winter of 1978 when a catastrophic blizzard hit the entire Eastern Seaboard. For three days in early February, we were battered by high winds as 2 feet of snow fell steadily – the most my young eyes had ever seen. A solid layer of ice coated everything. With school canceled for days, my older sister and I donned parkas and mittens and did our best to build snowmen in the backyard while my father tried to break slabs of ice and shovel out the cars and driveway. Long johns, corduroy pants and high, fleeced-lined boots were barely enough to protect us from the big freeze.

That storm opened my eyes to how devastating severe weather can be. The Blizzard of '78 reportedly killed 100 people in the Northeast and injured around 4,500.

While cataclysmic weather events like nor'easters and hurricanes affect us all, seniors are particularly vulnerable. Some do not survive.

“Older adults are very susceptible to extreme weather due to physical changes seen with aging,” said Vincent Marchello, M.D., C.M.D. – chief medical officer at Centene/Fidelis Care, New York State’s largest Medicaid managed care plan. “The best advice I can give is to be proactive and prepared.”

Citing a February 2022 study in the Journal of the American Geriatrics Society, Marchello explained that within a month of a severe weather event more elderly adults are hospitalized. Those with diabetes, congestive heart disease and COPD (chronic obstructive pulmonary disease) are most likely to require care.

Joe Rao – an eight-time Emmy Award-nominated meteorologist, formerly with “News12 Westchester,” and currently co-host of the “Joe and Joe Weather Show” with Joe Cioffi – is 66 and lives in Putnam County. Rao advises the elderly to play it safe and stay inside when it’s bitter cold.

“There was one Saturday morning when the temperature dropped to 9 degrees, and it snowed,” he recalled. “I went out to shovel and regretted it...Get someone else to shovel for you, especially if you have a heart condition and the snow is of a heavy consistency.” Rao got a snow blower.

“Based on the ‘Farmers’ Almanac,’” Rao said, “January will trend toward exceptional cold followed by many stormy days in February.”

With that in mind, Marchello has these tips to help older adults and their families prepare for frostier days:



1. If you haven’t already done so, have the heating system checked to ensure proper functioning. Is the home heating system capable of operating without power? If not, seek advice about modifications or alternative sources such as a generator or a gas or wood burning stove and know how to operate these properly.
2. Wear appropriate and adequate clothing outside, including gloves, hats, boots and scarves. Keep extras on hand in case a glove gets lost (as it always does).
3. Don’t go out before streets and sidewalks have been properly shoveled and salted. Slipping on ice is a common and potentially deadly hazard.
4. If you are driving, keep a first-aid kit, blankets, ice scraper, shovel and water in the car and easily accessible.
5. Carry an index card with your conditions and medications.
6. Refill medications well in advance.
7. Have a communication plan – Who will you call? Who will call you? – before and after a storm. If possible, have a contact at a distance who may not have been similarly affected.
8. Program your emergency contacts



Joe Rao, co-host of the “Joe and Joe Weather” show and former TV meteorologist on “News12 Westchester.” Courtesy Joe Rao.

9. Heed evacuation advice from local authorities. When warned of a weather event, decide where you – or your loved one(s) – will go and when before it’s too late.
10. Stock a “shelter in place” shelf/closet with water, canned goods, flash-

lights and batteries.

Having a plan in place can make all the difference. Indeed, a solid plan may be the best gift for the holidays.

Abbe Udochi is CEO and geriatric care manager at Concierge Healthcare Consulting in New Rochelle and a member of the Centene/Fidelis board of directors. For more, visit conciierge-care.com.



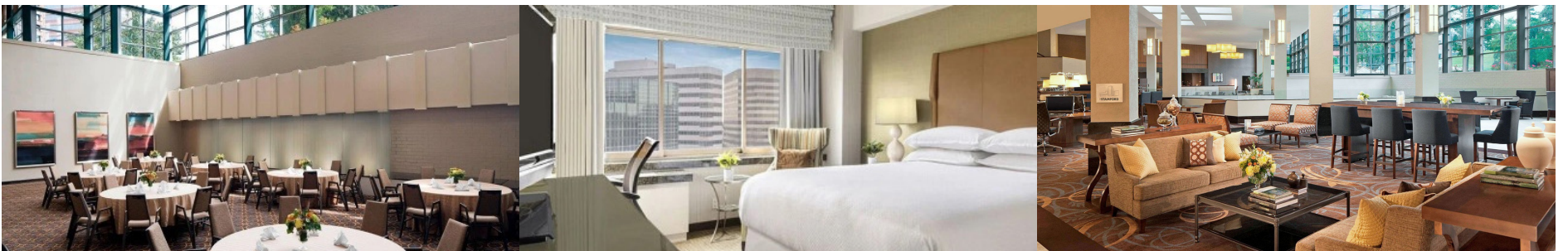
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White Plains consultant demands \$1.2M fee for setting up \$395M loan

BY BILL HELTZEL

Bheltzel@westfairinc.com

A White Plains specialty finance company is demanding \$1.2 million from a Jersey City, New Jersey developer who allegedly refused to pay a consulting fee on a \$395 million loan.

Bridge Funding Inc. accused The Manhattan Building Company Inc., several affiliates and their president Sandy Weiss of breach of contract in a Nov. 14 complaint filed in Westchester Supreme Court.

Weiss and his companies “stonewalled ... attempts to resolve this latest dispute in an amicable manner,” the complaint states, “despite their clear and unequivocal obligations.”

Manhattan Building Co. and its lawyer, George L. Garcia, did not respond to emails asking for a response to the allegations.

Bridge Funding was founded in 1997 by Lawrence Linksman of North Salem. It focuses on real estate lending, according to its website, and has access to more than \$1 billion.



\$1.2M fee claimed on \$395M loan for Emerson Lofts project in Jersey City

Weiss founded Manhattan Building in 1994. MBC, as he calls the company, has put more than \$1 billion in real estate ventures in Hoboken and Jersey City, its websites states, and has an additional \$1 billion in projects under construction or in planning.

The companies struck a consulting deal in 2018, according to court records, where by Bridge would try to line up lenders and

investors for MBC for new and existing projects. Bridge was to be paid \$12,500 a month, but after 28 months had received only \$112,500 of the \$350,000 it was owed.

Bridge sued MBC this past January for the unpaid consulting fees and settled the dispute in March. MBC agreed to pay Bridge \$300,000, according to the settlement, plus 0.33% on any new funding it received from

Madison Realty Capital, to whom Bridge had introduced MBC.

On Oct 21, the new lawsuit states, Weiss told Linksman that MBC was about to close on a new loan with Madison Realty. Weiss allegedly said his cash position was weak and he asked whether the Madison Realty fee could be spread out over time.

Linksman claims he asked for more information so that he could evaluate the request, but MBC has refused and “purposefully operated under a veil lacking any transparency.”

Then Madison Realty notified Linksman that it had loaned \$395 million to MBC.

The loan is for MBC’s 1,089-unit Emerson Lofts project in Jersey City, and includes \$168 million previously agreed to.

The consulting fee equals more than \$1.3 million, according to the complaint, minus a \$62,500 credit, for a total of \$1,241,000.

Bridge Funding claims that Weiss and MBC have ignored demands for payment, according to the complaint filed by Manhattan attorney Mark Lichtenstein and Armonk attorney Prassana Mahadeva.

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New contenders for luxurious, Covid-safe breaks

As Covid-19 continues to strafe the country and indeed the globe, with new variants emerging, we can hardly declare the pandemic over. Yet, somehow, we've learned to live with it, and no sector more so than the hospitality industry, where all has certainly not been quiet on the western (and southern) fronts. New hotels have been opening apace, while storied, older properties have been enjoying significant makeovers. So if you're planning a winter vacation, or a getaway later in 2023, here are some glorious properties to think about – luxury hotels and resorts that offer oodles of sun, sea and sand while always exercising responsible Covid protocols.

FLORIDA

Boca Raton

Formerly known as the Boca Raton Resort & Club, the big new one in the Sunshine State is now **The Boca Raton**. With its own yacht, beach, golf, tennis and you-name-it clubs – as well as half a mile of Florida's most pristine beach to call its own – the place began life in 1926 as an Addison Mizner 100-room inn. Today, it has grown to a 1,000-room resort, one of the finest in the country, while preserving its beautiful Spanish, Mediterranean and, perhaps its most distinguishing feature, Moorish architecture. Guest rooms run the gamut from the charming and historic Cloister rooms to the vast yacht club rooms, beautifully refreshed bungalow rooms, spiffy, just reopened Tower rooms with all the bells and whistles and beach club rooms for beachcombers. Add to the mix 10 dining concepts (including a fabulously retro grill) and counting, the new spa – which is a kind of love letter to Spain's Alhambra – and private butler service throughout, it's no wonder that the resort's owners, MSD Partners and the Northview Hotel Group, are hailing The Boca Resort's relaunch as the start of a new "Golden Era."

Palm Beach

The most exclusive and proper (I did not say stuffy) of Florida's Atlantic Coast resorts, Palm Beach is having a moment at last, as two golden oldies have gone, or are about to go, under the knife to emerge as new and beautiful Bright Young Things. First, the former Bradley Hotel, just off Royal Poinciana Way, is already wowing guests as the **White Elephant Palm Beach** – a palm-fringed outpost of the famous Nantucket hostelry. With just 32 rooms of which no two are alike, exciting contemporary art and original design features all over, the hotel feels like an exceptionally well-run, private grand estate, which in itself is inherently "Palm Beach." On a recent site tour, I especially loved the ocean-facing, two-bedroom Palm Suite, which can be expanded into three rooms, as well as the fact I would be able to forget Uber during a stay, because a chauffeur-driven, courtesy BMW is always at the ready to drive guests pretty much anywhere they might want to go.

And another famous Palm Beach hotel, **The Chesterfield** – formerly a Red Carnation property – just steps from Worth Avenue, will reopen in 2023 as **The Vineta**, an Oetker hotel. Expect supreme comfort, sensational food and exceptional service. This one is already destined for greatness. If you don't know the name Oetker, for heaven's sake don't admit it: The Oetker family owns The Lanesborough in London and Le Bristol in Paris, among other world-famous properties, so they are hardly rookies in the game.

MEXICO

Riviera Maya

Nestled between 200 acres of lush tropical jungle and the secluded white sands of Mexico's Caribbean coast, **Maroma**, once a top-of-the-line Hyatt, has been completely reimagined as a Belmond hotel. With Mayan culture and design at its core, it will be the first, extensive transformation within Belmond's North America portfolio under LVMH ownership. Slated to re-open in May 2023, Maroma will boast 10 new Tara Bernerd-designed waterfront suites, a nature-focused wellness experience in partnership with Guerlain, ground-breaking sustainability initiatives and a new gastronomic era under Mexican-born executive chef Daniel Camacho.

As one wag, a fellow travel-journalist friend, put it to me recently as we reviewed Maroma's credentials, "it's going to take an awful lot of this place to kill you."

PANAMA

Bocas Bali

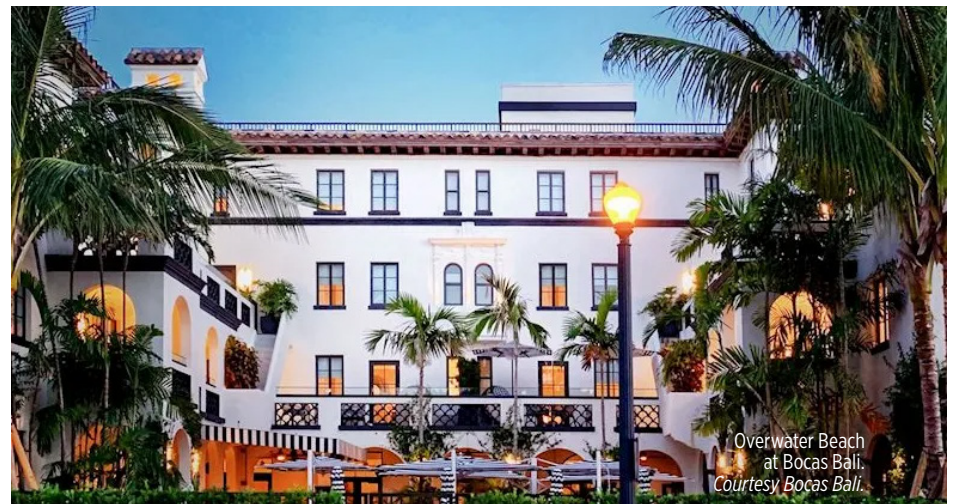
Now part of Nayara Resorts – a collection of elevated, eco-minded hotels offer-



Flamingo Grill terrace at The Boca Raton. Courtesy The Boca Raton.



The White Elephant Palm Beach. Courtesy The White Elephant Palm Beach.



Overwater Beach at Bocas Bali. Courtesy Bocas Bali.

ing authentic, immersive adventures in the region's wildest and most remote corners – the exclusive, all-inclusive, adults-only **Bocas Bali** features 16 overwater villas on a private island in the Bocas del Toro area, off the Caribbean coast. Trust me, it doesn't get better. All the villas were inspired by the barefoot romance of Bali, and the resort, with its solar energy, purified rainwater and wastewater treatment system, is as eco-friendly as it gets. Bocas also offers the world's first overwater beach, and guests can actually snorkel, paddleboard, kayak through the mangroves or indulge in other aquatic sports directly from their rooms. Two great restaurants, meanwhile, one international and the other focused on local dishes, are favorite spots.

Another is the dreamy, totally-tropical Tippy Bar on the resort's white sand Kupu-Kupu beach – in essence the heart of Bocas Bali, since all this exercise is thirsty work. Two plane journeys, a land transfer and a boat ride are what it takes to reach Bocas, and even with a new air service starting early in 2023 from Panama City's Tocumen International Airport, which will cut out the intermediary road transfer, getting there from New York is, to express it in the vernacular, a schlep. Then again, Bocas' remoteness – well, that really is the beauty of it.

For more, visit thebocaresort.com; thewhiteelephantpalmbeach.com; oetkercollection.com; belmond.com; bocasbali.com.

TRAVEL TALK



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

How to avoid an IRS audit

BY NORMAN G. GRILL

Every year the tax code grows more complex, which can lead to a mistake-triggered IRS audit. Also, there are certain “red flag” actions that invite an IRS review of your tax filing.

Avoiding actions like the ones below can help you sidestep a tax audit. Here are several triggers that could spark action by the IRS.

Claiming business losses year after year: When you operate a business and file Schedule C, the IRS assumes you operate that business to make a profit. Claiming losses year after year without any profit raises a red flag with the IRS.

Failing to report income from Form 1099: Resist the temptation to underreport your income if you are self-employed or have a second job. The IRS receives the same 1099 forms that you do – and even if you didn’t receive a Form 1099 when you think you should have, you can’t be sure the IRS didn’t either. If the IRS finds a mismatch, you will hear about it.

Early withdrawals from a retirement



Photo by Mohamed Hassan / Pixabay.

account: Generally, if you withdraw money from a retirement account before age 59½, you will need to pay a 10% penalty. You will also owe income tax on the amount withdrawn unless you qualify for an exception. Sometimes—but not always—these types of early withdrawals trigger an audit, typically a correspondence audit where the IRS sends you a letter.

Excessive business expense deductions: Too many deductions for your income and type of business, claiming 100% use of a car for business, and inflating business meals, travel, and entertainment expenses are examples of excessive business expenses that could raise a red flag. Always save receipts and document your mileage and expenses.

Failing to report winnings or claiming

big gambling losses: Professional gamblers report winnings/losses on Schedule C, Profit or Loss from Business (Sole Proprietorship). They can also deduct costs related to their professions, such as lodging and meals. Gambling winnings are reported on Form W-2G, which is sent to the IRS.

As such, you must report this income. You may deduct gambling losses, but you must itemize your deductions on Schedule A (Form 1040) and keep a record of your winnings and losses. Ordinary taxpayers (recreational gamblers) report income/losses as “Other Income” on Schedule 1 of their Form 1040 tax return.

If you’ve received correspondence from the IRS in the U.S. mail that you are being audited, it is advisable to get help from an experienced tax professional. Also, it might help you to review the Taxpayer Bill of Rights, which can be found at IRS.gov.

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

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John Traynor.
Photograph by
Edward Arriaza.

The state of the economy: A work in agitated progress

BY EDWARD ARRIAZA

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The Greenwich Chamber of Commerce hosted its 2022 Annual Meeting & Business Forecast at the Greenwich Water Club earlier this month, with John Traynor, president of Cambridge Trust Wealth Management of Connecticut, as the keynote speaker.

Traynor's presentation, titled "Taking Away the Punch Bowl," detailed his observations on the economy both from a national and state level and how the Federal Reserve's plan to raise interest rates is meant to address the economy's underlying issues.

"The economy's actually in fairly good shape. The warning area that's crazy right now is the employment side," Traynor said.

Traynor demonstrated the problem by contrasting participation rates in the labor force between the 1960s and today. In the former time period, 97% of men between

the prime working ages of 24 and 55 participated in the labor force, as opposed to 88% today. Labor force participation rates are of concern to both the Federal Reserve and employers – since the early 2000s, participation rates have trended downward while the size of the labor force continues to grow, being further exacerbated in early 2020 by the pandemic.

Traynor said Covid-19 greatly disrupted consumer spending as well, with expenditures on goods and services plummeting with its arrival, services suffering the most. Since then, both have recovered. Expenditure on goods in particular have done very well, with real demand since 2021 being around \$400 billion above even the pre-pandemic trend. Expenditures on services have been slower to recover, however, still being approximately \$400 billion below the pre-pandemic trend.

The trajectory of inflation, partly a result of supply chain issues and made worse by

the Ukraine war pushing commodity prices up, was illustrated by Consumer Price Index (CPI) levels through the years. In July 2022, the Headline CPI was at 8.5%, the Core CPI at 5.9%, the Food CPI at 10.9% and Energy CPI at 32.9%. The Headline CPI for July was an improvement from June 2022, which was at 9.0%, but was still significantly higher than previous years such as 2018, which had a Headline CPI of just below 3%.

"For inflation, if you take out energy and food, it's still 6.3%, so the Fed has a long way to go," Traynor said. "Their goal is 2%, so that's why they said they're going to raise rates, and then they're going to keep them there for a while. They really want to get that inflation out of them."

Traynor stated the Federal Reserve seeks to address these and other economic problem areas and avoid a looming recession by slowing down the economy by raising interest rates.

"When the party gets going, when the economy gets moving along very nicely, it's the Fed's job to take that punch bowl away, to basically dampen things down," Traynor said.

By raising interest rates or "taking the punch bowl away," unemployment rates

are likely to go up, according to Traynor. However, the Federal Reserve's hope is that instead of this resulting in layoffs, employers will elect to shrink job openings.

"What the Fed is hoping is that the unemployment rate doesn't go up and that would be perfect," Traynor said. However, "it has never happened before – I'd love to see it happen – but that's exactly what the Fed is hoping."

Regarding the economy of Connecticut, Traynor detailed the importance of international trade and globalization to the state, pointing out that 20% of Connecticut jobs have some ties to international trade.

"These jobs grew 5.6 times faster than overall jobs between 1992 and 2016," he added.

Furthermore, Traynor pointed out that most of Connecticut's exports are highly engineered machine tools, such as biotech equipment and turbofan blades, which Traynor described as being highly valued around the world. As such, he cautioned against a growing trend toward deglobalization in the state, arguing that any move away from global free trade would only hurt Connecticut's economy.

J.P. Morgan asks court for OK to erase broker's disciplinary record

BY BILL HELTZEL

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J.P. Morgan Securities wants a disciplinary record against a Yorktown Heights investment adviser to be expunged, claiming that an accusation against the adviser was false.

JPMS and investment adviser John Dacey petitioned Westchester Supreme Court on Nov. 17 to allow the Financial Industry Regulatory Authority to delete all references to a 2020 customer dispute on Dacey's FINRA BrokerCheck report.

FINRA is a self-regulatory organization authorized by the U.S. Congress to oversee investment brokerage firms and their representatives. Its online BrokerCheck reports give investors snapshots of financial advisers' employment histories, licensing and disputes.

Dacey, of Putnam County, works as a JPMS private client adviser at a Chase bank branch in Yorktown Heights.

In 2020, Marlo and Joyce Moss of Yorktown Heights had accused Dacey of negligence for recommending an unsuitable investment. They asked a FINRA arbitration panel to award \$70,769 in damages, according to Dacey's BrokerCheck record, and this past September the dispute was settled for \$14,999.

JPMS filed for a new FINRA arbitration hearing in August, on behalf of Dacey, asking that the 2020 customer dispute be deleted from his BrokerCheck record.

The Mosses did not participate in an Aug. 30 hearing, according to the case summary, and did not oppose the request.

Arbitrator William G. Binkes concluded on Sept. 21 that the original allegation against Dacey was false and should be expunged from his record.

Dacey had met with the Mosses in January 2020 and recommended several investment products, according to the arbitrator's findings.

The products were consistent with the Mosses' investment goals. They opened an account in February 2020 and bought a balanced U.S.-focused municipal bond fund.

But in March 2020 the financial markets declined rapidly during the onset of the Covid-19 pandemic. The Mosses advised Dacey to liquidate their account "because they were concerned with capital preservation as the market was losing value," Binkes found.

Dacey began the liquidation on March

13, 2020.

Blinkes also noted that Dacey did not contribute to the settlement but did not explain why.

He recommended that all references to the Mosses arbitration award be expunged from Dacey's FINRA record, but he stated that Dacey must first get a

court to confirm the decision.

If confirmed, Dacey's FINRA BrokerCheck record will list only one customer dispute, filed in 2006, when he worked for M&T Securities in Hopewell Junction. The client in that case believed that a variable annuity would provide a fixed death benefit. The case was settled in 2007 for \$25,000.



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11 Briefs—

ships, 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.

The program seeks to work with an estimated 175 unemployed and significantly under-employed individuals over

KeyBank's two-year funding period.

"The center will complement the existing employment programs in Westchester County by providing intense job-readiness services that address the high barriers people with extremely low-income face every day," said LUW CEO Anahaita Kotval, adding the organization will "walk hand-in-hand to help individuals get both the employment and the additional support they need for long-term stability."

New Westport podcast reconsiders history

The Westport Museum for History & Culture has teamed with the Verso Studios at The Westport Library for "Buried in Our Past," a community partnership podcast that takes a new look at history.

The podcast is recorded at The Westport Library's Verso Studios, with new episodes available each month on

the library's YouTube channel and the Apple and Spotify platforms. The debut episode, which is now online, features the true story of the first Thanksgiving with guest Greg Porretta, a Julliard-trained actor and Westport Museum board member.

"We are always looking for new ways to get people excited about history," said Ramin Ganeshram, executive director of Westport Museum. "Working with the library's spectacular Verso Studios to produce 'Buried in Our Past' allows Westport Museum to reach audiences in a new way, which we hope will whet the appetite for more."

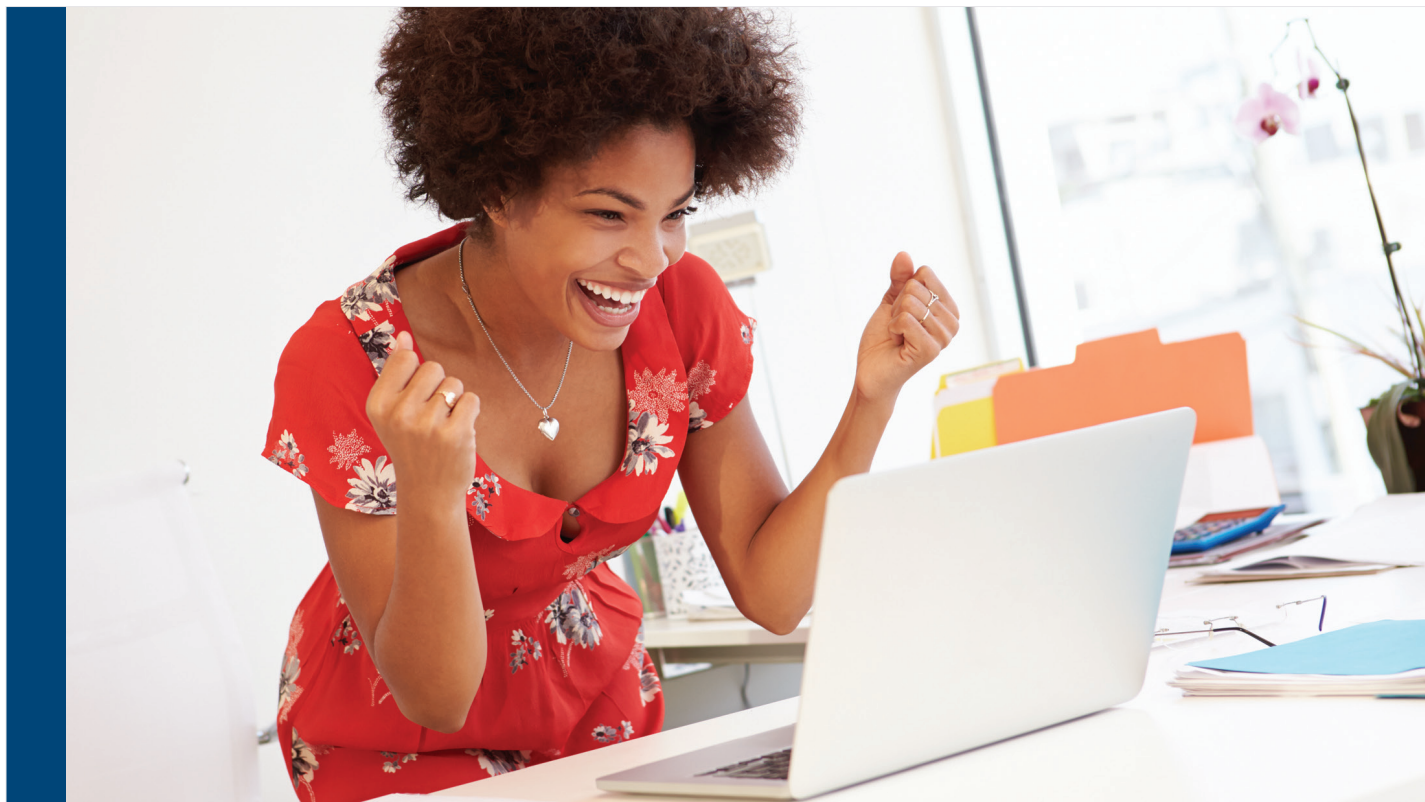
"We're very excited to welcome Westport Museum as a vital community organization working with our Verso Studios to engage listeners on fascinating historical topics," said Bill Harmer, executive director of The Westport Library. "'Buried in Our Past' is an excellent and natural concept met with our technical expertise and creative guidance. It's continually thrilling to see Verso Studios' mission to serve an inclusive, future-forward cultural and learning center come to fruition."

Food truck policy updated in Connecticut

The Connecticut Department of Public Health (DPH) has announced a new policy that enables reciprocal permits and licenses for food trucks.

According to a statement from the DPH, the permit reciprocity is designed to streamline the permit and licensing processes for food truck owners, who need to receive paperwork from the local health agencies where they plan to operate. A statewide database has been developed that allows local health officials access to permit information and inspection records of the food truck vendors from other participating local health agencies. Currently, 14 local health jurisdictions in Connecticut have signed the memorandum of understanding on this initiative.

