

# Westchester & Fairfield County Business Journals



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AMS Yorktown  
project rendering.

## DEVELOPERS PLAN 368 UNITS FOR SENIORS IN YORKTOWN

BY PETER KATZ

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Two developers are moving ahead with multifamily projects for active adults over age 55 that would bring a total of 368 new residential units to Yorktown. Toll Brothers, the Fortune

500 company headquartered in Fort Washington, Pennsylvania, wants to build a 118-unit townhouse complex. AMS Acquisitions, located in Fort Lee, New Jersey, is proposing a project that would have 200 rental apartments and 50 townhouses.

Since its founding in

2012, AMS has built a portfolio of more than one million square feet of residential and commercial properties. It placed the value of the portfolio at more than \$1 billion.

Toll Brothers reported that for 2021 it had a presence in 60 markets in 24 states, including

Washington, D.C. It reported revenues from home building of \$8.4 billion and net income of more than \$833 million.

Both projects would require zoning changes in order to move forward, and both companies in November submitted zoning-change petitions to

Yorktown.

Toll Brothers wants to build on 50.51 acres of land it would purchase from Field Home-Holy Comforter at 2302 and 2448 Catherine St., according to attorney David Cooper of the White Plains-based law firm Zarin & Steinmetz LLP. He said that the townhome community

would be built on a 48.05-acre section of the property.

Toll Brothers had presented its idea for the development to the Yorktown Town Board about a year ago but it wasn't until Nov. 15 of this year that a peti-

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## Helping new entrepreneurs plan their business operations

BY EDWARD ARRIAZA

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The Women's Business Development Council (WBDC) recently hosted the webinar "Financial Foundations: Pricing, Profitability, Projections" to provide small business owners – particularly those who are new to entrepreneurship – with guidance and advice on how to set pricing and properly balance and consider asso-

ciated costs with running a business.

WBDC Business Adviser Sherry Konwerski's presentation focused first on goals and costs small businesses must take into consideration. This included setting a desired profit and keeping in mind overhead expenses such as rent, utilities, insurance, and office supplies. She also stressed the importance in setting how many hours new business owners would like to work in their business and

figuring out what tasks they perform that are or should be billable.

"Let's say the average person wants 40 hours a week they want to put in their business," Konwerski said. "How much of that time are you making money? For most of us, at least 25% is not paid time. That's when we're doing our marketing, that's when we're doing our accounting, that's when we're returning emails. It's the things that we just don't

get paid for as business owners, so you need to know what percentage of the time is billable or money-making, versus working in your business."

In addition to overhead cost, Konwerski stated new business owners must determine total product cost, which one may arrive at by adding cost of materials, cost of labor and cost of packing and shipping. Desired profit is 20% of the combined total of over-

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LobsterCraft's journey from food truck to franchise

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# How relationships unlock doors to real estate deals

BY PETER KATZ

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**H**oward E. Greenberg is a Westchester real estate professional who not only seems to know what's going to happen in real estate and development before it happens but has an encyclopedic knowledge of what already has happened as well. He's a regular contributor to the Business Journals, and his New Year's wrap-ups and forecasts are eagerly awaited by readers.

"I was brought up in Bayside, Queens, migrated to Westchester in 1974 to the Yonkers/Hastings border and now live in New Rochelle," Greenberg told the Business Journals.

Greenberg has two grown children, a son in Virginia and a daughter in Texas. He has five grandchildren.

"I have two stepchildren by my wife Susan," Greenberg said. "In late 1985 or so I was looking to make a career change. I was in the men's clothing business and decided it was not what I wanted to do with my life. Someone handed me a Westchester County Business Journal and on the front page was a market wrap-up article. A panel of prominent brokers in the area was talking about the market and the world of real estate negotiations and it sounded interesting."

Greenberg said he started to call up the people who were on the real estate panel and got a sense of what the market was all about.

"Through total happenstance I made a cold call to a gentleman named Carl Austin," Greenberg said. "Carl was a pioneer in office brokerage in Westchester. I had lunch with Carl and convinced him to hire me."

Greenberg said that he had spent 12 years with Austin and the firm was typically a landlord's agent representing various buildings.

"We had leased a space to a very large insurance company.



Howard E. Greenberg

I was very proud of getting that account and signed them up as a national exclusive," Greenberg said.