"This reciprocal agreement will allow food trucks licensed by one of the participating local health agencies to forgo the license/permit fee in other participating jurisdictions for their routine itinerant food vending," said DPH Commissioner Manisha Juthani. "DPH has partnered with local health directors and industry representatives to develop this streamlined process."



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'Butterfly' beauty at Neiman Marcus' Mariposa restaurant

'Tis the season to be jolly and what could be jollier than to be back in full holiday shopping mode – not any-dyne online shopping, but old-fashioned department-store shopping. And where better to do it than at Neiman Marcus in The Westchester in White Plains, that most razzle dazzle of department stores, never sparklier or more glamorous than at holiday time. Up through the store we go, strolling past Dior at the top of the escalator, ambling past Acqua di Parma, moseying by tables laid out with exquisite cashmere scarves, jangly belts, trainers like works-of-art – beautiful things you want to buy for their sheer loveliness, not because you need any single one.

And on the store's Level 3, right at the top, is Mariposa ("butterfly" in Spanish,) where the restaurant host, Ronnie Barback, who is as cheerful as the store is bright, greets us like long-lost friends. "Hello, a table for lunch? Here, follow me.... This is one of my favorites, somewhere you can see the whole restaurant, but also a little private." It's the sort of welcome that sets the tone for a sunny visit, even on a wet and gloomy late-fall day.

Ronnie has been with the store for some time but has only recently come over to Mariposa – which emerged from its chrysalis in 2014 after a four-month, \$1-million renovation that transformed it from one of Neiman Marcus' former Zodiac restaurants. (There patrons used to vie to sit beneath glass artwork of their birth signs.)

"They asked me to host," she says, smiling. "That's fine;" I told them, "just don't ask me to cook." Ronnie is a riot and we could talk to her all day, but she has other guests to attend to and, besides, we need to eat. As she leaves us, along comes a server, right on cue, depositing just-cooked popovers on our side plates, along with demitasse cups of consommé – the free signature starters at any of Neiman Marcus' restaurants. (For the history of that tradition and more, see the Neiman Marcus story on Page 8.)

Meanwhile, here's Ronnie back again, handing me parking validation ("only for my favorite customers," she confides.) A get-out-of-jail-free card, I call it jokingly, although with popovers this fresh and flaky and consommé this golden and intense, I think I'm going to want to linger in jail a while longer.

Mariposa, I'm discovering, is a sanctuary, offering comfort and calm along with gentle, old-fashioned service, although that's not to say it's remotely stuffy. That goes for the food, too – a revamped, broad menu that reintroduces a lot of NM classics,



Linguini with jumbo crab and spinach. Photograph by Jeremy Wayne.

everything based on prime ingredients, combined or cooked with imagination and flair.

Take the salads – the dashing Madison, which is an upmarket play on a Cobb, or the Gotham, borrowed from Bergdorf Goodman's powder-blue, Central Park-overlooking BG restaurant, (Bergdorf's being a Neiman Marcus Group family member.) Yes, the usual suspects are here – a black angus burger with what I can only describe as illustrious truffle fries, a tuna melt with a moreish tuna pecan salad – but so, too, are more complex, more substantial dishes.

Glossy linguini come with a generous amount of snow-white, jumbo lump crab in a garlic and ginger butter sauce, a winner of a dish from chef Angel Bueno, who knows that, while we all love garlic, it makes a good friend but a bad master, and so he uses it judiciously. Blackened salmon has crisp, corn tortillas for its running mate, the dish spiced up with a feisty chipotle mayonnaise. A generously sized skirt steak with a carefully reduced demi-glace will appeal to lunchtime carnivores.

As for the patrons, they run the gamut, from focused lone shoppers, ticking off items on a list, to lunching ladies and families with kids. Ah yes, the kids. Some are

quite sophisticated, sitting demurely and enjoying their Kobe beef hotdogs from the encouragingly "grown-up" kids' menu, while some are right little screechers, being mollified – or bribed – by their parents with the promise of what Santa will bring them if they will just cut out the whingeing.

However, let's not dwell on irritating children but instead think about the desserts – a tall, rich coconut cake or, as the menu calls it, an "iconic" NM chocolate cookie. I'm not sure what makes a cookie iconic and we didn't put it to the test, but an affogato – that spectacularly simple Italian dessert of a scoop of vanilla ice cream, "drowned" in an espresso – brought a delightful lunch to a satisfying, stylish close. (Shoppers on the go can always grab coffee from the new coffee bar off the shoe department on Level 1.)

With its elegant design touches, blue crystal water glasses, silver butterfly napkin rings and raw silk curtains – like the ones you get on planes these days, separating business-class customers from the rest of us, only the drapes on planes are more likely to be nylon – you know a place is tops when you have to scratch around for flaws. Yes, were I Mr. and Mrs. Neiman or, for that matter, Mr. Marcus – figuratively speaking of course, as the store's founders passed



Mariposa interior. Photograph by Jeremy Wayne.

away decades ago – I might be inclined to put a door or screen on the wide opening that leads from the restaurant to the kitchen, so that guests wouldn't have to face a fire exit. But beyond that, I can't think of a thing I'd change, so perfect is this spot.

And, by the way, I was exaggerating about the kids. Lest you call me "Scrooge," honestly, they were all lovely. Just as Mariposa is – beautiful as a butterfly, indeed.

For more, visit neimanmarcus.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."



Rendering of proposed mixed-use building in Beacon.

Mixed-use building proposed in Beacon

BY PETER KATZ

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A plan has been proposed for a mixed-use project in the City of Beacon that would involve combining three lots into one and demolishing existing structures. Developers 397 Fishkill Avenue LLC and 393 Fishkill Avenue LLC, whose sole member is Jordan Haug, are seeking approval to build a three-story building that would include 3,500 square feet of commercial space for offices or retail and 12 apartments.

Attorney Taylor Palmer of the White Plains-based law firm Cuddy & Feder told the Beacon Planning Board that two of the lots are at 393 and 397 Fishkill Ave., and the third has an address of 7 Conklin Ave. He said that the developer is the contract-vendee for 7 Conklin St.

Palmer said that 393 Fishkill Ave. presently has on it a one-story commercial building that is occupied by Four Seasons Sunrooms. He said that 397 Fishkill Ave. has a one-story mixed-use building that is occupied by the law firm Letterio & Haug and a hair salon and that Conklin Street is presently improved by an existing two-family residential build-

ing.

Palmer noted that the proposal complies with zoning and is in the General Business district.

“The surrounding area includes commercial and multi family and single-family residential developments, car dealerships, automotive repairs shops, gas stations and other retail and manufacturing uses,” Palmer said.

One of the proposed apartments would be priced in the affordable housing category as required by Beacon’s Affordable-Workforce Housing local law, which requires 10% of apartments in developments to be in the affordable category.

Because of the property’s grade, the commercial and retail space on the ground level would be at the level of Fishkill Avenue while the parking area behind the building would be at the level of the building’s second floor. The development would include 34 parking spaces to serve both the residents and requirements of the commercial space.

The city of Beacon is working on the Fishkill Avenue Rehabilitation Project, which would bring improvements to the area around the project, including new curbing and a sidewalk, drainage improvements, roadway resurfacing and



Existing properties at Fishkill Avenue and Conklin Street. Photo via Google Maps.

restriping and new roadway signs.

The applicant’s traffic consultant, Colliers Engineering & Design, has prepared a traffic study, which found that the project “is not expected to cause any significant impact in overall traffic operating conditions in the vicinity of the site.”

The planning consultant hired by Beacon to help with its review of the appli-

cation, John Clarke, said that the planning board and applicant should consider the need for fencing to shield the parking lot from adjoining neighbors. Clarke said that future submissions should include: a landscaping plan with species and planting sizes provided; a lighting plan; a method for trash removal; and building elevations with major dimensions, materials and colors noted.



Revised plans for phase two of \$1B Bellefield project

BY PETER KATZ

Pkatz@westfairinc.com

Representatives of T-Rex Capital Group LLC, developer of Bellefield at Historic Hyde Park, were due to go before the Village of Hyde Park Planning Board on Dec. 7 to continue the review of plans for phase two of the Bellefield project. The approximately \$1 billion project is using a 340-acre site along Route 9, across from the Culinary Institute of America. Approximately 48 acres of the site will be devoted to agricultural use with about 197 acres maintained in their natural wooded state.

Phase one construction has been underway on the \$52 million Residence Inn to be known as The Inn at Bellefield by Residence Inn as well as site work on infrastructure for other elements of the project.

Planning Board Chairman Michael Dupree told a meeting of the board at which the phase two plan was initially presented, “The structures that you’ll be seeing, the buildings, do reflect some changes from what was last submitted. The overall basic site plan remains the same.”

Kelly Libolt of KARC Planning Consultants, explained, “Many of you may be driving by, and the public may be driving by and seeing that there’s actually construction that’s going on on this project already. The phase one area includes the hotel that you currently see under construction and also the wastewater treatment plant.”

Libolt said that the phase two plan involves construction of an area known as The Village on approximately 40 acres that includes 356-residential units, 188,206 square feet of nonresidential space and the 106,328-square-foot hotel currently being constructed in phase one. There would be a total of 1,382 parking spaces provided to serve the residential and commercial aspects of the project.

Two dozen buildings would form The Village, ranging from apartment buildings to a clubhouse and an 18,428-square-foot two and a half-story structure to house City Winery, a restaurant, winery and event operation.

At least four of the residential buildings each would have 22 residential units in 22,290 square feet over 15,615 square feet of retail space. The largest residential building would be three stores with 44 apartments in 47,320 square feet over parking for 66 vehicles. There would be 129 condominium units. Townhouses also would be built, with the plan calling for 12 units in two buildings.



Bellefield rendering - Main Street looking south.



Rendering of typical residential area at Bellefield.

A barn would be constructed and used to support agricultural programs that would grow crops to provide food for local restaurants and markets.

Dupree pointed out that the developer would be providing extensive landscaping as construction on various buildings is completed. He called on the developer to provide a map showing which trees on the site would be saved.

“This isn’t going to be like a naked scar,” Dupree said. “It’s just going to be proceeding at different times. It will be stabilized

and replanted.”

Questions were raised about details such as how deliveries by trucks would be accommodated, where trash would be stored for pickup and where handicapped parking spaces would be located. The developer was reminded that all roads built in the project would have to be named and all buildings needed street addresses for 911 emergency response.

Dupree expressed an opinion that the developer was providing too many parking spaces and that if every space that is pro-

posed actually was built many would not be utilized.

“We’ve always used shared parking. We’ve never not had shared parking. I think this is over-parked,” Dupree said. “I want this place to be successful. What we normally do is allow banked parking so that if they need it they can build it.”

Dupree said that the planning board is happy with the way the project has gone so far.

“Why wouldn’t we be? This is an exciting project,” Dupree said.

OSBORN HONORED AS A 'BEST NURSING HOME'



The Osborn Pavilion in Rye, New York, has been recognized as a "Best Nursing Home" for 2022-23 by "U.S. News & World Report," receiving a 5/5 overall rating. It is one of only five skilled nursing facilities in Westchester County to achieve the prestigious designation this year.

U.S. News gives the premier designation of Best Nursing Home only to those organizations that meet or exceed its assessment of key services and consistent performance in quality measures. The Osborn is among the elite 16% of skilled nursing facilities nationally that earned a high-performing rating, the highest possible.

According to Matthew G. Anderson, president and CEO of The Osborn, "We are truly honored that The Osborn Pavilion has once again been ranked by U.S. News & World Report as one of the top nursing homes in our region. This distinction confirms our well-trained and caring staff's unwavering commitment to deliver the highest-quality services to our residents in skilled nursing as well as throughout the entire Osborn community."

The short-term rehabilitation rating is based on an assessment of 10 quality measures focusing on staffing, medical outcomes, resident complaints and pro-

cesses of care. The long-term care rating is based on an assessment of nine quality measures focusing on staffing, medical outcomes, resident complaints, and processes of care. U.S. News used scientific literature review, discussions with industry experts and statistical modeling to select these measures.

The Osborn is a private, nonprofit, continuum of care community, founded in 1908. In addition to residential and health care services on its 56-acre arboretum campus, the organization provides home care services in Westchester and Fairfield counties through Osborn Home Care.

NEW SCHOOL PRINCIPAL

Theresa Napoli was formally installed as The Ursuline School's principal on Tuesday, Nov. 22, during its annual Thanksgiving Liturgy, providing a profound sense of joy and gratitude for the entire school community. It was a momentous occasion for the school since Napoli returned to help lead the school where her career began as a science teacher in 1981.

Napoli began her new role as principal on July 1, after serving as the dean of academic affairs at Fairfield College Preparatory School, the principal at Saint Barnabas High School, and the first female assistant principal at Fordham Preparatory School. She was chosen to join the leadership team at The Ursuline School because she is an experienced Catholic school educator and administrator with a true gift of blending challenging academic programs with care of the whole person.

Dr. Colleen Melnyk, along with Sr. Maureen Welch, provincial of The Ursulines of the Eastern Province, presided



Colleen Melnyk, Theresa Napoli and Sr. Maureen Welch.

over the installation ceremony. Melnyk presented Napoli with a framed copy of the school mission and asked that the entire school community strive together to make the mission come alive each day.

Founded in 1897, The Ursuline School is an all-girls, Roman Catholic, independent college preparatory school, for grades 6-12 located on a 13-acre modern campus in New Rochelle.

CEREAL COLLECTION LAUNCHED

The Yorktown supervisor's Youth Council recently launched a cereal collection drive to support local food pantries. More than 100 boxes of cereal were collected.

In partnership with the Yorktown Alliance for Safe Kids, the new council is a platform for young people to share their ideas and perspectives with the town's leadership.

"This youth council is an important opportunity for young people to engage in community projects and have their say," said town Supervisor Matt Slater.

The collection drive benefitted the First Presbyterian Church of Yorktown Food Pantry and the Community Food Pantry at St Mary's Mohegan Lake. On the weekend of Nov. 19, the two pantries served more than 500 families.



Collecting cereal for two food pantries.

RESTAURANT GRAND OPENING CELEBRATED

New Rochelle Mayor Noam Bramson joined the city's Chamber of Commerce recently at a ribbon-cutting ceremony for Town House, a new restaurant at 559 Main St., New Rochelle, serving a menu of local, seasonal American fare in a contemporary and casual setting.

Located in the heart of New Rochelle's booming downtown on Main Street, Town House provides elevated food and drinks in a newly renovated space that celebrates conversation and festive gatherings. Set in a three-story restored historic building in the center of New Rochelle's Arts & Culture district, the restaurant's name reflects each floor's multiuse functionality for dining, private parties, art exhibits, performances and other community events. Most recently, Town House partnered with the New Rochelle Council on the Arts to serve as both an art gallery and a music performance space during New Rochelle's ArtsFest.

Main Street in New Rochelle is a blend of the old and the new, the past and the future and Town House embodies these concepts. Thanks to a grant from the New York State Main Street program through New York State Homes and Community Renewal, Town House was able to preserve the building's original historic facade while modernizing its interior complete with an elevator to access the various floors.

"We are thrilled to be a part of the redevelopment of downtown New Rochelle and greatly appreciate the support we have received from New York state and the city of

New Rochelle as a recipient of a generous grant from the New York State Main Street Program," said owner Tom Middleton. "We want Town House to be a place where everyone in town can find a reason to come and share our house."

Town House executive chef, New Rochelle native, Chris dos Reis said, "...Fortunately, Town House is near to so many incredible farms, which means the bulk of the food and drink menu features local ingredients. The menu is my version of American food but because of my Portuguese heritage and style of cooking, I am bringing new interpretations to familiar dishes."

Bramson said, "Town House exemplifies the spirit of our fast-growing downtown and will quickly take its place as one of New Rochelle's signature destinations. I am grateful for the strong public-private partnership that has helped foster such an exciting new business, and applaud Tom Middleton for his creative, entrepreneurial vision."

Town House is open from Tuesday-Saturday for dinner (5-10 p.m.) with lunch, brunch and a midday community hour to follow soon. For more information or to make a reservation, visit townhousenr.com or call 914-278-9278.

New Rochelle is experiencing the transformation of a lifetime. The city's economic development plan will provide a spark for the entire Hudson Valley region, positioning it as "open for business" and embracing smart, transit-oriented development growth patterns.

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L-R: Timothy M. Jones, The Martin S. Berger Award for Lifetime Achievement Award ; Martin Ginsburg, Award for Excellence in Community Development; Tara Rosenblum, Event Host; Don Bucci, The March of Dimes Real Estate Award; Patricia Valenti, Event Chair



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AIA CONNECTICUT JEDI AWARDS



Andrew Gorskow



Denise Raphae



Karwen Patriquin

The Connecticut Chapter of the American Institute of Architects (AIA) Connecticut in New Haven announced the 2022 Justice, Equity, Diversity & Inclusion (JEDI) awards and acknowledged the 29 firms that have taken the JEDI Pledge at their annual awards gala Nov. 15 at the Grand Oak Villa in Oakville, Connecticut.

Launched in November 2020, the JEDI Pledge was envisioned to offer AIA Connecticut member firms a roadmap to actively produce results, both short term and long term in making a commitment to justice, equity, diversity and inclusion.

Three architecture firms of the 29 that took the pledge stood out for their outstanding strategies and efforts in creating an environment for the future of the architecture practice and were awarded a 2022 JEDI Crystal Award. These firms provided exemplary equitable opportunities and staff development resources allowing for future

success. The award-winning firms were: Patriquin Architects, New Haven; Pickard Chilton, New Haven; and JCJ Architecture, Hartford. Twenty-nine firms that made the JEDI commitment to embrace these principles to make a difference and were acknowledged at the event as well for their dedication included Amenta Emma Architects, Hartford; Doyle Coffin Architecture, Ridgefield; Fuss & O'Neill, New Haven; Goren Architecture + Design, Westport; Happy Haus Design LLC, Stamford; Hoffmann Architects, Hamden; Huestis Tucker Architects, Woodbridge; Integrated Design Construction, Hamden; Bruce J. Spiewak AIA, Consulting Architect LLC, West Haven; Centerbrook Architects & Planners, Centerbrook; CPG Architects, Stamford; Crosskey Architects LLC, Hartford; Dean Sakamoto Architects, New Haven; JCJ Architecture, Hartford; John Jones Architects LLC, Westport; Kaestle Boos Associates, New Britain;

Maier Design Group LLC, Hartford; Newman Architects PC, New Haven; Patriquin Architects, New Haven; Perkins Eastman Architects, Stamford; Pickard Chilton Architects, New Haven; Pirie Associates, New Haven; QA+ M Architecture, Farmington; Ramiz Khoda Consulting & Design, Hartford; Rountree Architects, Westport; Svigals + Partners, New Haven; The S/L/A/M Collaborative, Glastonbury; TLB Architecture, Chester; and TSKP Studios, Hartford.

AIA Connecticut, a statewide chapter of the American Institute of Architects, serves the architectural profession, encourages design excellence and works to improve society through a concern for the quality of the built and natural environments. It serves as a resource to architects and the public, and its membership of more than 1,500 is comprised of architects, associates working towards licensure, students, and professionals in affiliated fields.

Choyce Peterson Commercial Real Estate Specialists



Photo courtesy of CoStar.

RTi RELOCATES

Choyce Peterson Inc., a full-service commercial real estate brokerage firm, recently announced the conclusion of lease negotiations on behalf of RTi Research, a global market research company, for a 2,862-square-foot office at MerrittView, 383 Main Ave., Norwalk. Choyce Peterson Principal John Hannigan and Vice President Charlene O'Connell represented RTi in the transaction.

To accommodate their changing hybrid work environment, RTi's CEO David Rothstein reached out to Hannigan who had worked with them on several previous office space transactions. Choyce Peterson first provided research of the greater Norwalk office market, which gave specific details of available office spaces that fit RTi's needs. After studying available spaces provided by Choyce Peterson, Rothstein determined that 383 Main Ave. was the best option to pursue due to the building's location and amenities.

Choyce Peterson negotiated a transaction based on RTi's specific criteria. Lease terms for its 2,862-square-foot pre-built suite included a competitive rental rate and landlord-funded tenant improvements.

Coupled with two other transactions, Hannigan completed more than 35,700 square feet of leases at 383 Main Ave. over the past 15 months.

The landlord, GLIC Real Estate Holding LLC, was represented by Executive Vice President Tom Pajolek and Senior Vice President Ned Burns of CBRE.

RTi is a custom market research firm with more than 40 years experience helping clients understand today, influence tomorrow and anticipate the future.

Choyce Peterson, a full service commercial real estate brokerage firm with offices in Norwalk, Connecticut and Rye Brook, New York, was founded in 1997 and has negotiated millions of square feet of transactions in 42 states and Canada.

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NEW BODY OF WORK CREATED FOR MUSEUM



Hangama Amiri, *Bazaar, A Recollection of Home* (installation view), T293 Gallery, Rome, Italy, 2020. Courtesy of the artist.

The Aldrich Contemporary Art Museum in Ridgefield will present “Hangama Amiri: A Homage to Home,” the first solo museum exhibition of work by the Afghan Canadian artist whose work combines painting and printmaking techniques with textiles — weaving together stories based on memories of her homeland and her diasporic experience. The exhibit will be on view from Feb. 5 to June 11.

Amiri fled Kabul, Afghanistan, with her family in 1996 when she was seven years old. After moving through numerous countries over several years, they im-

migrated to Canada in 2005 when Amiri was a teenager. Her choice of materials stems from autobiographical origins — her mother taught her to sew, her uncle was a tailor and her textiles reference the colors, fabrics and content she remembers from the bazaars and the streets of Kabul.

With fabrics sourced from an Afghan-owned shop in New York City’s fashion district, Amiri uses collage techniques to create large-scaled works with frayed edges. Her textile works are made from layering fabrics, piecing and sewing

them together and then painting and embroidering on the surfaces.

Amiri will debut more than a dozen new textile works and a neon sculpture. Her meta-worlds are centered on the lives of women and share storylines that monumentalize their personal resilience and public resistance.

Amiri received her MFA from Yale University and her BFA from NSCAD University in Halifax, Nova Scotia, and she was a Canadian Fulbright and Postgraduate Fellow at Yale University School of Arts and Sciences.

POPULAR UNIVERSITY CHRISTMAS CONCERT RETURNS

Dominican University in Orangeburg, New York, whose traditional Christmas concert was shut down for two years due to Covid, resumed Sunday, Dec. 4 featuring the Orchestra of St. Peter by the Sea and guest vocalists who returned to the Hennessey Center in Blauvelt for the much-loved ensemble. Rev. Alphonse Stephenson, the orchestra’s musical director and conductor, is a Catholic priest who founded the group in 1986 after conducting nearly 3,000 performances of the smash hit, “A Chorus Line,” at Broadway’s Shubert Theater. “We are made up of all professional, card-carrying, union musicians,” said Stephenson. “No other season of the year is so closely associated with music. To perform the familiar carols and Christmas standards with rich and colorful orchestrations make our concerts particularly joyful.”



The annual Christmas Concert is the most popular community event held at Dominican University. Tickets range from \$20-\$35 and include a post-performance dessert reception. In addition,

a holiday buffet will be served prior to the concert at 1 p.m. in the Granito Center for a separate charge. To purchase tickets, visit <https://www.duny.edu/events/christmasconcert2022/>.



Allison Ruef, left, and daughter Abby of Neversink visit with Eggbert at Devitt's Christmas on the Farm. Photo by Kathy Kahn.



Souped-up roadsters and pint-sized kiddie rides are also part of the Christmas on the Farm display.

CHRISTMAS ON THE FARM

He’s one of Orange County’s most notable “royals.” After a two-year hiatus due to Covid, Eggbert is back at Devitt’s Nursery in New Windsor greeting hundreds of children over Thanksgiving weekend at the expanded holiday venue.

Built by Cornell University in the early 1930s to promote farming, the animatronic egg — which also made a debut at the World’s Fair — measures more than two feet tall atop his throne. When the late Jack Devitt had the opportunity to buy Eggbert, he made it part of his nursery’s “Christmas on the Farm” display in 1971.

A fire during the late ‘90s closed the annual show, but Christmas on the Farm returned with a bang when Devitt’s new

owners — partners Eben York, Joe Gizzarelli and Chris Fitch — bought the nursery in 2011. “We kept the nursery’s name because it is well-known and respected in the region and we wanted to keep the idea of family tradition intact,” said Annie Shupe, Devitt’s marketing manager.

Christmas on the Farm now sits on more than 25 acres and is open every weekend until Saturday, Dec. 24. Along with superstar Eggbert, there’s an opportunity to visit animal displays, enjoy classic cars, do some shopping and find the perfect tree. Devitt’s also partnered with local Hudson Valley breweries, which offer Eggbert-inspired beverages. Visit devittsnry.com for tickets and more information.

GOOD THINGS

HONORING WOMEN WHO SHINE

During the dark days of the Covid-19 pandemic, three Connecticut women did their part to brighten the lives of women and girls throughout the state. Girl Scouts of Connecticut (GSOFC) is honoring these female leaders at its 26th annual Breakfast Badge Awards ceremony. This year's recipients "Women Who Shine," are exceptional role models recognized for their outstanding achievements in creating solutions for their communities during the pandemic. The fundraising event will take place on Thursday, Dec. 8, at 7:30 a.m. at the Hartford Marriott Downtown, 200 Columbus Blvd.

"These extraordinary women are brilliant leaders who created original programs that helped mitigate serious issues during the pandemic and have made a positive impact on the Connecticut community," said Diana Mahoney, CEO, Girl Scouts of Connecticut. "They have each become beacons of light during a very dark time in our state's history."

This year's honorees are:

Francine Farkas Sears of Guilford, president, Francine Collections Ltd. and Women in Business (WIB) Ltd; women's business enterprises designing and producing women's and girls' laptop cases, luggage and accessories. Sears has designed 74 clothing and accessory pieces for Girl Scouts of the USA and has spent a lifetime mentoring girls and women.

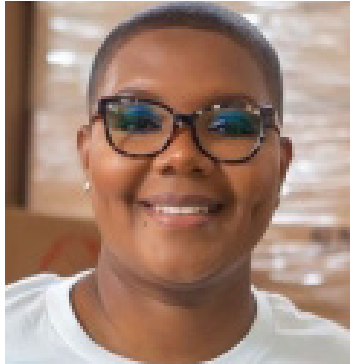
Jendayi Scott-Miller from Hartford is founder, CEO and president of Angel of Edgewood (AOE), a nonprofit organization dedicated to working on the issue of food insecurity in the state. AOE provides grocery giveaways, business development, workforce training and an entrepreneur training program for those in the Greater Hartford area.

Melanie Sinche is from West Hartford and assistant dean for academic affairs, director, Career Development Center and executive director of Women's Leadership Center at the University of St. Joseph (USJ). After 2020, when Connecticut and the world were experiencing a time of "darkness," she designed a career development program for area women in health care so that they could network, share experiences and learn from each other, while teaching USJ mentors how to use their grit and persistence to overcome the various challenges of the pandemic.

Elizabeth Driscoll Jorgensen, CADC of Insight Counseling in Ridgefield, Connecticut, and a consultant to Newport Healthcare is the keynote speaker. She is a nationally recognized expert in counseling, particularly in engaging resistant teens and motivating them to change. Liz has received a Congressional Award in 1994 for her work in treatment innovation and prevention and was



Jendayi Scott-Miller of Hartford.



Francine Farkas Sears of Guilford.



Melanie Sinche from West Hartford. Photo courtesy Girl Scouts of Connecticut.

recently featured in the Netflix documentary, "Take Your Pills."

Tricia Hyacinth, chairperson of the Breakfast Badge Awards and member of Girl Scouts of Connecticut's Board of Directors is founding executive director of Five Frogs Inc., the only statewide, multisector leadership development organization building a movement for equity in Connecticut. Previously, she spent nine years with Fairfield County's Community Foundation where she was senior director of the Fund for Women & Girls. She holds an MBA from the University of Connecticut.

All proceeds from the Breakfast Badge fundraiser support the annual Fund for GSOFC to sustain its mission to build girls of courage, confidence and character. The fund promotes affordable and accessible programming throughout the year for over 18,000 girl-members and provides essential resources for more than

NEW AGENTS AT RE OFFICE



Angelina Melendez-Beach



Ann Alifante Briscoe



Timothy Martin

Jonny Lezi, Angelina Melendez-Beach, Denisse De Dios Alvarez, Ann Alifante-Briscoe and Tim Martin have joined the Houlihan Lawrence (HL) Real Estate office in New Rochelle.

Prior to joining HL, Lezi was an agent at the Keller Williams office in White Plains responsible for handling more than 150 transactions with one of the teams. A recipient of numerous awards at Keller Williams, Lezi attended Westchester Community College and Berkeley College.

Melendez-Beach was most recently a self-employed contractor for Healthmasters Inc. in New York City, where she served as a paramedical examiner for life insurance companies. She holds a graduate degree in podiatric medicine and was affiliated with Jamaica Hospital as a doctor of podiatric medicine and surgery.

She has also held sales positions with Kafcos Realty and 5 Star Advantage and earned a bachelor's degree from Fordham University.

Before starting her career in real estate, De Dios Alvarez was a teacher at The Nurtury Monessori School in New Ro-



Jonny Lezi

chelle and Larchmont from 2016-2021. Prior to that she was a teacher at Chatworth Elementary School in Larchmont. She's a graduate of Westchester Community College and Lehman College.

Alifante-Briscoe, who is a long-time New Rochelle resident, has been an educator for more than 23 years most recently a teacher at Ward Elementary School in New Rochelle. She is a member of the National Association of Realtors, One Key Multiple Listing Services and Hudson Gateway Association of Realtors.

Martin, who is resident of New Ro-



Denisse DeDios Alvarez

chelle, was previously employed at the Hampshire Country Club in Mamaroneck. He earned a bachelor's degree from Full Sail University in Florida.

Houlihan Lawrence is a real estate brokerage serving New York City's northern suburbs. Founded in Bronxville, New York, in 1888, the company is deeply committed to technological innovation and has 30 offices and 1,450+ agents serving Westchester, Putnam, Dutchess, Columbia, Ulster and Greene counties in New York; and Fairfield, and Litchfield counties in Connecticut.

AWARD-WINNING FILM STUDIO

Filmmakers are innovators, forced to find creative solutions to environments that don't support their vision. And when they can't change their environment in the moments after they call "Action," filmmakers turn to visual effects' professionals in order to immerse audiences into worlds that are only possible on screen. Computer-generated post-production imaging is nearly as important today as the actors themselves.

On Thursday, Dec. 8, at 6 p.m., the Bruce Museum in Greenwich is hosting a program with pioneering film industry innovators David Ross and Nicholas Ashe Bateman who will share the ways they've joined artistry, technology and storytelling to create worlds and characters beyond the lens of the filmmaker.



Photo courtesy Maere Studios.

Bateman is a writer, director and visual artist from Baltimore, Maryland. He is the founder of Maere Studios, an award-winning visual effects and design company.

Ross is a director of photography, producer and photographer from Union County, New Jersey.

Located in Bruce Park overlooking Greenwich Harbor, the Bruce Museum is a

community-based, world-class institution that offers a changing array of exhibitions and educational programs to promote the understanding and appreciation of art and science.

For over a century the Bruce Museum has delighted and engaged its visitors by presenting exceptional exhibitions in art, science and the intersections between the two disciplines.



WEDC CONTINUES EMPOWERING WOMEN

The Women's Enterprise Development Center (WEDC) recently bestowed its Lillian Vernon Award upon Tamika Dunkley, founder and owner of Seasoned Delicious Foods in Ulster County. This award is given each year to a female-owned small business that has made an impact in the community.

For 25 years, WEDC in White Plains has been empowering women entrepreneurs to start and strengthen businesses by providing training, mentoring, networking, Minority and Women-Owned Business Certification assistance, and access to capital.



From left: David Hochberg, Lillian Vernon's son; Martin Dunkley, Tamika Dunkley's husband; and Tamika Dunkley, founder and CEO. Seasoned Delicious Foods.

'CELEBRATING A CENTURY OF SERVICE'



A balloon all set for the New Rochelle parade.

The New Rochelle Thanksgiving Parade kicked off Saturday, Nov. 19, at 10 a.m. after volunteers braved the frigid air at 6 a.m. to inflate the balloons.

Parades of this magnitude only happen with tremendous assistance from sponsors, partners, New Rochelle Chamber members, the city of New Rochelle and many volunteers. This year's premier

sponsor developer RXR was pleased to play a substantial role in the parade.

"RXR is proud to support the New Rochelle Thanksgiving Parade and the New Rochelle Chamber of Commerce as it celebrates 100 years of service. We look forward to our continued partnership as the chamber continues its work in its next century," said Joseph Graziose,

RXR senior vice president of residential development.

An unparalleled location, superb quality of life, diverse and talented residents and a focused business plan enhancing the downtown area while enhancing sustainability through green and energy-efficient design, make New Rochelle a most desirable place to locate.



Mount students and Scott Russell, assistant professor of sports management, collect donated turkeys at the entrance to the college on Monday. Photo by Lee Ferris.

COLLECTING TURKEYS

Mount Saint Mary College students recently gave the local community more to be thankful for on Thanksgiving.

The Mount's Hands and Hearts club (sponsored by Campus Ministry) and the college Student Nursing Association hosted a Thanksgiving food drive that culminated Saturday, Nov. 19. That day, the students transported the proceeds to Deacon Jack Seymour food pantry, a ministry of St. Francis of Assisi Church and Sacred Heart Church that provides emergency food assistance for needy families of all faiths in the Newburgh area. There, more than a dozen Mount volunteers sorted the

food for families in need.

On Monday, Nov. 21, volunteers from the Hands and Hearts club teamed up with the Mount's Student Business Association to collect turkeys donated by various members of the Mount community as they pulled into the college. The event was spearheaded by Scott Russell, assistant professor of sports management, and Fr. Gregoire Fluet, campus ministry director and college chaplain.

The turkeys collected, totaling nearly three dozen, were given to the Newburgh Ministry and the Kaplan Family Center of Newburgh.

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COURT CASES

U.S. District Court, White Plains

Local business cases, Nov. 23 - 29

Rita Moreno, New Rochelle, vs. Westchester Dental PC, Mamaroneck, et al, 22-cv-9977: Fair Labor Standards Act. Attorneys: Ilevu Yakubov, Adam Sherman.

Construction Council Local 175 Funds, Mineola, et al, vs. PCI Industries Corp., Mount Vernon, 22-cv-9998: Civil enforcement of employee benefits. Attorney: Elise S. Feldman.

Jeffrey Orr, Poughkeepsie vs. Tristate Note Repurchase Group LLC, d.b.a Wingate by Wyndham Fishkill, 22-cv-10070-VB: Fair Labor Standards Act. Attorney: Nicholas R. Conlon.

Zuffa LLC, d.b.a. Ultimate Fighting Championship vs. Johnson & Larsen Inc., d.b.a. The Old Castaways, New Windsor, et al, 22-cv-10099: Copyright infringement. Attorney: Julie C. Lonstein.

Robert D'Agostini, Yonkers vs. Empress Ambulance Service, Yonkers, 22-cv-10122: Negligence, data breach, class action. Attorney: Daniel A. Schlanger.

Yoel Bleich, Orange County vs. Collection Bureau of The Hudson Valley Inc., Newburgh, 22-cv-10135: Fair Debt Collection Act, class action. Attorney: Christofer Merritt.

USA vs. Howard J. Kaplan M.D., P.C., Poughkeepsie, 22-mc-334: Petition to enforce IRS summonses. Attorney: Jean-David Barnea.

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

Autoguard Advantage Corp., Dublin, Ohio vs. Community Leasing USA Inc., Spring Valley, 22-mc-339: Motion to compel compliance with third-party subpoenas. Attorney: Bernard Daskal.

DEEDS

Above \$1 million

4 Garden Road Realty LLC, Harrison. Seller: Travis and Lauren Triano, Mamaroneck. Property: 4 Garden Road, Harrison. Amount: \$2.7 million. Filed Nov. 17.

898 Nepperhan Holding LLC, Yonkers. Seller: Ghassan Daoud, Yonkers. Property: 8989 Nepperhan Ave., Yonkers. Amount: \$1 million. Filed Nov. 21.

Bowman Avenue Property LLC, Fairfield. Seller: Pointe Bowman Property LLC, Rye. Property: 1-10 The Pointe, Rye. Amount: \$12.1 million. Filed Nov. 18.

Elk Homes Partners II LP, Rye. Seller: Shubin and Xiaoyue Li, Weehawken, New Jersey. Property: 8 Lebanon Road, Scarsdale. Amount: \$1.5 million. Filed Nov. 18.

Epic Renaissance LLC, White Plains. Seller: 770 Hot Springs Road LLC, Emeryville, California. Property: 7 Renaissance Square, White Plains. Amount: \$25 million. Filed Nov. 18.

Galitello, Lenore C., Harrison. Seller: MNMM Holding LLC, Highland Mills. Property: 1 Cayuga Trail, Harrison. Amount: \$1.2 million. Filed Nov. 18.

Gsms 2014-GC24 Corporate Drive LLC, Miami Beach, Florida. Seller: EH25 LLC, Arlington, Virginia. Property: 160 Corporate Blvd., Yonkers. Amount: \$13 million. Filed Nov. 17.

LI Parcel E LLC, Washington, Pennsylvania. Seller: James Zinman, Clifton, New Jersey. Property: 334 Horseman Blvd. Mount Pleasant. Amount: \$1.3 million. Filed Nov. 17.

Napier, Jayne, Bronxville. Seller: 3520 LLC, Bronxville. Property: 35 Garden Ave., Eastchester. Amount: \$1.5 million. Filed Nov. 18.

Quentin Road Corp., Scarsdale. Seller: Tom Thomas, Jersey City, New Jersey. Property: 28 Quentin Road, Scarsdale. Amount: \$3.3 million. Filed Nov. 18.

Rich & Rick Enterprises LLC, Larchmont. Seller: Marietta Hurwitz, New York. Property: 30 Dogwood Lane, New Rochelle. Amount: \$1.2 million. Filed Nov. 17.

Keel, Gisela K., Armonk. Seller: 96 South Elliot Place LLC, New York. Property: 22 Carolyn Place, North Castle. Amount: \$1 million. Filed Nov. 18.

Zappico Associates LLC, Hawthorne. Seller: Tamara Kalhan, New York. Property: 140 Old Colony Road, Greenburgh. Amount: \$2 million. Filed Nov. 18.

Below \$1 million

113 Old Bay Street LLC, Peekskill. Seller: Old Bay Street LLC, Yorktown Heights. Property: 113 Old Bay St., Peekskill. Amount: \$410,000. Filed Nov. 21.

1410 Crompond Road LLC, Carmel. Seller: City of Peekskill. Property: 1410 Crompond St., Peekskill. Amount: \$29,000. Filed Nov. 17.

4 Wendover Associates LLC, Boca Raton, Florida. Seller: Jennifer M. and Jeffrey Phillips, Lake Villa, Illinois. Property: 4 Wendover Road, Eastchester. Amount: \$920,000. Filed Nov. 17.

631-635 Nepperhan Avenue LLC, Yonkers. Seller: ZT 631 Nepperhan LLC, Bronx. Property: 635 Nepperhan Ave., Yonkers. Amount: \$550,000. Filed Nov. 17.

A&A Development & Holdings LLC, Ossining. Seller: Eric R. Goldman, Yonkers. Property: 13 Liberty St., Ossining. Amount: \$615,000. Filed Nov. 17.

Anchor Estates LLC, East Chester. Seller: David Peltz, Thornwood. Property: 9 Meadowbrook Road, Mount Pleasant. Amount: \$840,000. Filed Nov. 17.

Blum, Robin, Greenburgh. Seller: 45 Clements Place LLC, Hartsdale. Property: 45 Clements Place, Greenburgh. Amount: \$555,000. Filed Nov. 17.

City of Yonkers, Seller: 335 Warburton Avenue LLC, Ossining. Property: 335 Warburton Ave., Yonkers. Amount: \$168,000. Filed Nov. 18.

Colley, Criss W., Port Chester. Seller: 21st Mortgage Corp, Knoxville, Tennessee. Property: 51 Grove St., Rye. Amount: \$988,000. Filed Nov. 17.

Gentile, Rosaria, Yonkers. Seller: Gas2new LLC, Eastchester. Property: 24 New St., Eastchester. Amount: \$800,000. Filed Nov. 18.

Jones, Don K., White Plains. Seller: Anchor Estates LLC, Eastchester. Property: 24 Bogert Ave., White Plains. Amount: \$450,000. Filed Nov. 18.

Kirquel Development Ltd, Mohegan Lake. Seller: Town of Cortlandt. Property: 3479 Lexington Ave., Cortlandt. Amount: \$380,000. Filed Nov. 21.

Krapish, Theresa, Peekskill. Seller: Z&C Properties Group LLC, Yorktown Heights. Property: 152 Mapple St., Cortlandt. Amount: \$435,000. Filed Nov. 21.

Lichtenstein, Alan D., Cross River. Seller: Ginger Bread LLC, Katonah. Property: 5 Adams Hill Road, Lewisboro. Amount: \$835,000. Filed Nov. 17.

Madison Bay LLC, Great Neck. Seller: Romulo L. Manalastas, Yonkers. Property: 160 Elm St., Yonkers. Amount: \$415,000. Filed Nov. 21.

Property Brothers New York Corp., Hawthorne. Seller: Wilder Flores, Port Chester. Property: 41 Elizabeth St., Rye. Amount: \$692,000. Filed Nov. 17.

Ruggiero, Joseph, Chappaqua. Seller: Levin Group Holdings LLC, Irvington. Property: 1 Emerald Woods, Greenburgh. Amount: \$500,000. Filed Nov. 21.

Salman, Barry, New Rochelle. Seller: Levin Group Holdings LLC, Irvington. Property: 45 Maple St., Greenburgh. Amount: \$806,000. Filed Nov. 17.

FEDERAL TAX LIENS,

\$10,000 or greater,

Westchester County, Nov. 23 - 29

Argos Landscaping Inc., Tarrytown. 2021 - 2022 employer quarterly taxes, \$17,212.

Blumenthal, Steven, Pelham. 2018 failure to file foreign trust information, \$10,000.

Chester, Laydia, Yonkers. 2017 - 2018 personal income, \$11,008.

Cornwell, James A., Yonkers. 2014 - 2017, 2019 - 2020 personal income, \$24,145.

Estime, Keren, Mount Vernon. 2014, 2018, 2020 - 2021 personal income, \$60,839.

Fiermonte, Catherine, Yonkers. 2017 - 2020 personal income, \$46,036.

Fiermonte, Frank R., Yonkers. 2012 - 2013, 2017 - 2020 personal income, \$62,588.

Fogarty, Paul B., White Plains. 2012 - 2014, 2016, 2019 - 2020 personal income, \$27,692.

Hacienda Don Juan Restaurant Corp. d.b.a. **Hacienda La Paloma:** Mount Kisco. 2019 - 2020, 2022 corporate income, employer unemployment, employer quarterly taxes, \$75,417.

Kern, Adam: Goldens Bridge. 2015, 2017 - 2020 personal income, \$59,857.

Los Cabrerias Landscaping & Construction: Ossining. 2021 corporate income and employer quarterly taxes, \$15,287.

Marques, Ricardo: New Rochelle. 2017 - 2019 personal income, \$18,601.

Me & You Improvements Inc., Port Chester. 2021 employer quarterly taxes, \$19,553.

Michel, Oscar H., Mount Vernon. 2013, 2019 personal income, \$17,117.

Nepperhan Community Center Inc., Yonkers. 2020 exempt organization business income, \$45,780.

Panton, Paula: Yonkers. 2016 - 2021 personal income, \$86,589.

Ramirez, Brenda B., Yonkers. 2018 - 2019 personal income, \$89,761.

Sandford, Donald K., Rye. 2019 - 2020 personal income, \$136,420.

Vasquez, Rafael: Yonkers. 2014 - 2015, 2017 - 2019 personal income, \$44,224.

JUDGMENTS

WORKERS' COMPENSATION BOARD

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

323 Mango Deli Grocery Corp., Yonkers. Amount: \$4,500.

D&R Consultants LLC, Mount Vernon. Amount: \$38,250.

Fellow Laborers of Love Inc., Mount Vernon. Amount: \$21,000.

Glass Designers Corp., Port Chester. Amount: \$2,500.

Maxx Carpentry and Home Improvements Corp., Sleepy Hollow. Amount: \$1,500.

Medco Electric Inc., Yonkers. Amount: \$2,500.

JUDGMENTS

Anderson, Jahvon, Yonkers. \$7,949 in favor of NCB Management Services Inc., Trevoese, Pennsylvania. Filed Nov. 14.

Arena Contracting Inc., Port Chester. \$10,223 in favor of US Bank NA, Marshall, Minnesota. Filed Nov. 17.

Bark & Purrr LLC and Harris Janelle, Yonkers. \$46,623 in favor of Atanacio Dessire Garcia, Yonkers. Filed Nov. 16.

Briarcliff Manor Center for Nursing & Rehabilitation, Briarcliff. \$7,857 in favor of Hoffman Lee, Nyack. Filed Nov. 15.

Bruno Jason, Yonkers. \$38,370 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 14.

Daru, Anthony and Glenn S. Carr, Katonah. \$15,181 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 14.

DeBellis, M. Recine aka Maria-Alana R. Debel, Amawalk. \$9,947 in favor of Synchrony Bank, Draper, Utah. Filed Nov. 15.

Dosins Towing Inc. and Dosin Richard, Hastings-on-Hudson. \$31,712 in favor of Mercy College, Dobbs Ferry. Filed Nov. 15.

Elders, Raymond A., White Plains. \$11,957 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Nov. 17.

Emery, Joel, Chappaqua. \$2,610,827 in favor of 5M Corp., Chappaqua. Filed Nov. 14.

Genesis of New Rochelle, New Rochelle. \$36,009 in favor of Technology Insurance Company Inc., Nashua, New Hampshire. Filed Nov. 18.

Germosen, Emmanuel, Yonkers. \$5,979 in favor of Velocity Investments LLC, Wall, New Jersey. Filed Nov. 16.

Glenn Carpet Company LLC, Katonah. \$15,181 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 14.

Gutierrez, Powery Cindy Camille, Shrub Oak. \$31,935 in favor of Arthur and Maria Vlasaty, Yonkers. Filed Nov. 16.

Harris Janelle, Yonkers. \$46,623 in favor of Atanacio Dessire Garcia, Yonkers. Filed Nov. 16.

HSS Development Group Ltd., White Plains. \$600,617 in favor of Loxley Evolution Technology Company Ltd., Bangkok. Filed Nov. 17.

Facts & Figures

Jamil Ben and HSS Development Group Ltd., White Plains. \$600,617 in favor of Loxley Evolution Technology Company Ltd, Bangkok. Filed Nov. 17.

Lockwood, Teresa, Newark, New Jersey. \$24,465 in favor of Lennon Avenue Realty Corp. Yonkers. Filed Nov. 16.

Markley, Matthew, Peekskill. \$6,051 in favor of Cavalry SPV I LLC, Valhalla. Filed Nov. 17.

Memije, Jonathan C., Mount Kisco. \$10,561 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 14.

Michaels, Noel G., Yonkers. \$12,076 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed Nov. 14.

Muller, Edgar, South Salem. \$43,381 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 16.

My Electrician Inc., New Rochelle. \$32,495 in favor of HH Benfield Electric Supply Company Inc., Mount Vernon. Filed Nov. 15.

Nunez, Jeffrey, Ossining. \$33,593 in favor of Velocity Investments LLC, Wall, New Jersey. Filed Nov. 16.

Odom, John, Eagle, Idaho. \$438,688 in favor of Blue Elephant Financing LLC, Irvington. Filed Nov. 14.

Perrin, Gerald, Springfield. \$5,894 in favor of Erin Capital Management LLC, New York. Filed Nov. 17.

Roc-N-Ramen 914 LLC, New Rochelle. \$10,180 in favor of Philadelphia Indemnity Insurance Co., Bala Cynwyd, Pennsylvania. Filed Nov. 17.

Rombouts Avenue LLC, Harrison. \$23,284 in favor of Main Street America Assurance Co., Jacksonville, Florida. Filed Nov. 15.

Ruhani, Valon, Bronxville. \$5,383 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Nov. 15.

Russo, Sandi, Rye. \$7,565 in favor of Velocity Investments LLC, Wall, New Jersey. Filed Nov. 15.

Singh, Synthia, Yonkers. \$23,052 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 16.

Vignon, Akouete T., Valhalla. \$2,858 in favor of US Alliance Federal Credit Union, Rye. Filed Nov. 15.

Vizzari, Joseph, Port Chester. \$10,669 in favor of Capital Bank USA NA, Glen Allen, Virginia. Filed Nov. 15.

Watkins, Sarrina, White Plains. \$24,397 in favor of Drake One Company LLC, New Rochelle. Filed Nov. 16.

LIS PENDENS

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

Bank of New York, as owner. Filed by Deutsche Bank National Trust Company. Action: Foreclosure of a mortgage in the principal amount of \$370,000 affecting property located in Mount Vernon. Filed Nov. 18.

Barajas Benito, as owner. Filed by Midfirst Bank. Action: Foreclosure of a mortgage in the principal amount of \$439,560 affecting property located at 26 Lafayette St., New Rochelle. Filed Nov. 18.

Board Manager Gateway Peekskill Condo, as owner. Filed by the state of New York Mortgage Agency. Action: Foreclosure of a mortgage in the principal amount of \$187,500 affecting property located at 716 Main St., Peekskill. Filed Nov. 17.

Divitto Lynne C., as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$350,000 affecting property located at Orchard St., North Castle. Filed Nov. 21.

Mininger Andrew L., as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$866,000 affecting property located at 20 S. Villard Ave., Greenburgh. Filed Nov. 17.

Rakower, Sali, as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$2,709,323 affecting property located at 8 Old Woods Drive, Harrison. Filed Nov. 18.

MECHANIC'S LIENS

2XR LLC, Yorktown. \$64,633 in favor of Premier Custom Construction LLC, Ossining. Filed Nov. 16.

31 Old Briarcliff Road Trust, Ossining. \$35,746 in favor of Chris Craftsman Development Inc., Bronx. Filed Nov. 15.

440 Hamilton Developer LLC, White Plains. \$709,525 in favor of County-Wide Masonry Corp, Mount Vernon. Filed Nov. 15.

500 Commerce LLC, Mount Pleasant. \$8,150 in favor of Over the Top Lifting, Bronx. Filed Nov. 18.

Aggro Brassi LLC, North Castle. \$13,200 in favor of Preconco Sales Corp., Valley Cottage. Filed Nov. 17.

Anthony M Lanza, Eastchester. \$46,000 in favor of Ultimate Scapes Inc., Baldwin Park. Filed Nov. 18.

Armonk Fairview LLC, North Castle. \$13,200 in favor of Preconco Sales Corp., Valley Cottage. Filed Nov. 17.

Brightview Harrison LLC, Harrison. \$30,005 in favor of LNT81V INC., Orange. Filed Nov. 17.

Casamayor, Marilyn, Yonkers. \$31,350 in favor of Matthew G. Bullen, Jamaica. Filed Nov. 17.

Chabad of Bedford Inc., Bedford. \$131,794 in favor of Total Interiors LLC, Bedford. Filed Nov. 17.

Glotzer, Lauren, Scarsdale. \$12,490 in favor of East Haven Builders Supply-US Lab, East Haven, Connecticut. Filed Nov. 14.

NEW BUSINESSES

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

PARTNERSHIPS

Novak Equities, 600 Fort Hill Road A, Peekskill 10566, c/o Jeremy and Steven Novak. Filed Nov. 15.

SOLE PROPRIETORSHIPS

Aldeia It, 68 Spruce Lane South, Chappaqua 10514, c/o Jan Hendrik Scheufen. Filed Nov. 16.

Artefleurs Studio, 12 Walden Lane, Rye 10580, c/o Marie-Fleur Spolidor. Filed Nov. 21.

Best Cleaning Professionals, 4 Maplewood Road, Hartsdale 10520, c/o Estrella A. Dimalanta. Filed Nov. 16.

Best Deal Roadside Recovery, 105 Mount Vernon Ave., No. 2, Mount Vernon 10550, c/o Tasharna Lewis. Filed Nov. 14.

Boutique Mexico Indo, 270 Gainsborg Avenue East, West Harrison 10604, c/o Luis M. Vazquez. Filed Nov. 10.

Boy Scouts of America Pack Troop Crew 613, 40 Prescott Ave., White Plains 10605, c/o Evan Gilder. Filed Nov. 15.

By Faith, 448 Locust St., Mount Vernon 10552, c/o Cordia Newton. Filed Nov. 17.

Charismatic Boutique 20, 46 Gramatan Ave., No. 403, Mount Vernon 10550, c/o Sherman Toussaint. Filed Nov. 21.

Chornbrook Mysteries, 212 Sand Piper Court, Yorktown Height 10598, c/o Ilya Reznikov. Filed Nov. 10.

Donyabou Projects, 219 Route 202, Somers 10589, c/o Donya Bouzarjomehri. Filed Nov. 15.

Eugenias Business Solutions, 336 Washington Ave., White Plains 10603, c/o Maria Bowen. Filed Nov. 21.

Eyedroptacker.com, 20 Scofield Road, Pound Ridge 10576, c/o Carolyn R. Sears. Filed Nov. 16.

Feather & Stone Home Maintenance, 441 Old Post Road, Bedford 10506, c/o Cyrus Woodstead. Filed Nov. 16.

Gamers Lounge, 525 Shoneview Drive, Yonkers 10710, c/o Sabrina Harris. Filed Nov. 10.

Go Acro, 620 Pelhamdale Ave., Pelham 10803, c/o Vanya Hristova Spirova. Filed Nov. 14.

Gocaj Travel, 32 Vernon Ave., Yonkers 10704, c/o Shkelzen Gocaj. Filed Nov. 17.