However, Austin felt differently about stepping outside of his company's Westchester-centric positioning in the marketplace, according to Greenberg.

"While I totally understand it and I am friends with Carl to this day, I just felt that for my personal development this was something that I could not turn down," Greenberg said. "I chose to take the national account and split off on my own and this August will be 25 years of Howard Properties."

Howard Properties Ltd. operates from offices at 200 Summit Lake Drive in Valhalla. His firm is a member of CORFAC International, an organization of independently owned commercial real estate services firms with 62 offices in North America and a market reach to

65 countries worldwide. Among Greenberg's clients have been The Westchester Business Center, the city of Yonkers, The U.S. Government General Services Administration, Family Services of Westchester, The Westchester County Department of Health, AKRF Inc., Stop & Shop, The Prudential Insurance Company of America, The Westchester County Bar Association and numerous professional services firms. Greenberg handles all types of commercial real estate, including office, flex, warehouse, industrial, data center and retail.

"I was a one-man shop in 1998; I'm a one-man shop in 2022," Greenberg said. "For some reason I always wanted to be on my own."

Greenberg said that specializing in tenant representation has enabled him to fulfill the needs of his clients without having to spend a lot of time and effort marketing numerous

buildings to dozens of prospects none of which might actually sign a lease.

"I wanted to be in the part of the business where I would have five exclusive deals and all five of them would happen," Greenberg said. "I have clients that I have represented since before I started my firm. We go back 22, 25 years. I just finished two large deals for a client I've represented exclusively for 22 years in deals from downtown Manhattan to Los Angeles, California."

Greenberg said that networking and relationships are the key to his success in the real estate business world. He said his goal is to represent clients as their "out-of-house" real estate department. He said that he wants to know about the current operations and future plans of a client so that deals can be done intelligently. He pointed out that rent is expensive and often the second-largest expense for a company behind human resources.

"I have never had a hunger to experiment with expansion," Greenberg said. "I don't have customers. I have clients. My clients are my relationship and when I represent them I really, really do have a fiduciary responsibility to them. I've worked throughout the United States and I've even done a little real estate in Europe. They trust me to do a deal for them in Westchester and they trust me to do a deal for them in California or Florida or New Jersey or Connecticut or wherever else because they know that I know what they need."

Greenberg said that he has found an outstanding level of congeniality in the broker community in Westchester.

"Whether they're small company brokers or large company brokers it's a good community. In many cases we have close relationships and we trust each other. There is a fair amount of handshake relations that will get the deals done," Greenberg said.

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**Business Journals**

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# Florida driver blames car accident on Mount Kisco Tesla store

BY BILL HELTZEL

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**A** Florida woman blames a Tesla shop in Mount Kisco for severe injuries she says she suffered in a car accident when an onboard computer froze.

Robyn Nicole Wilson-Wolfe sued the Tesla store for negligence and demanded unspecified damages.

Wilson-Wolfe, of Plant City, Florida, claims she was injured on March 12 when the Tesla's computer froze and the car crashed into a barrier and concrete wall.

The computer was "installed, serviced and repaired" by the Tesla shop at 115 Kisco Ave., Mount Kisco, according to the complaint, but the device was "inherently defective, and unsafe, inadequate and unfit for the purposes for which it was installed."

Tesla Inc., Austin, Texas, did not reply to an email asking for a response to the allegations.

The complaint does not clearly identify the device but the wording appears similar to news accounts about failures of Tesla's touchscreen cockpit displays.

For instance, a California man claimed this past April that his Tesla's computer screen froze as he was driving 83 miles per hour on a freeway, disabling the accelerator and various buttons and switches. The brakes still worked and he got the car off the road.

Tesla recalled 130,000 cars in May because of the risk that their touchscreen displays could overheat and malfunction.

The Wilson-Wolfe lawsuit is vague about other aspects of the alleged malfunction. It does not identify the model or year or the car or when it was serviced by Tesla, for example. It does not say where the accident happened or whether investigators checked the computer.

Wilson-Wolfe says she suffered severe injuries to her mind and body, including her neck, shoulder and back, and that she has been "greatly incapacitated" and needs continuing medical care.