Hannah's Heart, P.O. Box 222, Ardsley-on-Hudson 10503, c/o Samantha Daniels. Filed Nov. 14.

Kensico Shareholders, 338 Main St., No. 2A, White Plains 10601, c/o George Batts Jr., Filed Nov. 15.

La Bicicleta Cafe, 208 N. Kensico Ave., No. 2, White Plains 10604, c/o Catherine Soto. Filed Nov. 16.

Make Jouvert Great Again 20, 46 Gramatan Ave., No. 403, Mount Vernon 10550, c/o Sherman Toussaint. Filed Nov. 21.

Make New York Great Again, 46 Gramatan Ave., No. 403, Mount Vernon 10550, c/o Sherman Toussaint. Filed Nov. 21.

Proof With Pete, 39 Huntville Road, Katonah 10536, c/o Peter Grossman. Filed Nov. 10.

S Divoire, 1193 Post Road, Scarsdale 10583, c/o Leff Lily. Filed Nov. 16.

Stonecutter Nursery, 26 Aqueduct Lane, Hasting-on-Hudson 10706, c/o Mark Christie. Filed Nov. 10.

Tracey-Ann Catering Service, 11 Beekman Ave., Mount Vernon 10553, c/o Tracey-Ann Johnson. Filed Nov. 10.

Y&M Painting & Home Improvement, 48 Clinton St., Port Chester 10573, c/o Andrew Raoul Loja. Filed Nov. 15.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

Kiss, Yoel, as owner. Lender: TD Bank NA. Property: 380 Remsen Ave., Monsey. Amount: \$1.7 million. Filed Nov. 18.

Below \$1 million

Woods at Pawling Ltd. Partnership, as owner. Lender: TD Bank NA. Property: in Pawling. Amount: \$12,000. Filed Nov. 18.

DEEDS

Above \$1 million

31 Market LLC, Poughkeepsie. Seller: CGR Associates LLC, Poughkeepsie. Property: in Poughkeepsie. Amount: \$1.8 million. Filed Nov. 17.

Avanath Grand Pointe, LLC, Irvine California. Seller: Grand Pointe Apartments LLC, East Orange, New Jersey. Property: in Poughkeepsie. Amount: \$310 million. Filed Nov. 17.

Epelbaum, Mario, New York. Seller: Wyatt Holdings LLC, Pine Plains. Property: in Pine Plains. Amount: \$8.4 million. Filed Nov. 18.

Tran Holdings LLC, Dover, Delaware. Seller: Benbrooke Tappan LLC, Haddonfield, New Jersey. Property: 41 51 Route 303, Tappan. Amount: \$2.4 million. Filed Nov. 18.

Below \$1 million

14 Tremont LLC, Valhalla. Seller: Yolanda Gopaldaswamy, New City. Property: 14 Tremont Ave., Congers. Amount: \$780,000. Filed Nov. 21.

19 Tulip Tree LLC, Airmont. Seller: Lucille Dicandio, Garnerville. Property: 19 Tulip Tree Drive, Garnerville. Amount: \$422,000. Filed Nov. 18.

196 Ramapo LLC, Haverstraw. Seller: Yellow Building Realty LLC, Haverstraw. Property: 196 Ramapo Road, Garnerville. Amount: \$450,000. Filed Nov. 22.

4 Lyford Lane LLC, Poughkeepsie. Seller: Fesser Max, Freehold, New Jersey. Property: in Poughkeepsie. Amount: \$380,000. Filed Nov. 18.

64 Eastbourne LLC, Monsey. Seller: David H. and Brill Valerie, Suffern. Property: 27 Temple Lane, Suffern. Amount: \$15,000. Filed Nov. 17.

84 Lonergan Drive LLC, Monsey. Seller: Wells Fargo Bank NA, as Trustee for Option One Mortgage Loan Trust, West Palm Beach, Florida. Property: 84 Lonergan Drive, Suffern. Amount: \$262,000. Filed Nov. 18.

Balan, Mihail, Richmond Hill. Seller: Wells Fargo Bank NA, Highland Ranch, Colorado. Property: 2129 Route 55, Beekman. Amount: \$245,000. Filed Nov. 17.

Facts & Figures

Boula, Frank J., Pawling. Seller: Stone Castle Suffern LLC, Hackensack, New Jersey. Property: in East Fishkill. Amount: \$250,000. Filed Nov. 18.

Corash Holdings Ltd., Toronto, Ontario. Seller: Prime Properties of Dutchess LLC, Wappingers Falls. Property: in Poughkeepsie. Amount: \$355,000. Filed Nov. 17.

Feldman, Leib, Monroe. Seller: 2-4 Park LLC, Spring Valley. Property: 4 Park St., Spring Valley. Amount: \$916,500. Filed Nov. 21.

Franklyn Realty Holdings LLC, Brooklyn. Seller: Aviva Y. Sakolsky and Jeffrey Siegel, Airmont. Property: 8 Murray Drive, Airmont. Amount: \$675,000. Filed Nov. 17.

Herbst, Isaac and Brooke Weiss, Brooklyn. Seller: Community Growth LLC, Monsey. Property: 11 Fillmore Drive, Stony Point. Amount: \$995,000. Filed Nov. 22.

Isabella Rose Realty LLC, Tappan. Seller: Charles Maushardt and John Florio, Tappan. Property: 1 Western Highway, Tappan. Amount: \$375,000. Filed Nov. 22.

Lefkowitz, Moshe, Brooklyn. Seller: 6 Suffern Place LLC, Monroe. Property: 6 Suffern Place, Monsey. Amount: \$990,000. Filed Nov. 22.

Melber, Moishe, Spring Valley. Seller: Slavita Estates LLC, Spring Valley. Property: 47 Slavita Road, Spring Valley. Amount: \$725,000. Filed Nov. 22.

Mtqlq Investors LP, Irvine, California. Seller: Jeffrey Schonbrun, New City. Property: 114 Crescent Road, Piermont. Amount: \$795,635. Filed Nov. 17.

Orsini, Richard and Dawn M. Orsini, New City. Seller: Centenary Realty Corp, New City. Property: 5 Knapp Lane, New City. Amount: \$340,000. Filed Nov. 22.

Pestel Logistics Inc., Howell, New Jersey. Seller: Wells Fargo Bank NA, Highland Ranch, Colorado. Property: 14 Fox Court, Suffern. Amount: \$378,000. Filed Nov. 17.

Rejuvenate Properties 3 LLC, Gardiner. Seller: Miss Ellie Holdings LLC, Brewster. Property: in Poughkeepsie. Amount: \$160,000. Filed Nov. 21.

Shahda Karen Hughes, New Paltz. Seller: 25 Old Farm Road Development LLC, Poughkeepsie. Property: 57 Benson Loop, Red Hook. Amount: \$85,000. Filed Nov. 21.

Stern Garden Place LLC, Monsey. Seller: 24 Lincoln LLC, Spring Valley. Property: 24 Lincon Ave., New Square. Amount: \$280,000. Filed Nov. 22.

Stewart Holdings LLC, Staatsburg. Seller: HOD Properties LLC, Pawling. Property: in Hyde Park. Amount: \$625,000. Filed Nov. 22.

Tropeano & Sons LLC, Beacon. Seller: Weyant David, Beacon. Property: in Beacon. Amount: \$200,000. Filed Nov. 18.

JUDGMENTS

Amador, Danielle, Newburgh. \$998 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Nov. 18.

Bailey, Lennox, New Windsor. \$2,487 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 18.

Black Quarry Millwork LLC, Newburgh. \$50,214 in favor of Atlantic Plywood Corp., Woburn, Massachusetts. Filed Nov. 21.

Bonano, Stephanie, New Windsor. \$5,948 in favor of Rigan Lorraine, New Windsor. Filed Nov. 17.

Branch, Sheila, New Windsor. \$10,728 in favor of THII BVI LP, New Windsor. Filed Nov. 15.

Casse Christian Anthony, Greenwood Lake. \$6,487 in favor of Bank of America, Charlotte, North Carolina. Filed Nov. 17.

Conklin, Kevin W., Middletown. \$30,865 in favor of Citibank, Sioux Falls, South Dakota. Filed Nov. 17.

Dearinger, Joseph, Middletown. \$400 in favor of Ornelas Jonathan, Middletown. Filed Nov. 18.

Dias, Lilian, Warwick. \$2,266 in favor of Credit Corporation Solutions Inc., Draper, Utah. Filed Nov. 17.

Elliott, Deborah, Middletown. \$2,963 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Nov. 15.

Fontanez, Madeline, Newburgh. \$1,706 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Nov. 18.

Gettes, Charles D., Montgomery. \$1,520 in favor of Lakeside at Montgomery HOA Inc. and RJB Community Management, Red Hook. Filed Nov. 18.

Gilchrist, Nyzier X., Middletown. \$567 in favor of Mobile Life Support Services, Newburgh. Filed Nov. 18.

Gonzalez, Maribel, Chester. \$2,580 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Nov. 14.

Holness, Carlene, Newburgh. \$3,749 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 18.

Jackson, Taeshyra S., Newburgh. \$7,908 in favor of Capital One Bank, Richmond, Virginia. Filed Nov. 14.

Jerez, Francisco and Oneida Jerez, Newburgh. \$9,304 in favor of Credit Acceptance Corp, Southfield, Michigan. Filed Nov. 18.

Kennedy, Robert M. Sr., Newburgh. \$2,366 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Nov. 18.

Kipp, Michaelle L., New Windsor. \$8,904 in favor of Portfolio Recovery Associates LLC and Citibank, Norfolk, Virginia. Filed Nov. 17.

Knight, Sonja, Middletown. \$4,660 in favor of Deerfield Commons LP, Middletown. Filed Nov. 15.

Lafontant, Isabel, John Doe and Tayshawn Fields, Middletown. 3,555 in favor of 92 Wickham LLC, Middletown. Filed Nov. 21.

Landau, Mordechai, Monroe. \$50,200 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed Nov. 21.

Ledford, James, Highland Falls. \$5,123 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Nov. 14.

Liniauo, Freddy and Desiree Madera, Middletown. \$4,497 in favor of Sutton Hill II LLC, Clifton, New Jersey. Filed Nov. 14.

Mann, William, Harriman. \$2,798 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Nov. 21.

Manning, Michele F., Maybrook. \$7,525 in favor of Valley National Bank, Wayne, New Jersey. Filed Nov. 17.

Marquez, Santos Guevara, Newburgh. \$8,757 in favor of Hudson Valley Federal Credit Union, Poughkeepsie. Filed Nov. 18.

Marroquin, Alexander, New Windsor. \$1,153 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 15.

Marshall, Donald, Twin Palm Tree. \$5,206 in favor of Bank of America, Charlotte, North Carolina. Filed Nov. 17.

Martinez, Rosalyn, Newburgh. \$1,591 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Nov. 15.

Mcclain, Rhonda D., Newburgh. \$3,459 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Nov. 18.

Naveda, Carlos M., Middletown. \$4,985 in favor of Bank of America, Charlotte, North Carolina. Filed Nov. 17.

Oneal, Sherwood, Newburgh. \$13,817 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Nov. 18.

Orlanes, Kristina O., Middletown. \$7,652 in favor of Bank of America, Charlotte, North Carolina. Filed Nov. 17.

Paulsen, Joy, Goshen. \$2,208 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Nov. 17.

Persico, Christine, Monroe. \$2,597 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Nov. 17.

Phillips, Patricia, Newburgh. \$4,308 in favor of Bank of America, Greensboro, North Carolina. Filed Nov. 18.

Rhodes, Jacqueline, Middletown. \$10,226 in favor of East Coast Imperial Gardens LLC, Middletown. Filed Nov. 15.

Rivera, Winifred, Newburgh. \$2,544 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 21.

Robinson, Jodis, Newburgh. \$5,975 in favor of Bourne & Kenney Redevelopment Company LLC, Newburgh. Filed Nov. 18.

Rodriguez, Juan and 503 Inc., Goshen. \$20,843 in favor of Mante Hagen LLC, Florida. Filed Nov. 17.

Roffino, Pamela, Middletown. \$55,395 in favor of Liberty Commons HOA Inc., Nesconset. Filed Nov. 17.

Ruger, Pamela, Newburgh. \$1,725 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 15.

Shallon, Seymour, New Windsor. \$12,642 in favor of TD Auto Finance LLC, Jacksonville, Florida. Filed Nov. 21.

Silver, Jarmel M., Newburgh. \$1,057 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 18.

Silvestre, Angelica, Goshen. \$3,628 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Nov. 17.

Slade, Adrienne, New Windsor. \$2,620 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 18.

Theodore, Kimberly, Newburgh. \$1,276 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 21.

Total Electrical Distributors Inc., Staten Island. \$136,654 in favor of General Traffic Equipment Corp, Newburgh. Filed Nov. 14.

Welch, Tracy, Monroe. \$3,186 in favor of Windridge Condo IIB and RJB Community Management, Red Hook. Filed Nov. 18.

MECHANIC'S LIENS

Bentley Charlene Joan and Andy Parker Bentley, as owner. \$7,275 in favor of Valcon America II Corp., Property: 236 County Route, Minisink. Filed Nov. 18.

Blennis, James, as owner. \$5,004 in favor of CRP Sanitation Inc., Property: 639 Ludingtonville Road, Holmes. Filed Nov. 17.

Colman Union Properties LLC, as owner. \$63,416 in favor of Cappagh RCC Inc., Property: 85 Charles Colman Blvd., Pawling. Filed Nov. 18.

Conlan, Brian, as owner. \$3,486 in favor of Southern New York Windows Inc., Property: 25 Mountain View Drive, Pleasantville. Filed Nov. 17.

Cruz, Luz and Matthews Krystal, as owner. \$53,212 in favor of Hudson Valley Home Restorations Inc., Property: 517 South St., Newburgh. Filed Nov. 17.

Eliza Street LLC, as owner. \$65,692 in favor of New Beginnings Window & Door Distributors LLC, Property: 53 Eliza St., Beacon. Filed Nov. 22.

Guthrie, Luther N. and Dorothy M. Guthrie, as owner. \$33,208 in favor of Baez Tile & Coping Inc. Property: 4 Suffern Place, Garnerville. Filed Nov. 17.

Main Corner Properties LLC, as owner. \$34,175 in favor of Cappagh RCC Inc., Property: 146 Main St., Pawling. Filed Nov. 18.

Nine Mall Associates LLC, as owner. \$61,094 in favor of Marjam Supply Company Inc., Property: 1812-1840 South Road, Wappingers Falls. Filed Nov. 17.

Violet Estates Owner LLC, as owner. \$118,941 in favor of Valley Framers LLC, Property: 35 Violet Ave., Poughkeepsie. Filed Nov. 21.

NEW BUSINESSES

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

PARTNERSHIPS

CB Contracting, 26 John St., New Windsor 12553, c/o Kinney Christopher Gerald and Willett Brandon Nelson. Filed Nov. 17.

Cosima & Company Stefos, 6 S. Delaware Drive, Nyack 10960, c/o Nickolas DePrimo and Rosanna Stefos Cosima. Filed Nov. 17.

SOLE PROPRIETORSHIPS

Cabas Appliances, 31 Ogden St., Middletown, 10940, c/o Juan U. Caba. Filed Nov. 17.

Carolina Bark Products, 55 Jordan Lane, Middletown 10940, c/o Edward Davis III. Filed Nov. 18.

Dominique's Massage & Bodywork 95 Gleneida Ave., Carmel 10512, c/o Dominique Brianna DiCarmine. Filed Nov. 21.

Dump Your Load Rentals, 234 Wallkill Road, Walden, 12586, c/o Franklin Meredith Ann. Filed Nov. 17.

Eagle Fire & Safety, 80 Rose Drive 105, Highland Falls 10928, c/o Daniel Zint. Filed Nov. 21.

Jey Tattoos, 72 Wisner Ave., Middletown 10940, c/o Jocelyn Summers. Filed Nov. 22.

Meta Massage 95 Gleneida Ave., Carmel 10512, c/o DiCarmine Dominique Brianna. Filed Nov. 21.

MWcrafts 8 N. Hollow Road, Brewster 10509, c/o Weiss Marna Ellen. Filed Nov. 22.

Round Hill Art Gallery, 153 Round Hill Road, Washingtonville 10992, c/o Edith L. Johnson. Filed Nov. 22.

Urban Cowboy Studios, 12 Walden Estates Road, Walden 12586, c/o Anthony Aghofoati. Filed Nov. 21.

Warwick Valley Maple Syrup, 1530 Lakes Road, Monroe 10950, c/o Matthew J. Jellett. Filed Nov. 21.

BUILDING PERMITS

Commercial

Hall, Keith B., Columbus, Ohio, contractor for Glenbrook Center LLC. Renovate a portion of first floor and basement of an existing building for a plasma donation center at 473 Hope St., Stamford. Estimated cost: \$2,000,000. Filed Oct. 11.

Homesquare LLC, Norwalk, contractor for Stamford Town Center LLC. Renovate existing space for a nightclub at 230 Tresser Blvd., Stamford. Estimated cost: \$175,000. Filed Oct. 20.

Jmls Consulting Services LLC, Monroe, contractor for 201 Broad Street Owner LLC. Expand Education Growth Partners, Suite 1003 by opening space and adding four offices at 201 Broad St., Stamford. Estimated cost: \$73,125. Filed Oct. 31.

KMF Construction LLC, Stamford, contractor for BW Summer House LLC. Renovate amenity area of 15,000 square feet on first and fifth floors and roof of a 22-story residential building at 184 Summer St., Stamford. Estimated cost: \$345,000. Filed Oct. 6.

KMF Construction LLC, Stamford, contractor for H10 Lenox LLC. Perform replacement alterations at 110 Lenox Ave., Stamford. Estimated cost: \$85,635. Filed Oct. 5.

LRC Construction LLC, White Plains, New York, contractor for RXR Realty. Apply exterior safety window film and 3m IPA system on the east elevation (Atlantic Street) and north elevation (Tresser Boulevard) at 355 Atlantic St., Stamford. Estimated cost: \$250,000. Filed Oct. 4.

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

Questions and comments regarding this section should be directed to:

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

Luigi, Handy, Stratford, contractor for Westgate Condominium Association. Replace 28 windows at 95 Liberty St., Unit B-1, Stamford. Estimated cost: \$14,000. Filed Oct. 12.

Magna Construction Limited LLC, Stamford, contractor for Stamford Town Center LLC. Alter amusement indoor fun palace at 100 Greyrock Place, Stamford. Estimated cost: \$10,000. Filed Oct. 18.

Momentum Solar LLC, South Plainfield, New Jersey, contractor for Pauline Fairclough. Install roof-top solar panels at 10 Northwind Drive, Stamford. Estimated cost: \$55,800. Filed Oct. 3.

Nick Xian Deng Gao, Syosset, New York, contractor for New Hope Street LLC. Alter existing building to create a Dunkin Donuts store at 364 Hope St., Stamford. Estimated cost: \$300,000. Filed Oct. 26.

Paniccia Construction Corporation LLC, Woodbridge, contractor for 695 East Main Stamford LLC. Renovate Fourth floor 2,400 square feet and an elevator lobby at 200 Elm St., Stamford. Estimated cost: \$132,000. Filed Oct. 24.

Pavarini North East Construction Company LLC, Stamford, contractor for ESRT First Stamford Place SPE LLC. Perform replacement alterations at 151 Greenwich Ave., Unit 200, Stamford. Estimated cost: \$46,215. Filed Oct. 24.

Pavarini North East Construction Company LLC, Stamford, contractor for ESRT Metro Center LLC. Build-out an existing space, including the addition of two 7.5-ton HVAC units and temporary cooling units to existing space, relocating UPS unit into existing space and installing high-temperature sprinkler heads at 429 Washington Blvd., Stamford. Estimated cost: \$300,080. Filed Oct. 27.

Residential

Haggerty, Roger W., Norwalk, contractor for Wilson and Joycelyn H. Gjuraj. Build an in-ground spa into an existing concrete deck. The spa is adjacent to an existing in-ground pool that has the required fencing barriers. The spa will overflow into the pool at 336 Ocean Drive West, Stamford. Estimated cost: \$50,000. Filed Oct. 25.

High Tech Roofing Restoration LLC, Greenwich, contractor for Brian Miklos and Ruth M. Balladares. Replace skylights at 817 Rock Rimmon Road, Stamford. Estimated cost: \$6,350. Filed Oct. 28.

The Home Depot USA Inc., Atlanta, Georgia, contractor for Joseph and Iole Del Torto. Remove and replace five windows, same size, no structural change at 160 Hubbard Ave., Stamford. Estimated cost: \$5,253. Filed Oct. 3.

The Home Depot USA Inc., Atlanta, Georgia, contractor for Ralph and Maria J. Barran. Remove and replace one bay window, same size, no structural change at 49 Field St., Stamford. Estimated cost: \$7,137. Filed Oct. 4.

The Home Depot USA Inc., Atlanta, Georgia, contractor for Nicole Oberson and Young Jin Um. Remove and replace four windows and one patio door, same size, no structural change but updated to reflect the following: one window in the master bedroom, two windows in the second bedroom, one window in the upstairs entry-way and the patio slider in the living room at 455 Hope St., Unit 2B, Stamford. Estimated cost: \$12,168. Filed Oct. 19.

The Home Depot USA Inc., Atlanta, Georgia, contractor for Irina and Vladimir Tsvikin. Remove and replace one window, same size, no structural change at 22 Forestwood Drive, Stamford. Estimated cost: \$6,429. Filed Oct. 27.

The Home Depot USA Inc., Atlanta, Georgia, contractor for Nelson and Caroline Andrade. Remove and replace two windows, same size, no structural change at 47 Halliwell Drive, Stamford. Estimated cost: \$2,210. Filed Oct. 28.

Home Energy Repair LLC, Greenwich, contractor for Leonardo Garcia-Berg and Veronica Calomarde. Remove and replace 36 squares of asphalt roofing shingles and install new shingles using roofing coil nails at 87 Den Road, Stamford. Estimated cost: \$24,000. Filed Oct. 7.

Home Energy Repair LLC, Greenwich, contractor for Raymond Helinski and Yang Ming Li. Perform a roof replacement with 18 squares of asphalt roof using roofing coil nails at Westover Road, Stamford. Estimated cost: \$14,000. Filed Oct. 18.

Home Energy Repair LLC, Greenwich, contractor for Roselyn Vassilatos and Michael Tavaréz. Remove all existing James Hardie panel siding at 36 Rutz St., Stamford. Estimated cost: \$46,744. Filed Oct. 28.

Home Exteriors LLC, Bethel, contractor for Carolyn J. Kelly. Remove existing roofing to wood, clean the entire decking and back nail all plywood. If there is no existing plywood on the roof area it may need to be installed for an extra cost at 57 Brooklawn Ave., Stamford. Estimated cost: \$10,200. Filed Oct. 20.

Homesquare LLC, Norwalk, contractor for Richard and Melanie Ciraco. Install propane-fueled generator and automatic transfer switch at 185 Jonathan Drive, Stamford. Estimated cost: \$17,000. Filed Oct. 13.

Jano Remodeling LLC, Norwalk, contractor for Olumide and Claudia Ajayi. Perform a residential roof replacement at 3 Brantwood Lane, Stamford. Estimated cost: \$13,000. Filed Oct. 3.

KSP Construction LLC, Old Greenwich, contractor for Ann Marie Matkovic. Renovate a single-family dwelling: install new windows, demise wall at existing enclosed porch to enlarge interior living space, open space below first floor and enclose with bearing masonry wall for new storage space at 15 Woodledge Road, Stamford. Estimated cost: \$95,000. Filed Oct. 18.

Lecla Home Improvements and Roofing Inc., Danbury, contractor for Susann Rutledge and Evangelos Vasilakis. Replace one layer rip, tape seams, install ice and water shield, underlayment and new GAF shingles at 287 Bouton Street West, Stamford. Estimated cost: \$9,000. Filed Oct. 5.

Lecla Home Improvements and Roofing Inc., Danbury, contractor for Gina Marie Cook and Steven Costello. Replace roof, tape seams, install ice and water underlayment and new shingles at 489 Roxbury Road, Stamford. Estimated cost: \$17,265. Filed Oct. 19.

Lecla Home Improvements and Roofing Inc., Danbury, contractor for Gina Marie Cook and Steven Costello. Replace siding, install house wrap, insulation and new siding at 489 Roxbury Road, Stamford. Estimated cost: \$25,735. Filed Oct. 19.

Long Roofing LLC, Savage, Maryland, contractor for David G. Novitski. Strip existing roof and re-roof with square asphalt shingles, and no structural changes at 21 Willowbrook Ave., Stamford. Estimated cost: \$11,412. Filed Oct. 21.

Momentum Solar LLC, South Plainfield, New Jersey, contractor for Delisser Egbert. Install roof-mounted solar panels at 59 Frank St., Stamford. Estimated cost: \$18,000. Filed Oct. 11.

Momentum Solar LLC, South Plainfield, New Jersey, contractor for Samuel E. and Rachel Landau Fisher. Remove existing roof and re-roof 27 Fairmont Ave., Stamford. Estimated cost: \$27,930. Filed Oct. 13.

Mr. Enterprises LLC, Stamford, contractor for Laurence H. and Pamela G. Winters. Renovate bathroom at 71 Courtland Ave., Unit 147, Stamford. Estimated cost: \$25,000. Filed Oct. 26.

NZ Home Improvement LLC, Stamford, contractor for Tito M. Bernard and Shirlean P. King. Create a deck and add exterior door at 63 Derwen St., Stamford. Estimated cost: \$12,000. Filed Oct. 12.

Patrick Home Improvement LLC, Stamford, contractor for Alfonso Borja. Update existing bathrooms with new fixtures, demolish existing nonbearing walls, install new kitchen cabinets and relocate some ceiling lights and outlets at 1 Strawberry Hill Ave., Unit 1B, Stamford. Estimated cost: \$55,000. Filed Oct. 27.

Prime Building Services Inc., Hawthorne, New York, contractor for Matthew Conor and Candace Arlene Epstein. Repair deck struck by a delivery truck; repair will include additional supports at 124 Hope St., Unit J, Stamford. Estimated cost: \$39,870. Filed Oct. 12.

Prime Energy LLC, Milford, contractor for Samuel F. Silva. Install roof-mounted solar panels at 309 Wildwood Road, Stamford. Estimated cost: \$37,597. Filed Oct. 7.

COURT CASES

Bridgeport Superior Court

Island Brook Joint Venture LLC, New Britain. Filed by Carol Falcone, Fairfield. Plaintiff's attorney: Law Offices of Patrick J. Filan PC, Fairfield. Action: The plaintiff was lawfully on the premises controlled and maintained by the defendant, when she was caused to fall and slip due to the defective surface, thereby 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. FBT-CV-22-6118609-S. Filed Oct. 6.

Facts & Figures

Rivera, Evelyn, Bridgeport. Filed by Damaris Boyd, Bridgeport. Plaintiff's attorney: The Bonadies Law Firm LLC, Hamden. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-6118534-S. Filed Oct. 4.

Rollo, Danette L. Stratford. Filed by Terezina Jessey DaCosta, Shelton. Plaintiff's attorney: Ventura Law, Danbury. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-6118308-S. Filed Sept. 23.

Shaughnessy, Patrick Cole, et al, Fairfield. Filed by Sarah Fleurantin, Mount Vernon, New York. Plaintiff's attorney: Tremont Sheldon 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-22-6118522-S. Filed Oct. 4.

Telles, Albaro, et al, Hartford. Filed by Frances Ortiz, Norwalk. Plaintiff's attorney: Michael E. Skiber Law Office, Norwalk. 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-22-6118494-S. Filed Oct. 3.

Danbury Superior Court

Patel, Kailashben P., Bethel. Filed by Danbury Hospital, Danbury. Plaintiff's attorney: Philip H. Monagan Law Offices, Waterbury. Action: The plaintiff provided hospital services and supplies to the defendant who has neglected or refused to pay the plaintiff causing 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. DBD-CV-22-6044112-S. Filed Sept. 21.

Stavola, Lee A., Bethel. Filed by Danbury Hospital, Danbury. Plaintiff's attorney: Philip H. Monagan Law Offices, Waterbury. Action: The plaintiff provided hospital services and supplies to the defendant who 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. DBD-CV-22-6044050-S. Filed Sept. 14.

Williams, Richard F., et al, Sandy Hook. 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 defendants who have neglected or refused to pay the plaintiff thereby causing 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. DBD-CV-22-6044110-S. Filed Sept. 21.

Stamford Superior Court

60 Nyala Farms Road LLC, et al, Westport. Filed by Mariusz Maciejewski, Stamford. Plaintiff's attorney: Stewart Anthony McMillan, White Plains, New York. Action: The plaintiff was an employee of the defendants and was lawfully on the premises controlled by the defendants. The plaintiff fell on the defendants' premises, which allegedly was not properly maintained especially as it pertains to the loading dock and the disposal of recyclables, resulting in personal injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-22-6058397-S. Filed Sept. 29.

Agrebi, Taher, et al, Stamford. Filed by Edgar Daniel Rodriguez, Stamford. Plaintiff's attorney: Ventura Law, Danbury. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief as the court deems appropriate. Case no. FST-CV-22-6058339-S. Filed Sept. 23.

Johnston, Kevin Patrick, et al, Fairhaven, Massachusetts. Filed by Lucy Ann Combis, Norwalk. Plaintiff's attorney: Zeldes Needle & Cooper, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief as the court deems appropriate. Case no. FST-CV-22-6058210-S. Filed Sept. 12.

DEEDS

Commercial

61 Cold Spring LLC, Greenwich. Seller: 61 Cold Spring Road LLC, Riverside. Property: 61 Cold Spring Road, Stamford. Amount: \$1,165,000. Filed Oct. 17.

Aija Klebers Living Trust, Stamford. Seller: Aija Klebers, Stamford. Property: 320 Strawberry Hill Ave., No. 40, Stamford. Amount: \$1,000,000. Filed Oct. 17.

Arnault, Bryan T. and **Brittany L. Dobosz**, Fairfield. Seller: 56 Rugby Road LLC, Colorado Springs, Colorado. Property: 56 Rugby Road, Fairfield. Amount: \$1,279,000. Filed Oct. 27.

Cohn, Fred and **Robert Willis**, Norwalk. Seller: Hedgerow Properties LLC, Weston. Property: 106 William St., Stamford. Amount: \$470,000. Filed Oct. 19.

Crescent Road LLC, Old Greenwich. Seller: Marcos Andres Buscaglia and Sofia Maria Canale-Buscaglia, Greenwich. Property: 30 Crescent Road, Greenwich. Amount: \$2,067,000. Filed Nov. 10.

Devito Property Management LLC, Fairfield. Seller: Millie Pollack and Sina Devito Binkowitz, Fairfield. Property: 41 Melody Court, Fairfield. Amount: \$N/A. Filed Oct. 24.

Hart, Clare and **Kabir Syed**, Greenwich. Seller: 486 North Street LLC, Greenwich. Property: 486 North St., Greenwich. Amount: \$60,000. Filed Nov. 7.

Ree Corporation Inc., Rye, New York. Seller: Ferdinando L. Porzio, Easton. Property: 1335 Black Rock Turnpike, Fairfield. Amount: \$350,000. Filed Oct. 28.

Residential

Alburq, Angela Katherine and **Halet Faruk Alburq**, Stamford. Seller: Homero Sandoval, Stamford. Property: 166 Old Long Ridge Road, Stamford. Amount: \$649,900. Filed Oct. 20.

Amos, Sarah and **Jack Newton**, Stamford. Seller: Bhavik Shah and Swati Koranne, Stamford. Property: 600 Hope St., Unit 6, Stamford. Amount: \$475,000. Filed Oct. 18.

Arocha, Emily L., Stamford. Seller: Kathleen S. Lala, Fairfield. Property: 250 Melody Lane, Unit 250, Fairfield. Amount: \$429,000. Filed Oct. 25.

Bannon, Sean and **Diana Genovese Bannon**, Greenwich. Seller: John H. Coleman III, Greenwich. Property: 25 Butler St., Greenwich. Amount: \$1,650,000. Filed Nov. 7.

Basta, Randa and **Susan Ghabious Khirs**, Stamford. Seller: Inna Doliner and Maksim Guttsebok, Wilton. Property: 254 Seaside Ave., No. F, Stamford. Amount: \$430,000. Filed Oct. 19.

Bhamidipati, Joshi and **Jagruti Mehta**, Hicksville, New York. Seller: David DeStefano and Gabriella DeStefano, Fairfield. Property: 367 Toll House Lane, Fairfield. Amount: \$785,000. Filed Oct. 24.

Considine, Sean, Stamford. Seller: Joanne Markun, Stamford. Property: 241 Hamilton Ave., Unit 13, Stamford. Amount: \$265,000. Filed Oct. 18.

Cordova, Nicanor, Hopewell Junction, New York. Seller: Shirley K. Lopez, Stamford. Property: 510 W. Main St., Stamford. Amount: \$650,000. Filed Oct. 17.

DeStefano, Gabriella, Fairfield. Seller: Linda Martino, Gilbert, Arizona. Property: 105 Perry St., Fairfield. Amount: \$729,000. Filed Oct. 24.

Donoghue, Michael B. and **Karen E. Schob**, Stamford. Seller: Stuart N. Roth and Patti B. Roth, Stamford. Property: 166 Clay Hill Road, Stamford. Amount: \$675,000. Filed Oct. 17.

Garcia, Patty, et al, New York, New York. Seller: Kelly O'Meara and David O'Meara, Stamford. Property: 82 Wedgemere Road, Stamford. Amount: \$869,000. Filed Oct. 20.

Greenfield, Susan and **William Greenfield**, Cherry Hill, New Jersey. Seller: John Philip Bender Jr. and Lisa M. Bender, Stamford. Property: 126 Forest St., Unit 126, Stamford. Amount: \$750,000. Filed Oct. 21.

Khessibi, Sabri and **Michelle Khessibi**, Stamford. Seller: Philip N. Levene, Milford. Property: 59 Parry Court, Stamford. Amount: \$889,000. Filed Oct. 17.

Facts & Figures

Kitay, Marc, Stamford. Seller: Gordon J. Murray and Carolyn J. Murray, Easton. Property: 25 Forest St., No.10K, Stamford. Amount: \$490,000. Filed Oct. 18.

Kosiba, Jennifer, Greenwich. Seller: Kevin Kegan and Susan Kegan, Greenwich. Property: 69 Riverdale Ave., Unit 301, Greenwich. Amount: \$970,000. Filed Nov. 8.

Kwan, Dennis and Caren Kwan, Stamford. Seller: Juan M. Garcia, Buenos Aires, Argentina. Property: 1535 E. Putnam Ave., Unit 406, Greenwich. Amount: \$360,000. Filed Nov. 7.

Langley, Laurence and Alexa Restifo, New York, New York. Seller: Jennifer Marie Smirtka, Fairfield. Property: 1075 Round Hill Road, Fairfield. Amount: \$985,000. Filed Oct. 28.

Lucarz, Eliza Veta and Derek Lucarz, Fairfield. Seller: Derek Davis and Kelsey Davis, Fairfield. Property: 118 Brooklawn Terrace, Fairfield. Amount: \$710,000. Filed Oct. 27.

Lucas, Richard Michael, Stamford. Seller: Ryan Atwood and Ligaya Wakefield, Stamford. Property: 35 Tall Oaks Court, Stamford. Amount: \$918,000. Filed Oct. 20.

McClafferty, Megan and John McClafferty, Stamford. Seller: Hope A. Cahoon and William C. Cahoon, Stamford. Property: 67 Studio Road, Stamford. Amount: \$825,000. Filed Oct. 20.

Mellor, Craig and Pamela Mellor, Fairfield. Seller: Patricia H. Hoffman, Hypoluxo, Florida. Property: 111 Taunton Road, Fairfield. Amount: \$485,000. Filed Oct. 24.

Messina, Anthony John, Ridgefield. Seller: Tory Clements, Greenwich. Property: 8 Saw Mill Hill Road, Ridgefield. Amount: \$1. Filed Nov. 8.

Mirowski, Mark and Margaret Mirowski, Fairfield. Seller: Eileen A. Flynn, Fairfield. Property: Unit B1, Ridgewood Condominium, Fairfield. Amount: \$1. Filed Oct. 27.

Nalawade, Dhananjay A. and Shanti D. Nalawade, Darien. Seller: William McKee, Greenwich. Property: 62 Sterling Road, Greenwich. Amount: \$3,500,000. Filed Nov. 7.

Obertone, Tanya, Stamford. Seller: Lisa Ann Koslo, Stamford. Property: 2061 Long Ridge Road, Stamford. Amount: \$790,000. Filed Oct. 21.

Ramotar, Valmiki R. and Kevin N. Baldeo, Fairfield. Seller: Valmiki R. Ramotar, Fairfield. Property: 3 - 4 Garden Court, Fairfield. Amount: \$1. Filed Oct. 26.

Servedio, Giovanni, et al, Stamford. Seller: Blanca Alexandra Rey Botero, Stamford. Property: 40 Meredith Lane, Stamford. Amount: \$765,000. Filed Oct. 18.

Simons, Matthew Niel and Tiara Loreen Cox, Fairfield. Seller: Alex Bachuk and Oksana Maslichuk, Fairfield. Property: 179 Sunyridge Ave., Fairfield. Amount: \$530,000. Filed Oct. 25.

Smirtka, Jennifer Marie, Fairfield. Seller: Joyce Levy Yudelson, Southport. Property: 52 Mill Hill Road, Fairfield. Amount: \$405,000. Filed Oct. 28.

Souza Garcia, Benjamin and Ana Rosa Fernandez Marquez, Old Greenwich. Seller: Juan Carlos Guerrero, Mexico City, Mexico. Property: 55 Winthrop Drive, Riverside. Amount: \$2,725,000. Filed Nov. 10.

Stafford, Victoria, Greenwich. Seller: Allison S. Ames, Greenwich. Property: 77 Indian Harbor Drive, Unit B, Greenwich. Amount: \$2,500,000. Filed Nov. 10.

Vigdor, Neil A., Greenwich. Seller: Joseph Federici and Lisa Macera, Old Greenwich. Property: 51 Forest Ave., No. 87, Old Greenwich. Amount: \$780,000. Filed Nov. 7.

Vitale, Joseph and Sydney Keen, Fairfield. Seller: Anthony Gagliardi III and Alexandra Rae Gagliardi, Fairfield. Property: 445 Holland Hill Road, Fairfield. Amount: \$715,000. Filed Oct. 24.

Wenzel Sr., Brian and Elizabeth H. Wenzel, Fairfield. Seller: Brian Goodman and Leigh Goodman, Fairfield. Property: 62 Meadow Ridge Road, Fairfield. Amount: \$2,350,000. Filed Oct. 24.

Wilson, Eduardo and Fayoola Wilson, Stamford. Seller: John S. Tanaka and Kayoko Tanaka, Riverview, Florida. Property: 14 Cochlamp Lane, Stamford. Amount: \$750,000. Filed Oct. 21.

JUDGEMENTS

Caruso, Andrew and Rhonda Caruso, Stamford. \$31,070, in favor of Reader Loan & Finance Company LLC, New Canaan, by Attorney at Law, Stamford. Property: 60 Arlington Road, Stamford. Filed Oct. 19.

Galanopoulos, Paul, Greenwich. \$42,900, in favor of Unifund Corp, Cincinnati, Ohio, by Tobin & Marohn, Meriden. Property: 462 Taconic Road, Greenwich. Filed Oct. 18.

King, Laura W., Stamford. \$7,662, in favor of Cavalry SPV I, LLC, Greenwich, by Patrick J. Fitzgerald III, Albany, New York. Property: 91 Strawberry Hill Ave., Apt 929, Stamford. Filed Oct. 14.

Minardi, Derek, Fairfield. \$4,042, in favor of the town of Monroe, by Rossi Law Offices LTD, Smithfield, Rhode Island. Property: 120 Grace St., Fairfield. Filed Oct. 12.

Neder, Marcell, Fairfield. \$2,520, in favor of Fairfield County Hunt Club Inc., Westport, by The Law Offices of Becker & Zowine LLC, Bridgeport. Property: 100 Gilbert Highway, Fairfield. Filed Oct. 6.

Noriega, Nicholas, Fairfield. \$2,062, in favor of LVNV, Funding LLC, Las Vegas, Nevada, by Schreiber Law LLC, Salem, New Hampshire. Property: 1866 Stratfield Road, Fairfield. Filed Oct. 18.

Palmieri, Michael, Fairfield. \$1,448, in favor of LVNV, Funding LLC, Las Vegas, Nevada, by Schreiber Law LLC, Salem, New Hampshire. Property: 93 Millspaugh Drive, Fairfield. Filed Oct. 18.

Sosa, Hector, Stamford. \$4,199, in favor of Siteone Landscape Supply LLC, New Haven, by Sugarmann & Sugarmann, New Haven. Property: 1189 Cove Road, Stamford. Filed Sept. 9.

MORTGAGES

47 Hillside Road LLC, Greenwich, by Jeremy E. Kaye. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and Second floors, Elgin, Illinois. Property: 47 Hillside Road, Greenwich. Amount: \$2,936,750. Filed Oct. 25.

Amos, Sarah and Jack Newton, Stamford, by M.L. Bloomenthal. Lender: William Raveis Mortgage LLC, 7 Trap Falls Road, Shelton. Property: 600 Hope St., Unit 6, Stamford. Amount: \$427,500. Filed Oct. 18.

Aquino Jr., Francis J. and Taylor M. Debolt, Fairfield, by Dorothy M. Martin. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 701 Hillside Road, Fairfield. Amount: \$1,170,339. Filed Oct. 28.

Arocha, Emily L., Fairfield, by Paulette J. Tarnoczy. Lender: Prosperity Home Mortgage LLC, 14501 George Carter Way, Suite 300, Chantilly, Virginia. Property: 250 Melody Lane, Unit 250, Fairfield. Amount: \$309,000. Filed Oct. 25.

Baldeo, Kevin N. and Valmiki R. Ramotar, Fairfield, by Sharon Whitney. Lender: Nationwide Mortgage Bankers Inc., 3 Huntington Quadrangle, Suite 403N, Melville, New York. Property: 3 Garden Court, Fairfield. Amount: \$318,500. Filed Oct. 26.

Barrett IV, Robert J., Greenwich, by Katherine McCormic. Lender: US Bank NA, 4801 Frederica St., Owensboro, Kentucky. Property: 73 Weaver St., Apt 21, Greenwich. Amount: \$700,000. Filed Oct. 26.

Basta, Randa and Susan W. Ghabious Khirs, Stamford, by Mark Sank. Lender: CrossCountry Mortgage LLC, 6850 Miller Road, Brecksville, Ohio. Property: 254 Seaside Ave, Unit 254F, Stamford. Amount: \$344,000. Filed Oct. 19.

Bhamidipati, Joshi and Jagruti Mehta, Fairfield, by Brian S. Cantor. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 367 Toll House Lane, Fairfield. Amount: \$628,000. Filed Oct. 24.

Brachfeld Parlaghy, Diego Alejandro, Greenwich, by Scott Rogalski. Lender: The Federal Savings Bank, 4120 W. Diversey Ave., Suite C501, Chicago, Illinois. Property: 7 Hillside Road, Greenwich. Amount: \$200,000. Filed Oct. 26.

Brennan, Jason and Grace Brennan, Greenwich, by Neil A. Lippman. Lender: FM Home Loans LLC, 2329 Nostrand Ave., Third floor, Brooklyn, New York. Property: 601 Round Hill Road, Greenwich. Amount: \$1,800,000. Filed Oct. 28.

Brown, Jason and Bridgett Brown, Greenwich, by Jeremy E. Kaye. Lender: First Republic Bank, 111 Pine St., San Francisco, California. Property: 2 Bennett St., Old Greenwich. Amount: \$1,800,000. Filed Oct. 24.

Cameola, Larry and Lois Cameola, Stamford, by Charles P. Abate. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 1 Broad St., No.18C, Stamford. Amount: \$250,000. Filed Oct. 19.

Cheng, Thomas and Crystal Kwon, Greenwich, by David W. Hopper. Lender: Bethpage Federal Credit Union, P.O. Box 2098, Glen Burnie, Maryland. Property: 20 Church St., A26, Greenwich. Amount: \$488,000. Filed Oct. 27.

Facts & Figures

Cordova, Nicanor, Hopewell Junction, New York, by Brendan G. Maloney. Lender: Warshaw Capital LLC. 2777 Summer St., Suite 306, Stamford. Property: 510 W. Main St., Stamford. Amount: \$455,000. Filed Oct. 17.

Crape, Matthew C. and **Lindsey Crape**, Fairfield, by Norman Forrester Lender: Chelsea Groton Bank, 904 Poquonnock Road, Groton. Property: 1381 Old Academy Road, Fairfield. Amount: \$800,000. Filed Oct. 25.

Donoghue, Michael B. and **Karen E. Schob**, Stamford, by Stephen J. Schelz. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Suite 201, Chicago, Illinois. Property: 166 Clay Hill Road, Stamford. Amount: \$540,000. Filed Oct. 17.

Flynn, Brian and **Kim Flynn**, Fairfield, by William Gardner Plunkett. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 285 Fair Oak Drive, Fairfield. Amount: \$150,000. Filed Oct. 27.

Frisk, Simin and **Anders Frisk**, Stamford, by James Kavanagh. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 205 Jonathan Drive, Stamford. Amount: \$1,028,500. Filed Oct. 21.

Fuhr, Sean E. and **Laura Fuhr**, Fairfield, by Pedro S. Vazquez. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 720 Jennings Road, Fairfield. Amount: \$300,000. Filed Oct. 26.

Hermosura, Richard J. and **Rica J. Hermosura**, Stamford, by Michael S. Rosten. Lender: First County Bank, 117 Prospect St., Stamford. Property: 306 Club Road, Stamford. Amount: \$632,800. Filed Oct. 18.

Kramer, Barry, Fairfield, by Jeremy E. Kaye. Lender: First Republic Bank, 111 Pine St., San Francisco, California. Property: 873 Fairfield Beach Road, Fairfield. Amount: \$900,000. Filed Oct. 25.

Kramer, Michael F. and **Kathryn H. Kramer**, Greenwich, by M. Cassin Maloney Jr. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 81 Shore Road, Old Greenwich. Amount: \$2,320,000. Filed Oct. 26.

Langley, Laurence and **Alexa Restifo**, Fairfield, by Brad M. Aron. Lender: US Bank NA, 4801 Frederica St., Owensboro, Kentucky. Property: 1075 Round Hill Road, Fairfield. Amount: \$837,250. Filed Oct. 28.

Lucarz, Elizaveta and **Derek Lucarz**, Valley Village, California, by Mark McNally. Lender: Amres Corp., 1 Neshaminy Interplex Drive, Suite 310, Fasterville Trevoise, Pennsylvania. Property: 118 Brooklawn Terrace, Fairfield. Amount: \$568,000. Filed Oct. 27.

Lucas, Richard Michael, Stamford, by Lauren A. Scotton. Lender: US Bank NA, 4801 Frederica St., Owensboro, Kentucky. Property: 35 Tall Oaks Court, Stamford. Amount: \$708,400. Filed Oct. 20.

Maultsby, Randy and **Melissa Maultsby**, Greenwich, by Tom S. Ward Jr. Lender: US Bank NA, 4801 Frederica St., Owensboro, Kentucky. Property: 28 Montgomery Lane, Greenwich. Amount: \$4,754,000. Filed Oct. 26.

May, Kaye L., Fairfield, by Timothy C. Kaiser. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Suite 201, Chicago, Illinois. Property: 60 Montauk St., Fairfield. Amount: \$324,000. Filed Oct. 26.

Mooney, James Patrick and **Jane Swartz**, Fairfield, by John K. Cohane. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 219 Pansy Road, Fairfield. Amount: \$649,400. Filed Oct. 24.

Nelson, Robert and **Sarah Nelson**, Greenwich, by Jeremy E. Kaye. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 110 Bowman Drive, Greenwich. Amount: \$2,100,000. Filed Oct. 24.

O'Connor, Elizabeth P. and **Kevin M. O'Connor**, Greenwich, by Tyler Andrew Whitley. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 10 Spezzano Drive, Riverside. Amount: \$200,000. Filed Oct. 26.

Otero, Melissa and **Raul U. Hernandez**, Greenwich, by Tyler Andrew Whitley. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 11 Tulip St., Cos Cob. Amount: \$220,000. Filed Oct. 26.

Perdikes, Rosalia and **Elias Costas Perdikes**, Stamford, by Dennis Bujdud. Lender: US Bank NA, 4801 Frederica St., Owensboro, Kentucky. Property: 60 Lewelyn Road, Stamford. Amount: \$506,250. Filed Oct. 20.

Smith, Abigail M., Greenwich, by Sarah F. Summons. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 8 Tomac Court, Old Greenwich. Amount: \$300,000. Filed Oct. 24.

Smrtka, Jennifer Marie, Fairfield, by Cheryl A. Carolan. Lender: Caliber Home Loans Inc., 1525 S. Belt Line Road, Coppell, Texas. Property: 52 Mill Hill Road, Unit 52, Southport. Amount: \$324,000. Filed Oct. 28.

Taveras, Ernesto D., et al, Stamford, by N/A. Lender: Cardinal Financial Company, 3701 Arco Corporate Drive, Suite 200, Charlotte, North Carolina. Property: 82 Wedgemere Road, Stamford. Amount: \$695,200. Filed Oct. 20.

Trautwein, Thomas C. and **Karen M. Waltemath**, Greenwich, by Michelle Kukk. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 11 Carpenters Brook Road, Greenwich. Amount: \$2,200,000. Filed Oct. 24.

Ts aparas, Demetrios, Greenwich, by Jeffrey S. McGregor. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 22 Guinea Road, Greenwich. Amount: \$700,000. Filed Oct. 24.

Vasquez, Jaime A. and **Ileana M. Vasquez**, Stamford, by Tiffany Robertson. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 62 Laurel Ledge Road, Stamford. Amount: \$630,000. Filed Oct. 17.

Vitale, Joseph and **Sydney Keen**, Fairfield, by Lauren A. Scotton. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 445 Holland Hill Road, Fairfield. Amount: \$679,250. Filed Oct. 24.

Weglarz, Matthew David, White Plains, New York, by Louis Pittocco. Lender: A&D Mortgage LLC, 1040 S. Federal Highway, Hollywood, Florida. Property: 94 Glenville St., Greenwich. Amount: \$1,050,697. Filed Oct. 24.

Wilklow, Ronald and **Mary Dudley Savard**, Fairfield, by Meghan E. Alfen. Lender: Mutual Security Credit Union, 12 Progress Drive, Shelton. Property: 207 Puritan Road, Fairfield. Amount: \$100,000. Filed Oct. 27.

Wilson, Eduardo A., Stamford, by John R. Fiore. Lender: Sound Federal Credit Union, 888 Washington Blvd., Stamford. Property: 110 Old Barn Road, Stamford. Amount: \$154,000. Filed Oct. 19.

Wilson, Eduardo and **Fayoola Wilson**, Stamford, by James Kavanagh. Lender: Caliber Home Loans Inc., 1525 S. Belt Line Road, Coppell, Texas. Property: 14 Coachlamp Lane, Stamford. Amount: \$600,000. Filed Oct. 21.

Ysaac, Aaron Jacob, Stamford, by Stephen J. Schelz. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 287 Washington Blvd., 2D, Stamford. Amount: \$247,500. Filed Oct. 21.

Zema, Angella Jenave and **Jason F. Zema**, Stamford, by Aaron Charney. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 71 Courtland Ave., 154, Stamford. Amount: \$359,200. Filed Oct. 18.

NEW BUSINESSES

Los Reyes del Sabor, 162 Stillwater Ave., Stamford 06902, c/o Jenny Reyes. Filed Oct. 20.

Marcia Selden Custom Catering LLC, 65 Research Drive, Stamford 06906, c/o Marcia Selden. Filed Oct. 20.

Mike's Organic, 47 Larkin St., Stamford 06907, c/o Mike Geller. Filed Oct. 13.

Nexa Mortgage, 3100 W. Ray Road, Suite 201, Office 209, Chandler, Arizona 85226, c/o Nexa Mortgage LLC. Filed Oct. 14.

Safari Carpentry, 109 Tresser Blvd., No. 15D, Stamford 06901, c/o Fari Morina. Filed Oct. 20.

Sd Staging & Interior Design, 24 Huckleberry Hollow, Stamford 06903, c/o Seema Dohil. Filed Oct. 17.

Siena Ristorante Stamford, 519 Summer St., Stamford 06901, c/o PTM Conte Corp. Filed Oct. 17.

Stamford Electric and Generator Registrants, 56 Regent Court, Stamford 06907, c/o Stamford Electric and Generator LLC. Filed Oct. 20.

T&L of Stamford (The Old Place), 920 Hope St., Stamford 06907, c/o Pat Perkins. Filed Oct. 14.

Tidal Breeze Publishing, 355 Thornridge Drive, Stamford 06903, c/o Karen Jewell. Filed Oct. 14.

Waring Commercial, 1 Cummings Point Road, Stamford 06902, c/o Richard G. Sobel. Filed Oct. 14.

Waring Consumer Products, 1 Cummings Point Road, Stamford 06902, c/o Richard G. Sobel. Filed Oct. 14.

Zahra's Corner Grill, 259 Hope St., Stamford 06906, c/o Abbas Ayoub. Filed Oct. 17.

Zahra's Mediterranean Grill, 259 Hope St., Stamford 06906, c/o Abbas Ayoub. Filed Oct. 17.

Zenfund, 2777 Summer St., Suite 306, Stamford 06905, c/o The Lykon Group LLC. Filed Oct. 14.

Zody's 19th Hole, 451 Stillwater Road, Stamford 06902, c/o Zody's 19th Hole LLC. Filed Oct. 20.