Her attorney, Cornelius Redmond of Manhattan, filed the complaint in Westchester Supreme Court on Oct. 27. Tesla, represented by Manhattan attorney Peter J. Fazio, moved the case to U.S. District Court in White Plains on Nov. 28.



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# LobsterCraft's 10-year journey from food truck to franchises

BY EDWARD ARRIAZA

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**T**he lobster roll business LobsterCraft has seen exponential growth over the past 10 years, expanded from a one-man food truck business to a franchise with its eyes on global markets.

LobsterCraft was founded in 2012 by Mike Harden, a former Coast Guard captain and commercial lobster fisherman in Norwalk. Harden's food truck business morphed into a Darien brick-and-mortar location in 2014, but that closed after two years. In 2018, he opened another location in Fairfield behind a podiatrist's office – Harden's 180-square-foot kitchen was initially planned to provide support for the food truck.

"But people started knocking on the door," Harden recalled. "I started selling rolls right out of the little kitchen, and the whole retail idea was sort of born from that almost necessity."

Harden began to build a following in Fairfield through his signature product, the Coastal, which is a traditional hot buttered lobster roll native to Connecticut – a contrast to the cold mayo rolls often found in Maine. Crucial to the lobster roll business' success was its adherence to simplicity – the Coastal is composed of bread, butter and lobster with only a dash of secret seasoning across the top.

The business was doing well enough, though there were some problem areas. Chief among them was the issue of seasonality that prevented LobsterCraft from being a year-round business. Being situated initially in the northeast, Harden had little choice but to open in the summer and close up shop during the winter.

"Now that we have such a great team, we figured out how to stay open all year," Harden said.

LobsterCraft's operations took a hit when the pandemic



Mike Harden, founder of LobsterCraft. Contributed photo.

came around in 2020. The biggest consequence was the loss of employees, leaving about 30 people in the team, albeit loyal and eager to work for the business. And while food remained reasonably available during this time, items such as napkins and forks were hard to come by, causing LobsterCraft to adopt a strategy of flexibility.

"I remember we kept telling each other to just be flexible and let's figure it out," Harden said. "I think we are coming out of this ahead of the game and much more knowledgeable."

Today, supply chain issues appear to be dwindling for the business, though prices remain an issue.

"The prices have all gone up," Harden said, "but supply itself, I think we're starting to see a lot more steady stuff. Our biggest problem was the substituting of things that we really wanted, and that's waning off now."

In 2020, Harden was joined in his business by his friend Tom Gordon.

"I've watched Mike build and sustain LobsterCraft as a one-man band for a number of years," said Gordon, the company's investor relationships director. "It was something I personally loved eating, but I also saw some promise in expanding it."

Harden and Gordon began

to envision a franchise operation. They have expanded in Connecticut with locations in Greenwich and West Hartford, and have already opened sites in Florida and Rhode Island, with expansion plans for California and Nevada. Harden and Gordon also have eyes on the global markets.

In addition to opening more restaurants, they have worked to make LobsterCraft a wholesale distributor of lobster, providing supply both to its own locations and to other restaurants and distributors, as well as providing products such as lobster roll kits and soups to retailers.

"We always envisioned

our ability to leverage access to lobster through Mike's contacts in the industry," Gordon said. "That vertical integration I think was as important as the corporately run stores that we were envisioning opening."

To help accomplish their vision for financial expansion, Harden and Gordon got in touch with Connecticut-based CPA firm FML, which helped put together a pitch deck and structure the convertible note for LobsterCraft. Most of the investors during the first valuation raise were family and friends, with industry contacts also in the mix.

"LobsterCraft was looking to raise capital and expand their presence here in Connecticut and also explore other options for the business," said Julie Gionfriddo, director of advisory services at FML. "Tom has relationships in the business, as does Mike, so there were some investors who were more strategic-type investors who know the restaurant business, who really operate a business in that space and were interested in helping to fund and lend their expertise to LobsterCraft."

The first raise was a success thanks to LobsterCraft's proven track record for producing quality lobster rolls and its future plans for expansion and vertical integration winning over investors.

"The raise itself was over-subscribed, which I found incredibly heartening," Gordon said. "I think it speaks to the quality of the product. Mike's product has won regional and national awards since he launched it."

FML continues to provide its services to LobsterCraft in accounting and taxes and, crucially, preparing for another pitch to investors.

"Right now, we're actually helping them put together that next-round investor communication," Gionfriddo said. "We'll continue to help them in any way that they need to support their growth."



COMPILED BY PHIL HALL



## NY and CT reach settlement with Carfax concerning safety recall issues

New York Attorney General Letitia James and her Connecticut counterpart William Tong were part of the coalition of 36 state attorneys general who reached a \$1 million settlement with CarMax Auto Superstores Inc. in regard to the company's safety-related recall services.

A multistate investigation found that while CarMax advertised its cars as having undergone "safety" inspections, it did not ensure safety-related recall services were complete before selling a vehicle. The settlement will require CarMax to provide written disclosures both in writing and on the vehicle itself of any open recalls, along with information on how to check the National Highway Traffic Safety Administration website to confirm any recalls. Additionally, CarMax may not describe its cars as "safe" or not having "safety issues."

Within the settlement, New York will receive \$53,772.49 while Connecticut will receive \$20,589.46.

"When someone buys a car, they need to know that it will keep them safe," said James. "CarMax put New Yorkers at risk by allowing drivers to get on the road without warning them that their newly purchased vehicles had open safety recalls. This agreement will protect New Yorkers and ensure that consumers are aware of any safety recall before they start driving."

"If you are considering purchasing a used car, I strongly encourage that you consult the National Highway Traffic and Safety Administration site to learn of any open recalls," said Tong. "Manufacturers are responsible for these repairs at no cost to consumers."

## Westchester directs \$287.5K for mobile food pantry

The Westchester County Department of Planning has allocated \$287,500 for the purchase of a mobile food pantry to serve Port Chester and Ossining.

The department awarded Community Development Block Grant (CDBG) funds to Caritas of Port Chester, a neighborhood soup kitchen and food pantry. Caritas will use the mobile food pantry for the home delivery of groceries, fresh produce and meals to Port Chester and Ossining residents who are unable to access a food pantry.

"Because of this grant provided by our Planning Department, residents who may be experiencing food insecurity, or who have difficulty accessing a pantry will have an eas-

ier time receiving the good, nutritious food they need," said Westchester County Executive George Latimer in a statement.

## CT Treasurer Wooden joins private equity firm

Shawn T. Wooden, the outgoing Connecticut state treasurer, was hired for a newly created position as partner and chief public pension strategist at the private equity firm Apollo Global Management.

Wooden will join Apollo in late January and be based in the company's Greenwich office. He will be responsible for the manager's relationships with public pension plans and expanding products designed for the public pension plan market.

Wooden was elected treasurer in 2018 after serving on the Hartford City Council and working as a partner in the Day Pitney law firm. He opted not to run for re-election and will be succeeded by Erick Russell.

## Patricia Fox Reilly, former Mount Kisco mayor, dies at 91

Patricia Fox Reilly, a nurse who became the mayor of Mount Kisco, passed away on Nov. 29 at the age of 91.

Reilly was born April 16, 1931, and was the daughter of J. Edward Fox, who has also served as Mount Kisco's mayor. She earned a B.S. in nursing from New York University's St. Vincent's Hospital School of Nursing and her master's degree from Western Connecticut State University. She began working at Mount Kisco Hospital in 1951 (now Northern Westchester Hospital) but took time away from her career to raise her six children. When she returned to the workforce, she was a nurse-teacher and health services coordinator for the Bedford Central School District.

Reilly was a lifelong Mount Kisco resident and became involved in local politics, serving as a village trustee from 1994 to 1999 and as mayor from 1999 to 2003. She was actively involved in the leadership of local nonprofits, including a 48-year term as a board member of the Boys & Girls Club of Northern Westchester.

## New Sikorsky project billed as "next generation" aircraft

Stratford-based Sikorsky Aircraft is developing a hybrid-electric vertical take-off and landing (VTOL) aircraft demonstrator vehicle in its first step to become part of the advanced air mobility (AAM) sector.

According to a report by the aviation industry trade journal Vertical, the Sikorsky Autonomy Research Aircraft (SARA) is a

# ERP IMPLEMENTATION: THE 5-STEP METHODOLOGY YOU NEED TO GO LIVE WITHOUT A HITCH

By: Smija Simon

ERP implementation. Two words that make even the most seasoned business leaders sweat. And it is completely understandable – the stakes are high and the fear of failure is natural. Thirty-three percent of businesses go over budget when implementing their ERP system and fifty-eight percent go beyond the planned timeline.