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 MRC Hospitality Group, LLC Art. Of Org. filed with SSNY on 06<!\#45>29<!\#45>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<!\#45>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

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

S.T.E.P. Academics and Arts NY LLC, Art of Org. filed with SSNY on 8/13/2018. Office located in Westchester Co. Secy. of State designated as agent upon which process may be served. Secy. of State shall mail a copy of any process against it served upon him/her to: 591 Warburton Ave., No. 23, Hastings on Hudson, NY 10706. LLC may engage in any lawful act or activity for which a limited liability company may be formed #63282

Rye Drip, LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 10/27/2022. Cty: Westchester. SSNY desig. as agent upon whom process against it may be served & shall mail process to Della Mura & Ciacci LLP, 981 Allerton Ave., Bronx, NY 10469. General Purpose #63283

Notice of Formation of Never Stop Drinking, LLC Art. Of Org. filed with SSNY on 7/27/2022. Offc. Loc: Westchester Cty. SSNY desig. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, c/o Nicholas Kelly, 28 Colonial Place, New Rochelle, NY 10801. Purpose: any lawful purpose. #63286

Phoenix Design Build LLC. Filed 8/8/22 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 265 66th Street Apt 39D, New York, NY 10065 Purpose: All lawful #63287

Sylvan Shores Development LLC. Filed 8/10/22 Office: Westchester Co. SSNY designated as agent for process & shall mail to: c/o USA Corporate Services Inc., 98 Cuttermill Road, Ste 466, Great Neck, NY 11021 Purpose: All lawful #63288

BDNG Group LLC. Filed 9/15/21 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 34 Cassilis Ave Fl 1, Bronxville, NY 10708 Purpose: All lawful #63289

Legacy 51 Consulting LLC. Filed 8/25/22 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 2 Maxwell Drive Apt 412, Sleepy Hollow, NY 10591 Purpose: All lawful #63290

Kings Fund, LLC. Filed 8/29/22 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 660 White Plains Road, Tarrytown, NY 10591 Purpose: All lawful #63291

2497 Belmont Holdings, LLC. Filed 8/1/22 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 220 Hartsdale Avenue, White Plains, NY 10606 Purpose: All lawful #63292

Notice of Formation of 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

57 West Patent LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 8/17/2022. Cty: Westchester. SSNY desig. as agent upon whom process against it may be served & shall mail process to 17 Elm Place, Rye, NY 10580. General Purpose #63280

Kensy Realty LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 8/3/2022. Cty: Westchester. SSNY desig. as agent upon whom process against it may be served & shall mail process to Kenneth M. Vega, 57 Alida St., Yonkers, NY 10704. General Purpose #63281

Notice of Formation of: (based) Foods, LLC. Art. Of Org. filed with SSNY on 10/17/2022. 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, 1767 Central Park Ave., #402, Yonkers, NY 10710. Purpose: any lawful purpose. #63296

NOTICE OF ANNUAL REPORT <!\#45> Notice is hereby given that the 2022<P> report for the year<!\#45>ending December 31, 2022 of the Rudolph & Hilda Forchheimer Foundation is available for inspection at its principal office, 287 King Street, Chappaqua, New York 10514 during regular, business hours by any citizen who requests it within 180 days after the date of this publication. The Foundation's principal manager is Audrey Steuer, Trustee, 914<!\#45>238<!\#45>3800. #63127

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. #63297



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ARTSNEWS

DEC. 2022 / JAN. 2023



The
Winter Issue
Is Here!

Metropolis Sunrise by Amanda Browder is installed on the front of ArtsWestchester's building at 31 Mamaroneck Avenue in White Plains

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Dear Readers,

Hi, I'm Westchester County Executive George Latimer. Thank you for taking the time to read this special edition of ArtsNews, brought to you by our friends at ArtsWestchester. The holidays are a special time, and

we are always looking for new things to explore with our family and friends. Use this newsletter as your guide to stay connected to artists, exhibitions and creative groups around the County that help keep the arts alive and vibrant. In these pages, ArtsWestchester provides a fresh schedule of programming, including:

- 10 years of the Yonkers Film Festival (see pages A6-7)
- new arts programming for teens (see pages A10-11)
- celebrating the holiday season throughout the county (see pages A12-17)

Please participate in these wonderful opportunities throughout our beautiful County if you can. After all, art is like a universal language that brings all people together.

Happy Holidays,
George Latimer,
Westchester County Executive

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The work of ArtsWestchester is made possible with support from Westchester County Government.

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FROM THE CEO

by Janet Langsam,
ArtsWestchester CEO



(photo credit: Cathy Pinsky)

Uncle Mort's Volkswagen

So, What Are We Celebrating This Thanksgiving?

For many years after my ex-husband Ed and I decided to go our separate ways, his brother Mort would pack his Volkswagen bus with his three children, his ukulele and harmonica, and various Chilean relatives whom he brought here after the fall of the Allende government in Chile. It's heartfelt to note that back in the 70s, a call from my congressman was sufficient to release these political refugees from Kennedy Airport and allow them entry into the United States to my home. That Thanksgiving, we scurried to make our foreign guests welcome.

Over the years, Uncle Mort would head for my house several days before Thanksgiving, and it was tradition that we all spoke about those things for which we were grateful. It's interesting to note that three of our Chilean relatives became nurses in the United States and tended with care to Covid patients. And we can be thankful for that.

The upshot of those annual visits was a closeness between our families. Long-lasting memories and loving relationships between the cousins who might have been strangers to one another, had we not perpetuated our annual Thanksgiving celebrations.

So what are we celebrating this year? Sadly, Uncle Morty passed away this year, at 90, and he won't be riding that Volkswagen bus


from Schenectady to the Hudson Valley. Truth be told, Uncle Morty's generosity made him a role model to my son Jonathan, who as a result speaks fluent Spanish.

That aside, I think all Americans are rethinking what it means to celebrate Thanksgiving. Many of us are questioning what it means to celebrate such a festive occasion of goodwill between people of different backgrounds.

The story of Thanksgiving has been altered for many of us, who now have a better understanding of history and what really happened back in those days long gone. So what are we celebrating? I think we can cherish the fact that Thanksgiving is a time when families get together and, despite their differences and opinions, we can celebrate our union with one another and our belief in our democratic system. While it is not lost on me, the pilgrims and the Indians, were not one happy family.

I, for one, will continue to celebrate the notion that despite our differences, it is a beautiful thing that families can get together, yell and scream at each other, derate each other for old gripes and family injustices, and yet give hugs and kiss and talk about good and bad times, and understand the basic truth of what binds us together. It is called freedom.

feature



A STOMP, 'A Ballet, and a Vaudeville Review

by Caedra Scott-Flaherty

Steffi Nossen School of Dance (SNSD) has offered its annual **Choreography Showcase**, a curated selection of new dance works, for almost 50 years. The tradition continues this year on December 4 at the Emelin Theatre in Mamaroneck.

When it began in the mid-1970s, the Choreography Showcase offered a rare chance for dancers who were used to performing for the same tight-knit New York City audience, to perform for – and get feedback from – a broader audience in Westchester.

The importance of the showcase has not diminished over the years. According to SNSD's executive director, Shelley K. Grantham: "Dance...is a world where communication, collaboration and community connections play a vital role in the creation of new works, and inspiration for the future."

In fact, one year David Parsons, co-founder of Parsons Dance, was

so inspired when attending a Showcase that he jumped onstage to do an impromptu performance for a surprised-then-captivated audience.

Grantham adds: "It is important that events like these continue so that the fabric of the arts can stay connected." Recently, the COVID-19 pandemic shook up the show's traditional format. In 2020, the dance works were filmed and shown virtually. In 2021, the event took the form of a walking tour for a limited-capacity audience. Still, the event has stayed the course and now returns to the Emelin stage.

Grantham notes that while many of the performances over the past few years have focused on politics, the pandemic and isolation, most of this year's selections happen to focus on connection, community and resilience.

"We all need connection right now," she notes. "[The show] is a bit lighter than usual, which is wonderful." This year's Showcase will

“Dance...is a world where communication, collaboration and community connections play a vital role in the creation of new works, and inspiration for the future.”

– Shelley K. Grantham, Steffi Nossen School of Dance Executive Director

feature ten dances which, according to Grantham, the panel feels are “diverse and representative of today’s fabric.”

Alexandra Williamson’s *The Hancock Jig* solo integrates modern dance with traditional Irish step dancing.

Pedestrian Ballet, from Doron Perk’s company, More Fish, merges classical ballet with free-form dance.

Ankita’s duet, *Revival*, explores the story of shared grief, and is influenced by contemporary dance, dance theater, and forms from both South Asian and African diaspora.

Hysterika Jazz Dance will perform *In Pieces: A Vaudeville Review*, choreographed by its artistic director, Barbara Angeline. The work is inspired by the contributions of Aida Overton Walker, an influential Black dancer, choreographer and activist in the early twentieth century.

Other presenters include the women-led five two Dance Company, Jessica DiMauro Marks & Gierre Godley, Neville Dance Theatre, and Sarah Kramer.

The event also includes the Steffi Nossen Dance Company. The pre-professional company, comprised of promising high school dancers, always performs at least one piece by a notable choreographer during the Showcase. This year, the Company will perform two pieces: *Brink*, choreographed by Janice Rosario; and *Appalachian Stomp*, choreographed by Michael Foley in 1996 and

restaged by Jessica DiMauro Marks, who was in the original cast.

Marks, a former SNDC member and now the School’s Artistic Director, explains that the Showcase “is an exceptionally important experience for our young dancers,” and adds that she is honored to restage Foley’s piece. Working with him as a teenager left an indelible impression on her: “Much of who I am as a teacher and choreographer sprouted from my time learning from Michael.”

The Showcase will be followed by a Q&A, during which the audience can ask questions and gain insight into the choreographic process, and the choreographers can gather invaluable feedback on their work.

Says Grantham. “It’s a great opportunity to see what’s percolating and what’s driving our newer creators...and how they’re processing, through the arts, what the world is going through.”

feature

YoFiFest: A Decade of Helping Audiences “Dream a Little Bigger”

by Alyssa Monte

The [Yonkers Film Festival \(YoFiFest\)](#) is facilitating a space for people from all walks of life to sit in the dark together and share a collective experience. It has been doing so for the past 10 years. Founded by Dave Steck and Patty Schumann, who are filmmakers themselves, YoFiFest began due to the lack of industry representation and accessibility for filmmakers in Westchester. Steck and Schumann sought to create opportunities and serve a need for both the filmmaker and film fan, and did so by starting the non-commercial, non-profit organization.

Open to filmmakers all over the world, YoFiFest receives a diverse

group of submissions every year, which vary in subject matter, genre and language. This year, the festival will be presenting more than 140 independent films from 31 countries.

“We look for compelling stories that are well-told,” Steck said. “We want to show films that our audience connects to – something that allows them to dream a little bigger.”

This year, the festival will run from December 2-11, offering not only film screenings, but also workshops, networking events, awards and receptions. While the films come from around the world, the festival also puts a spotlight on local. Kicking off the event will be the



“Taste of Yonkers” red carpet reception (12/2), which offers food from local restaurants. The weekend events conclude with parties, during which filmmakers and film fans can connect and converse.

During the week, beginning on December 5, themed programming take form each night: Around the Globe, Independent to the Core, Queer Screen, Ladies Night, Kid Screen, Viva la Cuba! and Friday Fright Night.

The second weekend offers even more, including a “Locally Sourced” showcase, which features films that were made by local artists or were shot in the area.

One unique and accessible aspect of YoFiFest is its fully hybrid structure. Schumann says that following a hybrid model is beneficial for audiences who want to screen the films from their own homes; but moreover, it allows all of the filmmakers to be a part of the Q&A regardless of where they are located around the world. She explains: “The filmmaker talkbacks are one of the best parts of the film festival, and this year almost every one of our filmmakers plans to attend their film’s Q&A.”

Festival-goers are encouraged to participate in industry-related educational workshops. Catering to many interests and levels of experiences, the events offer a variety of lessons, such as hands-on skills that are related to cameras and lighting, historical lectures, and tips on how to pitch film ideas to industry experts.

YoFiFest is not driven by the ability to pack a theater, but rather

by a passion for creating. The work doesn’t stop when the festival ends. YoFiFest is launching a new TEAM (Training for Employment for Arts and Media) program in the spring, which will offer training within the arts, specifically in film and theater. The application process will open during this year’s festival. Says Steck: “We’re not only training filmmakers in these programs, but we’re helping to improve where we live. I’m proud of the community members we’re making.”

Though the festival provides experiences for artists and enthusiasts, it also aims to reach an audience that might not otherwise

“We want to show films that our audience connects to – something that allows them to dream a little bigger.”

– YoFiFest Co-Founder Dave Steck

be exposed to this craft. Steck explains: “Our movie screen is a giant window, and that window allows us to look into other people’s lives and experiences. Suddenly, the unknown becomes known and ‘the other’ becomes familiar.”



LEFT: Production still from Legend: Kien-On Zhang (courtesy of YoFiFest) / ABOVE: Production still from Into the Dust (courtesy of YoFiFest)

feature

First Female Governor in New York Supports the Arts

After a heated election for the Governor seat, Kathy Hochul won her first full-term in office. Ultimately, she made history as the first elected female governor of New York.

Governor Hochul considers the arts key to economic development in the State. *She has said:* "The arts entice people to downtowns all over the State. Our recovery depends on their success." This fall, she announced the State's largest-ever commitment to New York State Council on the Arts for capital projects for the arts, with a record \$150M in capital funding for arts and cultural organizations. This is following already record-level funding for the arts in the FY 2023 Budget. Said Hochul: "New York's arts and cultural organizations strengthen our economic wellbeing, nourish our diversity and identity, and support our communities."

State Senate Majority Leader Andrea Stewart-Cousins recently announced that Hochul's budget included ten million dollars for arts councils in various upstate regions. As such, ArtsWestchester will

receive a one-million-dollar grant, \$500K of which will be re-granted to top arts organizations in Westchester and Rockland County communities.

CNY Arts Executive Director Stephen Butler reports that these new funds will allow his organization to distribute more than twice as many awards as in previous years. He adds: "For this grant cycle, CNY Arts will be awarding at least 120 grants across Central New York."

Explains Stewart-Cousins: "The ten million dollars in funds that will be delivered through these 10 local arts agencies are an important factor in creating better communities. Through arts education, folk arts, programs for producing and presenting operations, and individual artists, these funds create access to important local history and quality cultural programming, as well as support the under-served."



New York State Governor Kathy Hochul admired the artwork when visiting Ginsberg Development Companies's property at 1 Marine Avenue in White Plains. Mural by Raymond Saa.

“The arts entice people to downtowns all over the State. Our recovery depends on their success.”

– New York State Governor Kathy Hochul

feature

Fostering a Love of Jazz in Teens

by Michelle Falkenstein





Who are the John Coltranes, Miles Davises and Dave Brubecks of tomorrow? One might find them in a new [teen jazz ensemble](#) offered by [Jazz Forum Arts](#) in Tarrytown beginning in February.

Students in grades 5-12 will learn swing, bebop, fusion and other jazz styles from drummer and percussionist Ron Vincent, who has introduced young people to the art of jazz for nearly 20 years. Most recently, he could be found at RiverArts, where he taught percussion, initiated the Summer Jazz Camp and started the organization's Jazz Ensemble program. He has also taught at Manhattanville College, served as a percussion consultant in the Edgemont School District and worked at the Jamey Aebersold Jazz Camp and Stanford Jazz Camp.

Ellen Prior, Associate Director of Jazz Forum Arts, says that the new program builds on "Jitterbugs," the nonprofit group's current educational programming for kids aged two to seven.

"We have known Ron for a long time," says Prior. "He mentioned the teen ensemble idea and it was right up our alley. We're bringing in a new generation and promoting jazz overall."

Says Vincent: "I can get them playing in a couple of weeks." Vincent has accompanied many jazz greats over his long musical career, including a six-year stint with saxophonist Gerry Mulligan. "They don't have to know how to improvise at all."

To participate, students should have at least two years of experience on their instrument and a basic knowledge of major scales and fingerings, as well the ability to read music. Potential students will be interviewed and asked to play in order to help Vincent assess their abilities.

In each class, students will be introduced to jazz standards and compositions from the Great American Songbook. Ideas for improvisation will be introduced and students will be encouraged to apply these techniques. Vincent says the goal is to have the students get comfortable with improvising on their instruments and playing in an ensemble. He explains that when most people think about jazz, they visualize saxophone, piano, bass, trumpet and trombone, but what they

don't realize is that no instrument is off-limits for improvisation. "Our hope is to foster a love of jazz and improvisation that young musicians can carry throughout their lives," he says.

Prior hopes to be able to offer scholarships to economically disadvantaged kids who might not otherwise be able to participate. Consequently, she has been working to secure grants in support of this effort.

The 10-week ensemble program, which will meet on Monday evenings beginning on February 6, culminates with an end-of-semester concert for family and friends and a community service performance at a local venue such as a nursing home, retirement home or VA hospital.

Vincent's recording career includes four Gerry Mulligan CDs and work with Phil Woods, Lee Konitz, Randy Brecker, Bob Brookmeyer, Bill Charlap, John Lewis and Slide Hampton. He has performed live with Art Farmer, Karrin Allyson, Jimmy Heath, Rob McConnell, Rufus Reid and Dr. Billy Taylor. His own trio and quartet play in the New York metro area, and the quartet has also toured in the U.S. and Europe. He has co-written, produced and performed on two educational DVDs for the "Master Jazz" series: *Learn to Play Jazz* and *Becoming an Improviser*.

When young people study music, explains Vincent, they learn important lessons that go beyond the instrument itself: "They understand how to work at something and get a result," he says. "It's a work ethic lesson that's good for kids."

When most people think about jazz, they visualize saxophone, piano, bass, trumpet and trombone, but what they don't realize is that no instrument is off limits for improvisation."

— Ron Vincent, Jazz Ensemble Director



holiday arts picks

Holiday Event Highlights

The holidays are upon us, so the *ArtsNews* team rounded up its top Holiday Arts Picks from a long list of festive offerings. For more arts events, flip to the calendar section on page A30 and sign up for ArtsWestchester's weekly [Top 5 Arts Picks](#) newsletter.

Holiday Film Screenings:

12/4: *The Polar Express* at Bedford Playhouse

12/17 & 12/22: *White Christmas* at Jacob Burns Film Center

12/22: A Look Inside *It's a Wonderful Life* at New Rochelle Public Library (Virtual)

12/23: *It's a Wonderful Life* at The Picture House

Through January 8

The Great Holiday Train Show

New Castle Historical Society's annual [The Great Holiday Train Show](#) is full steam ahead. Vintage train sets will run throughout the festively decorated 19th-century former residence of Horace Greeley. This season's holiday display will feature a room dedicated to the New York Central Railroad. The holiday tradition also includes a pop-up shop with train memorabilia and treats.



The Great Holiday Train Show (photo courtesy of New Castle Historical Society)



Songcatchers Concert Choir (photo courtesy of Songcatchers)

December 2 & 4 (New Choral Society) December 10 & 11 (Taconic Opera)

Messiah

The New Choral Society and Taconic Opera will celebrate the season with performances of Handel's *Messiah*. This Baroque-era masterpiece, acclaimed for the famous *Hallelujah* chorus, is a holiday staple. [The New Choral Society's](#) rendition will include Part I with selections of Parts II and III, and will feature soloists from the Lindemann Young Artist Development Program of the Metropolitan Opera. [The Taconic Opera](#) will be performing this holiday classic for the first time, accompanied by a full orchestra.

December 3-18

Tarrytown Music Hall's Holiday Season

This season's holiday concert calendar at the Tarrytown Music Hall will feature an [array of holiday music for all audiences](#), making the Hall a Westchester holiday hub. Children's favorite The Laurie Berkner Band will bring in the season with Christmas, Hanukkah and winter-themed songs (12/3); a holiday market presents a curated shopping event that features products from local and regional artists and makers (12/4); Judy Collins will perform a selection of her holiday favorites and other

hit songs (12/9); Irish-American group Cherish the Ladies brings Celtic carols and step-dancing to the stage on 12/10; Glenn Miller Orchestra perform holiday favorites and classics from the Big Band Songbook (12/15); The Vienna Boys Choir will present "Christmas in Vienna," for which they will perform classical and popular carols (12/16); singer Darlene Love, known as the lead singer of '60s band The Blossoms before blossoming into a successful solo career, will present "Love for the Holidays" (12/17); and New York Theatre Ballet performs an hour-long production of *The Nutcracker*, created for younger audiences (12/18).

December 4

Songs of the Season Holiday Show

The Westchester Chordsmen presents its annual holiday concert presented at the Rye Presbyterian Church. The chorus, formed by 40 male singers, will perform holiday favorites in a four-part a cappella.

holiday arts picks



December 4-18 (Historic Hudson Valley)

December 9-23 (Lyndhurst)

A Christmas Carol, a Retelling

M&M Performing Arts Center and Historic Hudson Valley will each present Charles Dickens's classic holiday tale, *A Christmas Carol*. At Lyndhurst, [Mr. Dickens Tells a Christmas Carol](#) will bring the journey of Ebenezer Scrooge, Bob Cratchit and Tiny Tim to life as actor Michael Muldoon recreates a famous 1867 performance tour during which Dickens performed a telling of the story. The Historic Hudson Valley's [Dickens's 'Christmas Carol'](#) performances will take place at the Old Dutch Church in Sleepy Hollow, where master storyteller Jonathan Kruk channels ghosts of Christmas Past, Present and Future with his adaptation of the story, complete with musical accompaniment.

December 7

Holiday Cabaret

Downtown Music at Grace will provide a midday respite via a holiday program with [cabaret singer Kimberly Hawkey](#). Hawkey is known for her crystalline voice and captures a piece of the past through song. Her holiday performance will include timeless holiday favorites along with original songs.

December 10

Calmus: an A-Capella Ensemble

[German a cappella ensemble Calmus](#) will celebrate the season with two performances at Caramoor Center for Music and the Arts. Calmus's holiday program will combine its rich, full-bodied vocals with contemporary Christmas favorites, such as Edward Hugh Martin's *Have Yourself a Merry Little Christmas*, and earlier music like the 14th-Century carol *Resonet in laudibus*.



December 11

Concert for Peace

Guests at the Songcatchers' annual [Concert for Peace](#) can sing along with the group's Concert Choir and Ensemble. The concert will include secular and interfaith carols, multicultural holiday songs and songs of peace suitable for the whole family. At the Ursuline School Auriana Theater in New Rochelle.

December 11

Central Park Dance's *The Nutcracker*

[Central Park Dance returns](#) to The Capitol Theatre for this season's production of Tchaikovsky's *The Nutcracker*. The holiday performance will feature more than 100 of the company's dancers, who will portray main character Clara's suspenseful and joyous journey through ballerina blizzards and giant mice that lead to a land of sweets and holiday magic.

Beginning December 12

Grab & Go Holiday Craft Kits

White Plains Public Library will offer an assortment of ["Grab & Go Kits"](#) for several upcoming holidays, which include all the supplies needed for holiday craft-making. The kits, geared toward children in Kindergarten through 3rd grade, are available in the library lobby while supplies last. Hanukkah, Kwanzaa and Shabe Yalda kits will be available beginning Dec. 12; Christmas and Feliz Navidad kits beginning Dec. 17. The library also offers several holiday storytime events.

December 16 & 17

Rob Mathes Holiday Concert

Greenwich, Connecticut native [Rob Mathes comes home for the holidays](#) this winter. Mathes will embrace the spirit of the season at the Performing Arts Center at Purchase College. Alongside his band and a chorus full of friends, he will treat guests to an evening of holiday classics and original tunes.



LEFT: Jonathan Kruk in Historic Hudson Valley's Dickens's 'Christmas Carol' (photo credit: Tom Nycz) / ABOVE: Calmus (photo credit: Anne Hornemann)

holiday highlights boutiques

Shop Local, Support the Arts



Holiday shopping from local arts organizations and creative artisans can mean a unique gift for loved ones while also supporting the arts. This is important now more than ever, after the creative sector was devastated by the COVID-19 pandemic.

1

Geometric Cameroon Shield (\$350/\$675)

at [Luangisa African Gallery Holiday Marketplace](#)
(December 3 & 4)

This Geometric Beaded Cameroon Shield is hand-carved from one piece of wood by the Tikar tribe of Cameroon in Africa. The shields, adorned with a combination of glass beads, cowrie shells and manilla string, were traditionally used as defensive weapons. They were also used as decorative or ritual objects symbolizing status and wealth. Available in two sizes: 12" or 24", both with stands. Guests receive 25% off at this two-day in-person sale (12-6pm, RSVPs encouraged at info@luangisa.com); however, through Dec. 25 guests can [receive 20% and free shipping online with code HOLIDAY2022](#). (374 Hawthorne Terrace, Mount Vernon)



2

Blah Blah Blah Cup by Stepanka Summer (\$130)

at [Clay Art Center's Clay Holiday Market 2022](#) (Through December 24)

This delicate porcelain and 22K gold cup provides the perfect way to start the morning – with a serving of both coffee and wit. The 3.5 x 3.5 inch vessel is from a new collection by New York City artist Stepanka Summer at Clay Art Center. This Market, featuring functional pottery and ceramic sculpture, is on view in store and online. A holiday shopping event on Dec. 17 includes hot cocoa and a children's ornament-painting activity. Mon & Thurs: 10am-2:30pm, Tues-Wed & Fri-Sat: 10am-5pm. (40 Beech Street, Port Chester)



3

Gift Cards by Erwin Ong (PRICE)

at [The Shop at ArtsWestchester](#)
(Through January 22)

These cards, made by White Plains artist Erwin Ong, will let senders direct some whimsical holiday wishes and warm seasonal greetings to their loved ones. This set of five 4x6" cards includes two designs. The Shop at ArtsWestchester, which features items made by local artists and artisans, is open when the gallery's [The Social Fabric](#) exhibition is open: Tues-Fri & Sun: 12-5pm and Sat: 12-6pm. (31 Mamaroneck Avenue, White Plains)



4

Felted E

at [Mamaroneck](#)

(Through

These handcrafted felted ornaments in various colors and designs are perfect for holiday decorating. The exhibition is on view in store and online. A holiday shopping event on Dec. 17 includes hot cocoa and a children's ornament-painting activity. Mon & Thurs: 10am-2:30pm, Tues-Wed & Fri-Sat: 10am-5pm. (40 Beech Street, Port Chester)





5

Carving Board by Jeffery Rosolen (\$125)
 at [Pelham Art Center's Art Boutique 2022](#)

(Through December 22)

This Edge Grain Walnut Carving Board is formed by gathering several individual blocks to form a pattern of differing shades of wood. After forming the pattern, Rosolen sands the board several times using varying grits of sandpaper. This Art Boutique includes artisan items, handmade gifts and affordable art-works, such as ceramics, jewelry, housewares, ornaments and more by 60 participating artists and vendors. Mon-Wed & Fri: 9am-5pm, Thurs: 9am-7pm, Sat: 10am-4pm, Sun: 11am-4pm (155 Fifth Avenue, Pelham)



6

Rose Window Ornament (\$29.95)
 at [Philipsburg Manor Holiday Boutique](#)

(December 2-18)

This Rose Window ornament at Historic Hudson Valley (HHV)'s Philipsburg Manor Museum Shop is inspired by a HHV property – the windows of Union Church of Pocantico Hills. The window by Henri Matisse was his last commissioned work. The ornament is solid brass, electro-plated with hematite finish and a giclée print. The boutique includes artisan foods, books about the region, exclusive candles and handcrafted jewelry. Special events include a s'mores bar (12/4), gingerbread cookie decorating (12/10) and more. Fri-Sun: 9am-7pm (381 N. Broadway, Sleepy Hollow)

Frida Kahlo in Context Exhibition Poster (\$20)

at [Hudson River Museum gift shop](#) (Ongoing)

This poster features a print of a work by graphic designer and photographer Raul Caracoza that was on view in Hudson River Museum (HRM)'s *Frida Kahlo in Context* exhibition earlier this year. The print is based on a photograph of Frida Kahlo and taken by Edward Weston in 1930. HRM's gift shop also includes museum merchandise, exhibition catalogs, apparel, jewelry and more. Open during Museum hours: Thurs–Sun, 12–5pm (511 Warburton Avenue, Yonkers)

7



HUDSON RIVER MUSEUM

Frida Kahlo in Context
 February 4–May 22, 2022

Bracelets by Carol Pfeffer (\$45)

at [Pelham Neck Artists Guild's A Gift of Art](#)

(December 24)

Lightweight bracelets by Irvington artist Carol Pfeffer feature handmade felt beads in a variety of colors. Designs may have subtle variations, making each one unique from the other. The annual holiday exhibit and boutique includes paintings, photographs, sculpture, ceramics, holiday gifts and more. A holiday reception on December 18 (5-7pm) provides opportunities to meet the artist and get 10% off purchases. Tue-Sat, 12-5pm, Dec. 11 & 18: 12-4pm. Open late on December 24 (12-7pm). (1987 Palmer Avenue, Larchmont)

feature



ArtsMobile's Season Served 2,000 Participants

ArtsWestchester's ArtsMobile program offers easily accessible arts activities to the public with a focus on communities and populations that have little to no access to the arts. As such, the van brings the arts to those who otherwise wouldn't be able to experience it, no matter their age or ability.