With an undertaking this complex and daunting, it is imperative to break the process into smaller pieces. If you can get ahead of challenging obstacles with a thoughtful planning process, you can tackle each piece calmly and methodically, saving yourself substantial headaches later. In this article, we will share the five-step methodology that will allow you to complete your ERP implementation on time and within budget.

What is an ERP implementation?

Enterprise resource planning (ERP) implementation is the process of planning and deploying ERP software to improve a company's operations. You can think of an ERP like the central nervous system of a business, connecting all of its most important functions. Essentially, an ERP combines financial management software with other core tools – like customer relationship management (CRM), marketing automation platforms (MAP), and inventory management – into one tidy package.

Our 5-step process for successful ERP implementation

### 1. Want to nail your ERP implementation? Start with value planning.

Before you can get to implementing your ERP, it is important to make sure that you have done the groundwork to make it a smooth process. It may be tempting to skip ahead for the sake of speed, but you will want to measure twice and cut once when it comes to ERP systems. We strongly recommend you begin with value-planning and selection, by which we mean uncovering the high-level requirements you will use to select your software.

By making a clear link between the strategic direction you want to take your business and the technology that can enable those changes, you will avoid an ERP mishap that happens all too often – an unexpected mismatch between the functionality you need and the software you are about to implement.

### 2. Selection – how to pick the right technology to set your team on the right track.

During the ERP selection process, you will want to document your business and your requirements in greater detail than in the value-planning phase. This will allow you to express your important requirements to software vendors when you are doing product demos, so vendors will show you the features and capabilities that are most important to your organization. If you are not careful about briefing vendors about what problems you are trying to solve, you may receive very generic product demos. Though on the surface, a product may look enticing, once you peel away the layers of detail, you might find it cannot handle certain processes as well as you assumed.

The more specificity you have in your requirements during your selection phase, the more certainty you will have that your ERP system will meet your requirements upon purchase. You will also go into implementation knowing what functionality gaps you will have to cover through customizations.

### 3. Budgeting – beware of hidden costs.

It is important to understand exactly what your ERP implementation project will cost at the outset. And it is not enough to assume that the quote from your vendor covers all of it. Your quote will include software costs and base implementation costs, but there are often hidden costs to your organization that you need to think about. For example, you may need to backfill key roles to release your people so they can focus on the implementation – this means you need to add the cost of additional headcount to your ERP project. You may also need to invest in new infrastructure if you need to upgrade the specs on your

computers because you did not have the minimum requirements to host or run your new ERP product.

Take the time to think through the life cycle of the implementation and note any potential costs upfront. That way, you can be deliberate about managing any trade-offs and prioritize the most important costs.

### 4. Program implementation – measure twice and cut once.

You have officially signed on the dotted line. What comes next? It is important to realize that a lot of vendors' implementation methodologies are focused on standing up the technology platform, not necessarily navigating you through the organizational transformation you are about to enact.

Some vendors will provide guidance for process redesign, but these materials usually assume that you are going to adopt the standard process in the system. If you deviate from the standard process with your own customizations, your team has to come up with that process design. Ask yourself if you can accept the standard process as the system performs it, or if you need to truly make a change so that it works for your organization.

In addition to a design process, you will also need governance structures to prioritize and approve whether proposed changes are going to be handled by the project or not. The right project management techniques (and criteria for scoping and de-scoping aspects of the project) will make these decisions a lot quicker and simpler to make. Be sure to plan and document a work breakdown structure, what and who the resources are, and effort estimates.

### 5. Governance and sustainability – planning for tomorrow and beyond.

ERP implementation is only the beginning of your journey. You are not necessarily going to have it perfected on day one, but the project will grow with you as your business evolves.

Here is a list of questions to revisit regularly as your business evolves:

- How are you going to keep the software growing with your business changes over time?
- Do you need to have a maintenance contract with your vendors?
- How will you measure your ongoing return on investment (ROI)?
- Do you have enough internal capacity, or do you need to hire outside help?
- Do you need a system administrator?
- Will you need ERP upgrades over time?