Whether participants are seasoned artists or their ArtsMobile experience provides them with their first time holding a paintbrush, these workshops create an encouraging environment that nurtures their natural creative impulses.

"What we've observed over time is that these programs are absorbed on varying levels..." says Michael Keough, ArtsWestchester's ArtsMobile Coordinator. He explains: "We've received feedback in different forms: kids and families have fun, seniors feel relaxed, and our work with disabled populations reaffirms our belief that interactive art experiences can improve one's ability to express themselves."

In just this past season – from late-February through October –

ArtsMobile included visual arts activities like painting, ceramics and printmaking, as well as interactive music or dance activities. "Every participant leaves with both a piece of art they created and a lasting memory of the experience."

This year, the ArtsMobile served more than 2,000 total participants during 105 workshops in locations throughout the county, including White Plains, Yonkers, Sleepy Hollow, Port Chester and more. The visits included private organizations and public cultural events around Westchester, such as art festivals, block parties and farmer's markets.

Keough says that since the program began in 2019, he has seen first-hand how beneficial it is to the community: "Programs like this act as an avenue and catalyst for people to connect not only with ArtsWestchester but also each other, and to further explore the endless possibilities that the arts have to offer."

ArtsMobile Locations & Sites Visited in 2022

Dobbs Ferry

- St. Christopher's, Inc., Dobbs Ferry Campus
- The Greenburgh Eleven Union Free School District

Hawthorne

- SPARC, Inc.
- Hawthorne Cedar Knolls Union Free School District

Katonah

- Katonah Art Walk

Larchmont

- Down to Earth Farmer's Markets

Mount Vernon

- Youth Community Outreach Program; Fun Fridays and Summer Programs (several locations)
- Youth Shelter Program of Westchester (several locations)
- The Caring Tree Child Care
- Westchester Roots series at City Hall Plaza
- CityFest 2022
- Wakanda Celebration

New Rochelle

- New Rochelle Municipal Housing Authority
- Westhab-Shiloh Senior Residence New Rochelle
- Down to Earth Farmer's Markets
- First Annual Taste of Union Avenue
- ArtsFest 2022

Ossining

- Down to Earth Farmer's Markets

Port Chester

- Port Chester Day Camp
- Port Chester Playground Program

Rye

- Down to Earth Farmer's Markets

Rye Brook

- Cerebral Palsy of Westchester

Sleepy Hollow

- Westchester Roots series at Barnhart Park
- TaSH Farmer's Market
- Sleepy Hollow Culture Festival
- Alzheimer's Association's Bridge Lighting Watch Party at Horan's Landing

Tarrytown

- The Institutes of Applied Human Dynamics

Tuckahoe

- Eastchester Community Action Partnership

West Harrison

- St. Christopher's, Inc., Jennie Clarkson Campus

White Plains

- YWCA White Plains & Central Westchester
- White Plains Housing Authority
- SPARC, Inc.
- White Plains Juneteenth Festival
- Westchester Roots at J. Harvey Turnure Memorial Park
- Nights In The Parks at J. Harvey Turnure Memorial Park
- Fair Street USA Fair Housing Block Party at White Plains Library Plaza
- Thomas H. Slater Center
- Nights In The Parks at Gillie Park
- Nights In The Parks at Druss Park
- Nights In The Parks at Battle Hill Park
- Westchester Roots on Court Street
- Calvary Baptist Church Block Party at White Plains Hospital
- Greenburgh Summer Festivals at Washington Avenue Park
- Gardella Day
- JazzFest White Plains on Mamaroneck Avenue
- White Plains Wellness Festival at White Plains Hospital
- White Plains Annual Neighborhood Health Fair at Calvary Baptist Church
- Serious Fun Arts Fest in downtown White Plains
- Love Your Block Grant Program
- White Plains Youth Bureau Harvest Festival at Bethel Garden

Yonkers

- Ridgeway Communities at Ashburton Avenue
- Ridgeway Communities at Warburton Avenue
- Grinton I. Will Public Library
- Scotti Community Center
- Charles Cola Community Center
- The Autism Project school supplies giveaway at The Westchester School

spotlight





Voicing Support for the Arts in the 2023 County Budget

This December, Westchester County will finalize its 2023 budget. In advance of that announcement, the County will host several town hall open forums that invite input from the public about what is important to the residents of Westchester. County Executive George Latimer has already announced his proposed Operating Budget; however, there is still time for residents to show their support for the arts and ArtsWestchester's programs to the County Executive and local legislators.

Thus far, a five percent increase has been presented by the County Executive for contracted nonprofits like ArtsWestchester. In addition to this increase, ArtsWestchester is asking the County Executive and the Westchester County Board of Legislators to consider funding for countywide arts programming that will help to support Westchester's cultural community while working to rebuild arts audiences that were lost from the devastation of the COVID-19 pandemic.

Specifically, the arts council seeks an increase of \$250,000 for the cultural community's recovery, to be distributed through ArtsWestchester's [Art\\$WChallenge program](#), a public/private partnership with the County. Since its inception in 2007, the matching grant program has raised \$5.3 million in matching dollars, indicating that the County's matching dollars are a powerful stimulus to increased private donations.

This program incentivizes arts organizations to seek new dollars from new donors that help to achieve programmatic and capital goals. This additional requested funding will allow

ArtsWestchester to raise the dollar amount that can be matched so that cultural organizations can cultivate a deeper commitment from the private sector and benefit from an increase in funding during this critical period of recovery.

ArtsWestchester is also seeking additional County support for its [Juneteenth](#) and [ArtsMobile](#) (see pages A18-19) programs for the coming year: an additional \$250K to provide access to hands-on arts activities through the ArtsMobile program, which supports mental health and wellness through arts participation throughout Westchester; and \$50K to strengthen the council's efforts to support equity and inclusion through its promotion of Juneteenth events that are presented by a consortium of 16 groups throughout Westchester.

The arts sector has suffered significant losses of arts audiences and general income due to the negative impact of the pandemic. While the cultural community hopes to get back to pre-pandemic levels and its \$172 million in annual economic activity, the road to recovery will be long and hard.

The public is invited to share its 2023 budget priorities by attending the following budget hearings:

- November 30, 7pm (Chappaqua Performing Arts Center)
- December 7, 7pm (Board of Legislators Chambers, White Plains)

Local residents can also contact their local Legislators [here](#). For more information on ArtsWestchester's request and the budget process, contact sabbott@artswestchester.org.

news briefs

NEWS BRIEFS

Hudson Stage Company's Last Play Makes Its Way to Off-Broadway

In the spring of this year, Hudson Stage Company debuted the *world premiere of OFF PEAK*, its final play after 24 years in Westchester. Now the play, which was commissioned by the company, will make *its way to Off-Broadway* at 59e59th theater through December 23. *OFF PEAK*, written by Brenda Withers, directed by Jess Chayes, and performed by husband-wife team Kurt Rhoads and Nance Williamson, follows two old flames who run into each other during their evening commute.

AW ARTS DEAL: ArtsNews readers can use code **OPFRIEND** for \$10 off per ticket.



Performance photo from OFF PEAK (photo courtesy of Hudson Stage Company)



County Executive George Latimer hosted the ribbon cutting for Memorial Field with Mount Vernon Mayor Shawyn Patterson-Howard (photo courtesy of County Executive Latimer's office)

Renovated Memorial Field in Mount Vernon Reopens After 15 Years

After a 40-million-dollar renovation, Memorial Field in Mount Vernon recently had *a ribbon cutting ceremony to introduce a newly improved stadium complex*, which reopened for the first time in fifteen years. Mount Vernon Mayor Shawyn Patterson-Howard called the complex "one of the landmarks that connect us all," adding that the field will positively impact "economic development, public health, pride, morale and community cohesion of the City of Mount Vernon." For more than 90 years, the complex hosted memorable and historic events, from graduations to James Brown and Jackson 5 concerts. While the new stadium will present community and sporting events, it is also equipped with 3,900 seats and modern amenities "capable of handling major concerts or events."



Katherine Vockins

Rehabilitation Through the Arts Founder Katherine Vockins Retires

Rehabilitation Through the Arts (RTA) Founder and Executive Director Katherine Vockins has announced her retirement after twenty-five years at the organization. What began as a theater workshop at Sing Sing Correctional Facility expanded, under her leadership, to six prisons across three state counties. The workshops also expanded to cover a large range of creative disciplines and a roster of 30 teaching artists. During her tenure, she produced more than 50 full-scale plays. The RTA board will search for a successor, but Vockins says that she plans to stay on board as a consultant “to finalize a major new project that RTA has in development.”

Ossining Singer Sells Out Birdland Jazz Club With Album Release

Ossining singer *Vanessa Racci* recently released a new album, *Jazzy Italian*, which celebrates Italian American contributions to jazz in America. It released to a sold-out crowd at Birdland Jazz Club NYC and reached #8 on the Roots Music Report charts. The album, released by the Westchester-based label Zoho, was supported by Westchester Government’s Launch 1,000 program. The album can be heard on all major music platforms, including Spotify, Amazon Music, Apple Music and more.

Vanessa Racci's *Jazzy Italian* album cover (courtesy of the artist)

spotlight



MARSHA ON THE MOVE Monthly Web Feature

When Business Council of Westchester President Marsha Gordon, is not advocating for businesses in the County, she can be found at the cinema or theater. Read Marsha's reviews on ArtsWestchester's *As a Matter of Art* blog: artsw.org/artsblog.



Promo still from *Life Itself* (Amazon Prime)

***Life Itself* (Amazon Prime)**

This movie, which stars Oscar Isaac and Olivia Wilde in the leading roles, begins in great sadness. It's a difficult one. But with the intersection of *Life Itself*— it weaves together the lives of multiple characters and multiple generations — it covers the bases. It navigates stories of love found and lost, the effects of this on children and families, and the fateful happenstance of being in a certain places at a certain time resulting in great joy or great sorrow. All of this makes this a film, which shows that joy can arise from sadness. Ultimately, it show that we all carry with us all that came before.

Westchester Arts Organizations Can Help Measure the Economic Impact of the Arts

Americans for the Arts (AFTA) is a national agency whose mission it is to build recognition and support for the extraordinary and dynamic value of the arts. In that spirit, the organization conducts a study every five years called [Arts & Economic Prosperity](#), which is designed to measure the impact that arts spending has on local jobs, income paid to local residents, and revenue generated to local and state governments. ArtsWestchester is one of nearly 400 organizations across the country that partners with AFTA to conduct these surveys from arts attendees and collect data from cultural organizations.

The AFTA study captures not only what organizations spend to produce their events, but also the ancillary spending that the community generates around these cultural activities. For instance, when someone attends an arts event, they may park in a local garage, go out to dinner beforehand, and stay in a nearby hotel. All of this spending, even aside from the ticket price spent, is thanks to this person's attendance at an arts event. This information becomes a powerful tool to reinforce ArtsWestchester's advocacy efforts in describing the widespread impact of the arts.

The goal of these efforts is to collect surveys from attendees that embody a diverse, inclusive and representative sample of the arts and cultural activities that take place in Westchester between May 2022 and April 2023. The results of the study will be released in fall of 2023. Economic impact of the arts, as of 2016 when the last survey was conducted, is \$172 million.

The cultural community in Westchester can participate in this data collection in two ways: first, by hosting a team of ArtsWestchester's volunteers to distribute and collect audience surveys at an event; and second, by completing an organizational survey (to be distributed in early 2023). Once the final report is published in fall 2023, it will become an invaluable advocacy tool for funding at all levels.

Organizations interested in learning more can email grants@artswestchester.org.

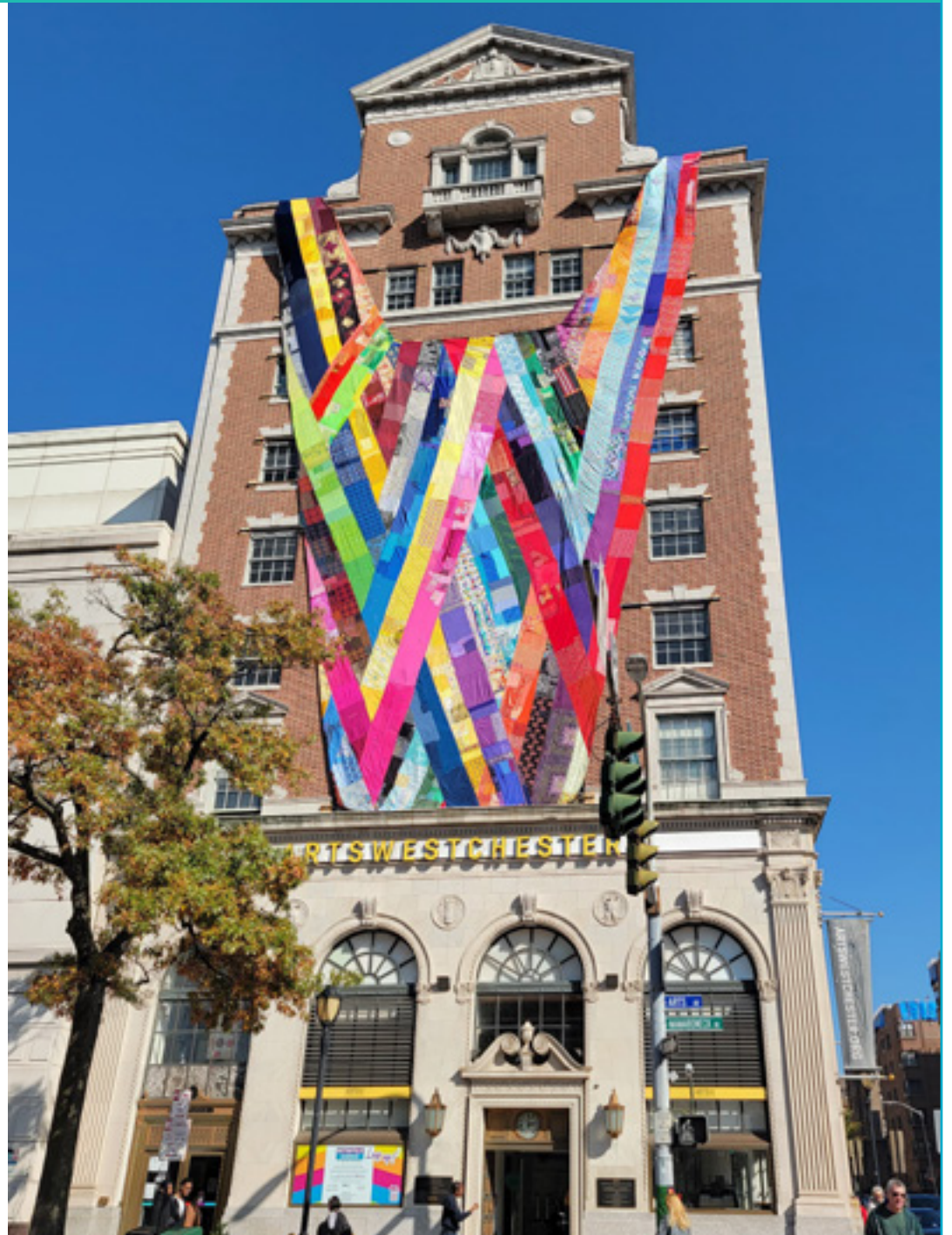
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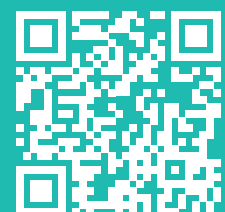
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FOR MORE INFO!**



gala 2022

photo recap: ArtsWestchester's "Sneaker" Gala

On Saturday, November 12, ArtsWestchester welcomed guests for [its annual gala](#), this year dubbed a "sneaker gala" where guests were encouraged to don their sneakers with formal attire. Upon arriving at ArtsWestchester's building for cocktails, guests were greeted by artist Amanda Browder's six-story *Metropolis Sunrise* installation, after which they walked the red carpet for dinner and dancing in the former Applebee's building next door. The gala honored White Plains Mayor Thomas Roach and the developers who have helped to make White Plains an arts destination. [Click for more photos.](#)



All photos by Leslye Smith. 1. Janet Langsam, Legislator Terry Clements and John Peckham 2. Beth Ann and Richard Martinelli with Alissa Gleacher 3. Kathleen Reckling, Ama



Linda Browder and Michael Minihan 4. David Borwick and White Plains Mayor Thomas Roach 5. Gold Sneaker Centerpiece 6. Martin and Irene Ginsburg 7. ArtsWestchester's gallery

gala 2022





8. Anthony and Hannah Pankhurst 9. Crista and BJ Tucker, Barry Shenkman 10. Halina Sabath, White Plains Mayor Thomas Roach, Melissa Tomlin 11. Deputy County Executive Ken Jenkins 12. Michael and Marissa Madonia 13. Artist Amanda Browder's Metropolis Sunrise installation on the front of ArtsWestchester building 14. Westchester Dance Artists performed for guests 15. Guests enjoying gala dinner at 27 Mamaroneck Avenue

upcoming virtual and in-person arts activities

Dec. 2022 / Jan. 2023 Arts Offerings

12/1 THURSDAY

Workshop: New Rochelle Public Library presents *Holiday Pop Up Cards*. Adults will learn how to make a pop-up Christmas tree, a dreidel that moves or pop-up candles for Kwanzaa and Diwali. 10am. nrpl.org

12/2 FRIDAY

Theater: M&M Performing Arts presents *Sherlock Holmes: The Adventure of Red-Headed League*. This a classic mystery adapted from one of the original Arthur Conan Doyle adventure. Also 12/3, 12/4. 4:30-6pm at Lyndhurst Mansion. lyndhurst.org

Music: New Choral Society presents *New Choral Society: Messiah (Part 1)*. The chorus will present the Christmas portion of Handel's *Messiah, Part I*. Also 12/4 at 3pm. 8-9:30pm at Hitchcock Presbyterian Church. newchoralsociety.org

Music: New Rochelle Public Library presents *Friday Night Concert Series:*

Harlem Blues and Jazz Band. The Harlem Blues and Jazz Band was founded in 1973 by Dr. Albert Vollmer. 7-8pm at The Ossie Davis Theatre at the New Rochelle Public Library. nrpl.org

Workshop: New Rochelle Public Library presents *Westchester Breathes (Virtual)*. Participate in a virtual program of

for more arts events, visit artsw.org

gentle movement, breathing and relaxation exercises that reduce the experience of stress and anxiety. Fridays through 1/20/2023. 9:30am-10:30am. nrpl.org

Theater: River's Edge Theatre Co. presents *Every Brilliant Thing* by *Duncan Macmillan*. This comedic play for ages 12 and up explores themes of depression. Also 12/3. 7:30-9pm at The Good Witch Coffee Bar.

12/3 SATURDAY

Music: Caramoor Center for Music and the Arts presents *Josh Ritter: A Benefit Concert*. The concert will celebrate and support Caramoor's programming throughout the year with Americana style music. 8-9:30pm. caramoor.org

Family & Kids: Center for the Digital Arts, SUNY Westchester Peekskill presents *Saturday Enrollment Day*. Attendees will have the opportunity to apply for admission, learn about placement requirements, meet with an academic counselor and more. 1am-2pm at Westchester Community College. sunywcc.edu/peekskill

Music: Hoff-Barthelson Music School presents *Holiday Music Festival*. This is a weekend of music and fun for the entire family featuring performances by more than 265 students of all ages in ensembles large and small. Also 12/4. 11am-4:15pm. hbms.org

Workshop: Hudson Valley Writers Center presents *Embracing Liminal Space with Haibun (via Zoom)*. The workshops will teach the fundamentals of the genre and explore contemporary haibun. 12:30-2:30pm. writerscenter.org

Film: New Rochelle Public Library presents *Two Films by Ida Lupino*. New Rochelle librarian and film historian Chris Poggiali will introduce and discuss two films directed by actress and pioneering independent filmmaker Ida Lupino. 1-4pm at the Library's Ossie Davis Theatre. nrpl.org

Workshop: Pelham Art Center presents *Mixed Media Holiday Card Making*. Students will create one-of-a-kind holiday cards utilizing a broad range of media. 1-3pm. pelhamartcenter.org

Family & Kids: The Katonah Museum of Art presents *Celebrating Jerry Pinkney*. Join us for an afternoon centered around the art and legacy of Jerry

Pinkney. 12-4pm. katonahmuseum.org

Music: Tarrytown Music Hall presents *The Laurie Berkner Band*. The group will bring in the season with Christmas, Hanukkah and winter themed songs. 11am. tarrytownmusichall.org

Holiday Shopping: Luangisa African Gallery presents *Holiday Market*. This display will include curated collection of handmade and artisan-made goods from Africa. Also 12/4 at 10am-6pm.

12/4 SUNDAY

Spoken Word: Hudson Valley Writers Center presents *Published Student Reading (in person & via Zoom)*. The event will celebrate the recent publications of six of the Center's students. 4-5:30pm. writerscenter.org

Workshop: Hudson Valley Writers Center presents *A Generative Craft Class with David Groff (via Zoom)*. This program will focus on the "after poem" in which poets are inspired to write in response to already published poems. 12:30-2:30pm. writerscenter.org

Music: Jay Heritage Center presents *New York City Gospel Choir Concert in the Jay Gardens*. This is New York's premier contemporary choir comprised of singers in New York City. 2-4pm. jayheritagecenter.org

Workshop: Pelham Art Center presents *Family Holiday Card Making*. Students will be introduced to the art of block printing to create one-of-a-kind holiday cards. 10:30am-12pm. pelhamartcenter.org

Music: Westchester Chamber Music Society presents *Thalea String Quartet*. The group's performance reflects on the past, present, and the future of the string quartet repertoire while celebrating diverse musical traditions from around the world. 4-5:30pm at Congregation Emanuel of Westchester. westchesterchambermusicsociety.com

Music: Westchester Chordsmen presents *The Songs of the Season Holiday Show*. The chorus, formed by 40 male singers, will sing holiday favorites in a four-part cappella. 3-5pm at Rye Presbyterian Church. chordsmen.org

Music: Tarrytown Music Hall presents a *Holiday Market*. This is a curated shopping event highlights products from local and regional artists and makers. 10am-4pm. tarrytownmusichall.org

12/5 MONDAY

Reception: Clay Art Center presents *Artists in Residence (2022-23) Virtual Meet & Greet*. The Center's Artists in Residence will present their work and discuss their processes and practices to date. 7-8pm. clayartcenter.org

Lectures: Color Camera Club Lewis Katz. *Perspective and Perception*. This presentation will discuss and demonstrate the myth of style and how searching for can be hindering for the creative process. 7-10pm.

12/6 TUESDAY

Workshop: ArtsWestchester presents *Teen Tuesday: Cartooning*. Youth aged 12-16 years old will learn to create interesting characters by using simple drawing techniques. 4:30-6pm. artsw.org

Reception: Center for the Digital Arts, SUNY Westchester Peekskill presents *Christine Knowlton's Reimagined Elements*. This is a closing reception for Knowlton's reflective mixed media collages and canvases. 6-8pm at Westchester Community College. sunywcc.edu/peekskill

12/7 WEDNESDAY

Music: Downtown Music at Grace presents *A Holiday Cabaret with Kimberly Hawkey and Jon Weber*. This is a program of holiday favorites and some new creations as well. 12:15-1:15pm. dtmusic.org

12/8 THURSDAY

Workshop: The Katonah Museum of Art presents *Drawing From Life*. Guided by a teaching artist, adult participants will draw a live model wearing a series of imaginative costumes. 5:30-7:30pm. katonahmuseum.org

12/9 FRIDAY

Film: KinoSaito presents *The Wonders*. This is a coming-of-age epic by Alice Rohrwacher, who based the film on her childhood memories of working with her three sisters on their parents' Tuscan bee farm. 6-8:30pm. kinosaito.org

Theater: M&M Performing Arts presents *Mr. Dickens Tells A Christmas Carol*. This production recreates the famous performance tour by Charles Dickens in 1867 with his classic tale bringing the travails of Ebenezer Scrooge, Bob Cratchit and Tiny Tim alive. Through 12/16. 7-8:30pm at Lyndhurst Mansion. lyndhurst.org

Music: Westchester Children's Chorus

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presents *Winter Concert*. The performance will include all five ensembles of students ranging from 1st - 12th grade. 7-8:30pm at Larchmont Avenue Church. wcchorus.org

Music: Tarrytown Music Hall presents *Judy Collins*. The artist will perform a selection of her holiday favorites and other hit songs. 8pm. tarrytownmusichall.org

12/10 SATURDAY

Music: Caramoor Center for Music and the Arts presents *Calmus*. This holiday program will have a wide range of holiday

music, from early music to contemporary Christmas favorites. 3-4:30pm. caramoor.org

Theater: Emelin Theatre presents *Click Clack Moo*. This musical about negotiation and compromise, is based on the Caldecott Honor Book by Doreen Cronin and Betsy Lewin. 11 & 2pm. emelin.org

Music: Hoff-Barthelson Music School presents *Festival Orchestra Winter Concert: North*. Works by Grieg, Tchaikovsky and Sibelius will be performed. 7-9pm at Community Unitarian Universalist Congregation. hbms.org

Workshop: Hudson Valley Writers Center presents *A Winter Solstice Generative Workshop (via Zoom)*.