### How Citrin Cooperman can help

Want to be part of the forty-two percent who stick to their budget while implementing a new ERP? While it may be tricky to pull off, this group is proof that it is possible. It is easy to get overwhelmed by a project as large and complex as an ERP implementation, but with a thoughtful planning process and steadfast follow-through, you can make yours a success. And remember you do not have to go it alone – if you are planning an ERP implementation, Citrin Cooperman can help.

### About the Author

Smija Simon is a director in Citrin Cooperman's Strategy and Business Transformation Practice. She is passionate about helping organizations drive long-term business success.

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## 1 Yorktown—

tion was filed with Yorktown asking for a zoning change so that the proposal could move forward.

The Yorktown Town Board on Nov. 22 heard from Attorney Mark Weingarten of the White Plains-based law firm DelBello Donnellan Weingarten Wise & Wiederkehr LLP asking the board to formally accept the application of AMS to rezone and develop 800 E. Main St. The entity filing the application is 800 E Main Yorktown Dev AMC LLC.

“They are all types and classes of multifamily and for-sale; there are town homes and there are also villas and apartments,” Weingarten said about the 250 units that AMS is proposing. “What we’re seeking is really to start the process. We’re asking you to accept the application that you have before you, to declare your intent to be lead agency in the SEQRA (State Environmental Quality Review Act) process so the 30-day clock for that can start. We’re asking you to refer out the application to all of the implicated, interested, involved agencies.” The Yorktown Town Board took the requested action.

According to an environmental assessment form, the plan is to redevelop a 35.53-acre parcel that currently has two empty two-story office buildings totaling approximately 60,000 square feet. The office complex had been the home of The Blue Book Network, a construction industry information publishing company. The existing



AMS Yorktown project aerial rendering.

buildings would be demolished and the residential community for active seniors age 55 and up would be built. Approximately 200 of the apartments would be for rent and the 50 townhomes would be for sale. There would be a clubhouse along with fitness and wellness amenities along with outdoor active and passive recreational spaces.

“The proposed residential buildings include ‘apartment-style’ buildings and ‘villa’ buildings, which are intended to be offered as rental units (proposed to be constructed in the southern portion of the property), and town-home style buildings, which are intended to be offered as for-sale (and proposed to be constructed to the north of the rental buildings),” the zoning petition said.

The rezoning petition said that the site would include 383 parking spaces. It claimed there is a need for the project in Yorktown and the surrounding community in part because empty-nesters or seniors who want to downsize from their current single-family homes wish to remain in the community in which they have lived and raised their families.

The developer said that an existing green buffer that’s from 150 feet to 200 feet wide and comprised of a wide variety of trees would remain and provide natural screening of the site.

“In addition, approximately 6.25 acres of the property adjacent to the Donald J. Trump State Park will be preserved as open space,” the zoning petition said.

Toll Brothers originally had told Yorktown it was developing a plan to build 136 townhomes on part of the Field Home property and that they had a contract to buy the property for which the development is proposed. The town had previously approved the site for the development of 108 independent-living units, a 96-unit skilled nursing home and offices. The nursing home portion of the project was developed, but the rest of it was not.

“Toll Brothers is in the due diligence phase of this proposal and wanted to discuss the development concept with you and wants to get your feedback before putting the final pen to paper,” Cooper had told the Yorktown Town Board in 2021. He said back then that what Toll Brothers would like to see built on the site is less dense than what could be built there.

“Toll Brothers has been interested in bringing a high-quality residential product to Yorktown for a number of years and is presented with this site and believes it presents an excellent opportunity for a new age-oriented community,” Cooper said at the time.

The property contains the former Catherine Field Home, originally founded by an Episcopal nun in 1887 as a home for older women. Although in need of repairs, the building has been used by local non-profits.

## 1 Entrepreneurs—

head costs and total product costs, while adding overhead costs, total product costs and desired profit gives a business owner a product selling price.

Konwerski illustrated how this is to be done by using a company that sells women’s clothing, with a particular focus on dickie collars. In this scenario, the total product cost for 100 units of dickie collars is \$12.25. The company’s overhead costs are determined to be \$1 of that total product cost, as it pays \$400 in rent a month and 100 collars are expected to be sold in a month. Desired profit is \$2.65, which is 20% of \$13.25 – the combined total of overhead costs and total product costs. Adding \$13.25 and \$2.65 puts the product selling price at \$15.90.

For service pricing, owners should see what the competition offers its customers and the prices they are charging. However, Konwerski argued that “knowing what your competitors are charging is important, but it’s not the only guide as to what your pricing can be.” Though two competitors may offer the same or similar services, much of consumer appeal can come down to what makes one unique and special, and thus more valuable.

Konwerski used an example of two fitness trainers, one who does the bare

minimum and simply shows their customer what machines do at a gym whereas another trainer provides nutritional advice and arrives at customers’ homes with special exercise equipment. Though the latter fitness trainer’s services are significantly more expensive, their services are valued enough that they still attract customers willing to pay the premium. Provided a business owner can justify higher prices, charging more than the competition is a viable strategy, she added.

Besides running a business with profit in mind, the seminar emphasized the importance of a business’ books. Konwerski recommend the use of QuickBooks or similar programs in order to keep track of income and expenses that also include employee payroll. Keeping one’s financial records organized is also important for tax purposes.

“We all have to pay a lot in taxes, and we all pay our fair share,” Konwerski said. “I don’t want you to have to pay any more than you need to pay and if you keep good records – and we know this is how much was income, this is how much was expenses, this paid off a loan, this was buying a car, whatever those things are – and they are represented in your books properly, you will not pay more taxes than you have to.”



Sherry Konwerski during her webinar presentation. Screen shot by Edward Arriaza.

By having good and up-to-date records and operating business in a consistent and efficient manner, Konwerski continued, one is better able to create a profit and loss income statement for the year and better project next year’s profit and losses. Should there be plans to change how business is conducted, such as offering new products, then projections should be changed accordingly per the business owner’s best guess.

“Let’s say that you are a bike company on Cape Cod that rents bikes during the summer,” she said. “What if you started doing snowmobile rentals in the winter?”

How would that change your projection? Would you still see that lull in the winter? You’ve opened up a new product line that is now allowing you to have much more consistent income throughout the year instead of it all being in the summer or all being in the winter.”

“Those are the types of things you will show in your projections if you are trying to get a loan from a bank,” she added. “Show them that by getting the money that you are requesting and how you plan on using it, how the numbers of your business will change.”



# IRS probes Poughkeepsie medical practice use of 'dirty dozen' tax technique

BY BILL HELTZEL

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The IRS is investigating a Poughkeepsie medical practice for possible abuse of an insurance program the agency characterizes as one of the perennial "dirty dozen" tax scams.

U.S. Attorney Damian Williams petitioned federal court in White Plains on Nov. 28 to compel Howard Jay Kaplan M.D. PC to produce records and testify about its insurance.

"The testimony and documents sought," the petition states, "can reasonably be expected to cast light upon the subject of the IRS investigation."

Dr. Howard J. Kaplan, an ophthalmologist who founded the medical practice in 1997, said in an email that he believes the petition may have been filed in error, because "I responded to the IRS request for records immediately with no follow up request for clarification or further documentation."

"It is my understanding that the primary case has since been closed by the government, with the primary issue favorably determined. My attorney will be contacting the government with the hope of putting this matter to rest without further ado."

Dr. Kaplan operates the medical practice as Hudson Retina. Besides the main office in Poughkeepsie, Hudson Retina has offices in Carmel, Fishkill and Kingston.

For several years the IRS has been investigating captive insurance, where a business or group of businesses form, own and control an insurance company as a wholly owned subsidiary.

Captive insurance is a type of self-insurance that can provide legitimate lower costs and better risk management to the parent company, as well as significant tax advantages.

The insurance companies are often based in offshore tax havens such as Bermuda or the Cayman Islands, where they can avoid taxes. Meanwhile, the parent companies deduct the insurance premiums on their tax returns to offset their income.

It's the taxing techniques that have landed captive insurance on the IRS's annual "Dirty Dozen" list of "potentially abusive arrangements that taxpayers should avoid."

The IRS concern is that the insurance can be designed to cover implausible risks, according to a June 2022 IRS announcement. The price of premiums can be inflated -- thus increasing the deduction for the parent company. Or the insurance entity simply lacks a legitimate business purpose.