This mixed-genre generative workshop will be led by performance artist Karen Finley. 12:30-3:30pm. writerscenter.org

Spoken Word: Hudson Valley Writers Center presents *Open Write (in person & via Zoom)*. This is an evening of generative writing, story swapping and community building. 7:30-9:30pm. writerscenter.org

Music: India Center of Westchester presents *An Evening of Ragas on Strings*. The performance will include a dinner with the artists. 5-8pm. indiacenter.us/event-3

Music: Taconic Opera presents *Handel's Messiah*. Professional soloists will join the opera chorus for a performance of this oratorio from the Baroque period of music. Also 12/11. 3-4:30pm at Holy Name of Mary Church. taconicopera.org

Family & Kids: The Picture House presents *Santa Needs Your Help*. During this family-friendly event, audiences will help Santa Claus get ready for Christmas. 10am-11am. thepicturehouse.org

Music: Westchester Chorale presents *Rhythms from the Andes concert*. The production showcases the works of two 20th-century Argentine composers, Ariel Ramirez and Carlos Guastavino. 4-6pm at Larchmont Avenue Church. westchesterchorale.org

Music: Tarrytown Music Hall presents *Cherish the Ladies*. The Irish-American group brings Celtic carols and step-dancing to the stage. 8pm. tarrytownmusichall.org

12/11 SUNDAY

Music: Caramoor Center for Music and the Arts presents *Reggie Harris*. The musician, storyteller and educator will bring an uplifting concert of songs and stories about the Underground Railroad, one of the most important chapters in American History. 2-3pm. caramoor.org

Music: Caramoor Center for Music and the Arts presents *Reggie Harris*. In this special sensory-friendly program, musician, storyteller, and educator Reggie Harris brings an uplifting concert of songs and stories about the Underground Railroad. 4-4:30pm. caramoor.org

Workshop: Hudson Valley Writers Center presents *Generative Poetry Writing Workshop on the sonnet (via Zoom)*. Students will study fundamental

English sonnets and sonnets made into English, as inspiration for making their own poems. 12:30-4:30pm. writerscenter.org

Theater: Music at Asbury presents *God Bless Us, Everyone*. The show is a staged reading of Dickens' classic holiday story, *A Christmas Carol*, complemented with familiar Christmas carols. 4-5:30pm at Asbury Crestwood United Methodist Church. musicatasbury.com

Film: New Rochelle Public Library presents *New Rochelle Plays Hollywood Film Series: Edge of the City*. This 1957 American film-noir drama film follows an army deserter and a black dock worker who join forces against a corrupt union official. 2-4pm at the Library's Ossie Davis Theatre. nrpl.org

Music: Songcatchers, Inc. presents *26th Annual Concert for Peace*. The choir and ensemble will perform secular and interfaith carols, songs of peace and multicultural songs of the holidays. 3-4:30pm at The Ursuline School - Auriana Theater. songcatchers.org

Music: The Schoolhouse Theater presents *Holiday Benefit*. The concert will feature a performance by jazz legend Houston Person. 7-9pm at Hygrade Market. theschoolhousetheater.org

Dance: The Capitol Theatre presents *The Nutcracker*. Central Park Dance will perform a production of Tchaikovsky's *The Nutcracker*. 5pm. thecapitoltheatre.com

12/12 MONDAY

Lectures: Color Camera Club of Westchester presents *Perspective and Perception*. This discussion will explore how the vantage point and decisions made by the photographer influence the viewer. 7:30-9:30pm. cccw.clubexpress.com

12/13 TUESDAY

Workshop: ArtsWestchester presents *Teen Tuesday Holiday Workshop*. Youth aged 12-16 years old will create decorative cards for their family or friends using fabric and printmaking. 4:30-6pm. artsw.org

Music: Hoff-Barthelson Music School presents *Auditions for Festival Orchestra*. Students in grades 9 through 12 are invited to auditions for strings, oboe, bassoon, horn and trumpet for the 2023 spring season. 7-10pm. hbms.org

12/14 WEDNESDAY

Music: Caramoor Center for Music and

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Harlem Blues and Jazz Band, 12/2, New Rochelle Public Library (photo courtesy of New Rochelle Public Library)

the Arts presents *Holiday Tea Musicales*. This annual holiday tradition including a music performance, festive decorations, and tea service in the majestic Music Room. Through 12/18. 2-4:30pm. caramoor.org

Music: Downtown Music at Grace presents Violinist *Anna Rabinova* and Pianist *Svetlana Gorokhovich*. This program of chamber music includes works by Beethoven, a transcription of the Lensky Aria from Eugene Onegin of Tchaikovsky, plus the virtuosic *La Campanella of Paganini*. 12-1pm. dtmusic.org

Spoken word: Hudson Valley Writers Center presents *A Celebration of Debut Collections (via Zoom)*. A group of authors will read from their new books and answer audience questions about craft and publishing their first collections. 7-8:30pm. writerscenter.org

Family & Kids: New Rochelle Public Library presents *Magic Show with Joseph Fields*. Magician Joseph Fields will perform tricks and illusions for kids aged 4 to 12. 2-3pm at The Ossie Davis Theatre @ New Rochelle Public Library. nrpl.org

Music: Tarrytown Music Hall presents *Glenn Miller Orchestra*. The orchestra will perform holiday favorites and classics from the Big Band Songbook. 8pm. tarrytownmusichall.org

12/16 FRIDAY

Spoken Word: Hudson Valley Writers Center presents *Open Mic (In Person & via Zoom)*. This is an opportunity to share talents in a comfortable space. 7:30-9:30pm. writerscenter.org

Music: Tarrytown Music Hall presents *The Vienna Boys Choir*. The group will

perform classical and popular Christmas carols. 8pm. tarrytownmusichall.org

Music: The Performing Arts Center, Purchase College presents *The Rob Mathes Holiday Concert*. This is a high-energy evening of rock, jazz, and blues with original tunes and new interpretations on holiday classics. Also 12/17. 8-10pm. artscenter.org

12/17 SATURDAY

Music: The Picture House presents *Not So Silent Night*. The annual holiday concert will feature some of the region's best musicians. 6-6pm. thepicturehouse.org

Music: Walkabout Clearwater Coffeehouse presents *The Kennedys*. This American folk-rock band blends elements of country music, bluegrass, Western swing and janglepop. 7:30-10pm

at Community Unitarian Universalist Congregation. walkaboutchorus.org

Film: Jacob Burns Film Center presents *White Christmas*. The 1954 musical film centers around a group of entertainers during World War II keen on spreading the holiday spirit to save a failing Vermont inn. 12pm. Also 12/22 at 7pm. burnsfilmcenter.org

Music: Tarrytown Music Hall presents *Darlene Love*. The singer and former lead singer of '60s band The Blossoms, will perform a holiday program. 8pm. tarrytownmusichall.org

12/18 SUNDAY

Music: The Sanctuary Series presents *A Classical Holiday with Mary Jane and Anthony Newman*. This program of piano duet will feature select preludes

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Hoff-Barthelson Music School Holiday Music Festival (photo credit: Steve Schnur)

and fugues of J.S. Bach and sonatas of W.A. Mozart arranged for two pianos. 4-5:30pm at South Salem Presbyterian Church. thesanctuaryseries.org

Dance: Tarrytown Music Hall presents *the New York Theatre Ballet*. The group will perform an hour-long production of *The Nutcracker*, created for younger audiences. 3 & 6pm. tarrytownmusicall.org

12/21 WEDNESDAY

Music: Downtown Music at Grace presents *A Holiday Concert with Angelica*. The chamber choir will offer a program of medieval, traditional and contemporary songs, including carols and chants of the season. 12-1pm. dtmusic.org

Film: Jacob Burns Film Center presents *What's Up, Doc?*. Barbara Streisand and Ryan O'Neal star in a screwball romantic comedy that races across San Francisco. 1-2:30pm. burnsfilmcenter.org

12/22 THURSDAY

Film: New Rochelle Public Library presents *A Look Inside It's a Wonderful Life (Virtual)*. This virtual talk will examine the story of this classic Christmas film while looking at the challenges of how it was made and how it became the ultimate portrayal of holiday goodwill and cheer. 7-8:30pm. nrpl.org

12/23 THURSDAY

Film: The Picture House presents *It's a Wonderful Life*. This beloved holiday classic tells the story of a frustrated businessman who realizes he is worth far more than his actual monetary value after being given a "great gift" on Christmas Eve by his guardian angel. 5pm. thepicturehouse.org

12/24 FRIDAY

Workshop: Hudson Valley Writers Center presents *Jewish Writers Poetry*

Workshop with Sean Singer via Zoom.

This two-day workshop is for writers who wish to engage with themes of Jewishness. Also 12/25. 10am-6pm. writerscenter.org

12/28 WEDNESDAY

Workshop: New Rochelle Public Library presents *Spin, Pop...Boom with Mad Science*. Kids aged 5-12 will enjoy demonstrations of chemistry reactions. 2-2:45pm at The Ossie Davis Theatre @ New Rochelle Public Library. nrpl.org

12/30 FRIDAY

Film: New Rochelle Public Library presents *The Bad Guys*. Based on the bestselling book series by author Aaron Blabey, this is an all-new animated feature film about a group of frightening animals who set out to change people's perception of them. 10:30am-12:15pm at the Library's Ossie Davis Theatre. nrpl.org

JANUARY

1/5 THURSDAY

Workshop: New Rochelle Public Library presents *Mini Book of Memories*. Adults will use photocopies, magazine images, text, papers and paint to create their own mini-book of memories. 10am. nrpl.org

1/7 SATURDAY

Spoken Word: The Katonah Museum of Art presents *Saturday Story Corner*. Audiences are welcome to the reading corner on select Saturday mornings. 10:30-11:30am. katonahmuseum.org

1/8 SUNDAY

Film: New Rochelle Public Library presents *New Rochelle Plays Hollywood Film Series: The Crowd*. In this 1928 silent film, an office worker deals with the simple

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joys and tragedies of married life. 2-4pm at the Library's Ossie Davis Theatre. nrpl.org

1/11 WEDNESDAY

Music: Downtown Music at Grace presents *Chamber Music with the Phil: August in January*. The program includes works by Grammy-nominated Gregg August, and more. 12-1pm. dtmusic.org

1/14 SATURDAY

Workshop: Hudson Valley Writers Center presents *Best practices on creating an anthology (via Zoom)*. This discussion will cover the following topics: direct solicitation versus open submissions, submission process, sequencing the anthology, seeking a publisher and more. 12:30-2:30pm. writerscenter.org

Lectures: New Rochelle Public Library presents *Discovering Your African American Heritage by Building a Family Tree*. Joyce Sharrock Cole, Ossining Village Historian and certified genealogical researcher, will share how how participants can research their family lineage and discovered their ancestry. 2-3:30pm at Ossie Davis Theater, New Rochelle Public Library. nrpl.org

1/15 MONDAY

Festival: India Center of Westchester presents *Lohri*. This Indian folk celebration of the New Year will include a live DJ, dhol musical instruments and food. 2-7pm. indiacenter.us/event-3

Reception: Pelham Art Center presents an *Art Boutique*. This is an evening of shopping, refreshments and live music to wrap up holiday shopping. 5-8pm. pelhamartcenter.org

1/18 WEDNESDAY

Music: Downtown Music at Grace presents *A Laureate of the New York International Piano Competition*. Downtown Music continues its collaboration with the virtuosic young pianists who are prize winners of this venerable contest. 12pm. dtmusic.org

Spoken word: Hudson Valley Writers Center presents *Poems of Empowerment, Compassion, and Social Justice Anthology Reading (via Zoom)*. The program will introduce five award-winning poets from the Stronger Than Fear Anthology. 7-8:30pm. writerscenter.org

1/20 FRIDAY

Tours: The Katonah Museum of Art presents *Stroller Tours*. Guests will meet fellow parents and caregivers of babies 0-18 months to start the day with a culturally invigorating stroller-friendly tour of the current exhibitions. 9:30-10:30am. katonahmuseum.org

1/21 SATURDAY

Workshop: Hudson Valley Writers Center presents *Concrete Imagery in Poetry with Denise Duhamel (via Zoom)*. Participants will generate new poems and seedlings for poems via prompts that oblige them to pay attention to precision. 12:30-4:30pm. writerscenter.org

Workshop: Hudson Valley Writers Center presents *Travel Writing and Social Justice (via Zoom)*. The program will help students identify terminology and tropes, unequal and unchallenged power dynamics between the writer and their subjects, and delve into narration, setting and scene. 12:30-4:30pm. writerscenter.org

1/22 SUNDAY

Spoken word: Hudson Valley Writers Center presents *David Means & Lauren Acampora (in person & live-streaming via Zoom)*. The authors will discuss craft, the difference of writing novels vs stories, and their new projects. 4-5:30pm. writerscenter.org

Theater: New Rochelle Public Library presents *Staged Reading of Original Plays*. The Supporting Characters, a group of award-winning local writers, actors and directors who develop new works for stage and screen, will be presenting a staged reading. 1-2pm at The Ossie Davis Theatre @ New Rochelle Public Library. nrpl.org

Reception: The Katonah Museum of Art presents *Last Look*. Enjoy the last day of the current exhibitions. 12-5pm. katonahmuseum.org

Music: The Performing Arts Center, Purchase College presents *Orpheus Chamber Orchestra*. The orchestra will provide a new interpretation of *Pictures at an Exhibition*, a piece by Russian composer Modest Mussorgsky, along with other classical works. 3-4:30pm. artscenter.org

1/23 MONDAY

Lectures: Color Camera Club of Westchester presents *Penelope Taylor Discusses Compelling Composition*. Attendees will look back



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The Laurie Berkner Band, 12/3, Tarrytown Music Hall (photo source: laurieberkner.com)

in time to the work of master painters for how they used composition, for they were the photographers of their time. 7-10pm. cccw.clubexpress.com

Reception: Hoff-Barthelson Music School presents *Early Childhood Program Open House*. Families eager to enroll their very youngest members, ages 9 months to 5 years, in a high-quality music education program are invited to attend. 1am-11:30am. hbms.org

1/25 WEDNESDAY

Music: Downtown Music at Grace presents *Virtuosity, Part I*. This concert, the first of two parts, will include the E minor Sonata of J.S. Bach, Hungarian Dances of Johannes Brahms and Hypnosis by Ian Clarke. 12-1pm. dtmusic.org

1/28 SATURDAY

Workshop: Hudson Valley Writers Center presents *Translations of Chinese Poems by American Poets Since Pound*. This is a craft workshop led by poet, essayist, translator, scholar Wang Jiaxi. 12:30-4:30pm. writerscenter.org

Workshop: Hudson Valley Writers Center presents *Writing a Pantoum with*

Lauren Camp via Zoom. The program will offer a brief historical background on the form, then lead students in an idea-generating exercise that will produce the raw material for each student's unique pantoum. 12:30-4:30pm. writerscenter.org

1/29 SUNDAY

Workshop: Hudson Valley Writers Center presents *A Prose Workshop with Cynthia Cruz (via Zoom)*. Participants will examine the different ways in which writing can allow for what cannot be articulated with a series of readings and generative writing exercises. 12:30-4:30pm. writerscenter.org

Workshop: Hudson Valley Writers Center presents *Master Class on the Poetic Sequence with Andrés Cerpa via Zoom*. The two-hour course will explore the construction of poetic sequences, delving into the ways that poets build cohesion and sustain momentum in longer works. 12:30-2:30pm. writerscenter.org

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Artwork by Adina Andrus on view in *Feast of Fates, Ice Cream Social Art*, through 12/10 (photo courtesy of the artist)

EXHIBITIONS & CLASSES

Antonia Arts

- **Class: *Writers Circle*.** Guests will have an opportunity to their work for supportive feedback and write new material with a special prompt given. Through 12/18 at 3-5pm. The Artist Spot.

ArtsWestchester

- **Exhibition: *The Social Fabric*.** The show features recent works and site-responsive commissions by artists who use textiles and fabrics to explore issues of broad social consequence. Through 1/22. Wed-Fri & Sun: 12-5pm, Sat: 12-6pm.

Center for the Digital Arts, SUNY Westchester Peekskill

- **Class: *Certificate in User Experience Design (UX) Remote*.** The program will offer a foundation in user experience strategies, design thinking, and interactive design. 1/19/2023 5/16/2023, 6:30-9:30pm.
- **Class: *Mural-Making for Public Exhibition in 30 Hrs for Adults*.** Utilizing a unifying theme inspired by the City of Peekskill's history, multi-cultures, and natural environment, students enrolled in this 8-week workshop will collaboratively design, paint, and install large and small-scale murals for public exhibition 1/21-3/25 at 10am-1pm.

Clay Art Center

- **Exhibition: *Clay Holiday Market*.** The display features a wide range of functional pottery and ceramic sculpture by national and regional artists. Through 12/24/2022.

- **Exhibition: *Rising Stars: Annual Student Exhibition with Concurrent Youth & Community Arts Exhibitions*.** The shows will celebrate the achievements of adult students, with concurrent exhibitions from youth students, and community arts program. 1/16/2023 2/15/2023

The Ground Glass

- **Exhibition: *Hot Flashes*.** This is an exhibit of fine art photography by nine accomplished women photographers: 12/2-29 at Ossining Public Library.

Harrison Public Library

- **Exhibition: *New Paintings by Neil Waldman*.** Waldman;s paintings are included in many prestigious collections around the world. 12/4-1/6/2023, 9:30am-5:30pm.Harrison Public Library.

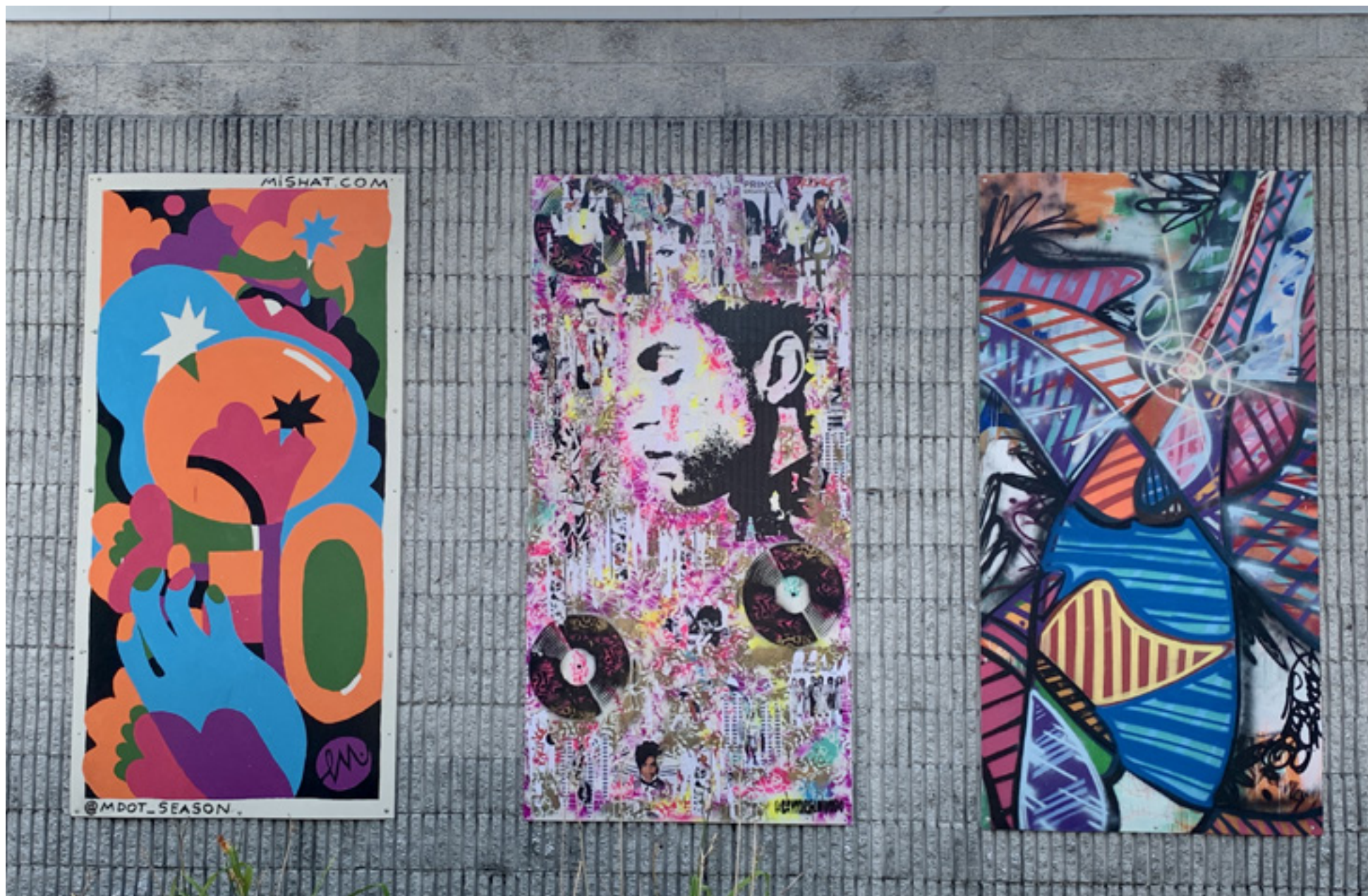
Hudson River Museum

- **Exhibition: *Federico Uribe: Plastic Reef*.** The artist weaves together everyday plastic objects to recreate a marine coral reef and its interdependent life forms. Through 2/12/2023, 12-5pm.

Hudson River Potters

- **Exhibition: *Annual Hudson River Potters Holiday Show*.** Eight artisans will show their functional and sculptural pieces which can be gifts for the holidays. 12/10-12/11 at 1-5pm at the Auditorium Eastchester Public Library.

upcoming virtual and in-person arts activities



Public "mini-murals" on display at Pelham Art Center by Misha Tyutyunik, Savior Elmundo and Pablo Power, through 8/18/24 (photo courtesy of Pelham Art Center)

Hudson Valley MOCA

- Exhibition: *Through the Eye of the Needle*. The exhibition will address the use of hand crafting to reflect on cultural diversity, regional craft and environmental issues. 1/14-3/11/2023, 11am-5pm.

Hudson Valley Writers Center

- Class: *Monday Night Poetry Workshop with John James (via Zoom)*. Poet, professor, and scholar John James will look constructively at new work each week on Zoom. 1/23-3/6/2023, 6:30-9pm.
- Class: *The Wide World: Translating Poetry (via Zoom)*. Participants will translate poems from any language into English. 1-4:30pm.

Ice Cream Social

- Exhibition: *Feast of Fates*. Adina Andrus works across various media, creating 2D mixed media pieces, sculptures, drawings and installations that confront questions of memory, belonging, and visual culture across time and space. Through 12/10 at Times vary.

Katonah Museum of Art

- Exhibition: *A Sense of Community: Celebrating Jerry Pinkney's Legacy*. The show explores Pinkney's role as a mentor to, and model for, artists and illustrators of color.

Through 1/22/2023, 12-5pm.

- Exhibition: *Tenacity & Resilience*. The exhibition honors the work of Jerry Pinkney with more than 70 of his illustrations, dummy books and working drawings from seven children's books published between 1993 and 2020. Through 1/22/2023, 10am-5pm.

Mamaroneck Artists Guild

- Exhibition: *A Gift of Art*. This is a holiday exhibit and boutique that features the works of the Guild's members. Through 12/24 at 12-5pm.
- Exhibition: *Winter Gaze*. This is a member group show. 1/10/2023 1/28/2023, 12-5pm.

Manhattan Cabaret Arts

- Class: *Cabaret Performance Workshop*. In this 2 hour a week workshop, students will work with a director and pianist on different songs. Wednesdays from 12/7-1/11/2023. 6-8pm. The LOFT (in the MUMC Sanctuary).
- Exhibition: *Celebrating Picasso 2023*. This show will include works by Pablo Picasso as well as other world-renowned artists, including Andre Kertesz and Toulouse Lautrec. Through 12/30. Tues-Fri: 11:30am-3:30pm, Sat: 12-3:30pm.

New Castle Historical Society

- Exhibition: *The Great Holiday Train Show*. Families will discover the historic

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19th-century summer residence of Horace Greeley, festively decorated for the holidays with running train displays in each of the period rooms. Through 1/8/2023, 1am-3pm.

New Rochelle Public Library

- **Class: *Bokandeye African Dance Workshop.*** In celebration of Black History Month, participants will learn basic traditional West African dance movements, some which date back to the 13th century Old Mali Empire. 1/21/2023 2/25/2023, 2-3pm. The Ossie Davis Theatre at New Rochelle Public Library.
- **Class: *Knitting Workshop.*** Professional knitter, Esther Sussner, is holding drop in workshops for knitters of all levels, from beginner to advanced. 12/6-12/13 at 1am-12pm.
- **Exhibition: *Creativity in Art.*** The show will feature a range of work by artist Patricia Frankel, including colored pencil drawings and abstract art. 12/1-10 at Lumen Winter Gallery, New Rochelle Public Library.
- **Exhibition: *Art Exhibit: New Rochelle Art Association Adolf Grant Award Show.*** 12/11-1/8/2023 at Lumen Winter Gallery, New Rochelle Public Library.

Nowodworski Foundation

- **Class: *Gardens: Zoom Art Workshop Series.*** The project participants will study existing diverse gardens of the world, and later, based on the garden learned, they will create their own projects with various design techniques. 12/14-12/28 at 5:30-6:30pm.

Oak & Oil Gallery

- **Exhibition: *Intersection*** by Richard Lang Chandler. Chandler's new works represent the intersection of color and reflective light transforming the landscape. Through 12/31, Tues-Sat 11am-5:30pm.

Ossining Arts Council

- **Exhibition: *1st Annual Small Works Holiday Show.*** Members of the Council will display their paintings, collages, fiber, ceramics and 3D works, which will be on sale. Through 12/24 at 1-4pm. OAC Steamer Firehouse Gallery.

Pelham Art Center

- **Class: *Mindful Yoga for Adults and Kids.*** This class combines playtime yoga, breath and flowing movements to cleanse and recharge the body. 12/7-12/21 at 10am-11am.
- **Class: *Photoshop Fun.*** Students aged 6-10 will create magical creatures and settings based on some of their favorite characters. 12/4-12/18 at 1-3pm.

The Rye Arts Center

- **Exhibition: *Edward Gorey and Charles Addams.*** The show will feature rarely exhibited works by Edward Gorey, including his original stage-set sketches, and iconic Charles Addams' illustrations. 1/28-3/25/2023, 9am-7pm.
- **Exhibition: *Alan Model.*** This exhibition, presented in collaboration with The Ground Glass Photography Group, is a retrospective of the life's work of photographer Alan Model. 12/1-12/10 at 9am-7pm.
- **Exhibition: *Member Exhibit.*** The collection will include the works of the Center's hundreds of members who range from beginners to professionals. 12/19-1/21/2023, 9am-7pm.

Studio Theater in Exile

- **Exhibition: *Objects in Performance.*** Ordinary objects are transformed by sculptor Adam Niklewicz and composer Satyaki Dutta. 12/1-1/31/2023.

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Ray Blue Quartet's set at JazzFest White Plains 2021 (photo credit: Susan Nagib)

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