The IRS announced in April 2021 that it was stepping up examinations of captive insurance programs, after the U.S. Tax Court ruled that an Arizona construction company's insurance business did not qualify as insurance for federal taxes.

In September 2021, the IRS issued two summonses to the Kaplan medical practice, to testify and produce records on its tax liabilities for 2018 and 2019.

The IRS wanted all documents about the insurance policies, premiums and payments, for example. It demanded the general ledger, a financial statement, corporate minutes, the names of all owners and officers, and more.

The summonses were handed to Dr. Kaplan on Sept. 10, according to the peti-

tion. They set an Oct. 12 deadline to appear at the IRS office in Poughkeepsie, a half-mile from Hudson Retina's main office.

On Oct. 12, no one showed up for the IRS examination.

The IRS petition and summonses do not state the value of the tax deductions at issue, or cite evidence that the medi-

cal practice abused a captive insurance arrangement.

The government is asking the court to direct the Kaplan medical practice to produce the requested records and to appear before a revenue officer "at the time and place designated by the IRS, for the purpose of giving testimony."



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# Reaching out to Mercy College's community and beyond

BY GEORGETTE GOUVEIA

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Long before she joined the staff of Mercy College in Dobbs Ferry, Sonia I. Martínez was sold on the place.

In 2003 when she moved to Westchester County, she was working remotely on a Master of Art's degree in business administration when she received permission from Mercy College <https://www.mercy.edu/> to do research there.

"I always said, 'Oh my God, I'd love to give back to this place,'" she recalled. "So when I saw a job posting, I said, 'That's what I want to do.'"

By then she had launched Martínez & Associates, working primarily with nonprofits in community development and management. Her experience has embraced everything from international trading to affordable and public housing, public education and humanitarian organizations.

So it was fitting that in November of last year, Martínez should join Mercy's Institutional Advancement Office as associate director of public relations and community engagement. It's enabled her to help develop Hispanic enrollment, the largest component of the college's student body; reach out to underserved Asian students; foster women's leadership forums in Westchester County; and participate in the National Endowment for the Arts Big Read project – against a varied backdrop.

"I was amazed to see the diversity of the school," Martínez said.

The student population is about 70% female and 44% Latino/Hispanic, which represents a 10% increase in Hispanic enrollment in the past seven years, she said. (About 60% of freshman are first-generation college students.)

Mercy, which also has campuses in the Bronx and Manhattan, is celebrating 25 years as a Hispanic-Serving Institution, a U.S. Department of Education designation that enables the college to apply for three discretionary grants to enrich its academic offerings. (Mercy is also a Minority-Serving Institution, with a substantial number of Black students as well.) Recently, Mercy became the first private college nationwide and the first Hispanic-Serving Institution in New York state to receive the Seal of Excelencia, a national certification.

"It gives you such a recognition, a validation of how you are serving Latino students," Martínez said. "You have to create a culture in which they can thrive." And that means also focusing on areas of improvement, she added, such as more Hispanic faculty and greater mental health services, a big need among students everywhere nowadays.

Another area in which Mercy is striving to make inroads is the recruitment of Asian

students. There is a stereotype in the United States that all Asian Americans are of Chinese and Indian descent and Ivy League-educated. When she worked for the American Red Cross, Greater New York Region, with responsibility for Manhattan, Queens and the Bronx, she saw that "so many don't have the means for a good education. We're here to help."

And not just minority students: "We ensure that all of our students are succeeding."

Much of Martínez's work takes her beyond the student body. In August, she helped establish the Women's Leadership Group, in part to introduce Eva M. Fernández, Ph.D., as Mercy's new provost and vice president of academic affairs, but also to answer the questions "Who are the stakeholders out there?" and "How can we at Mercy serve the community?" The event drew 12 women of various backgrounds and passions. The next, in November, drew 20 on a cold, rainy night. The group plans to meet quarterly.

Martínez has also helped Mercy secure \$8,700 from the National Endowment for the Arts' Big Read for a series of discussions, workshops and cultural events in Westchester, the Bronx and Manhattan through April – all built around "Infinite Country," Patricia Engel's novel of a family caught between Colombia and the United States.

Born in the "small, sleepy town" of Guanica, Puerto Rico, and raised in Brooklyn, Martínez has always loved to read. "Reading takes you places you thought you'd never visit," she said, echoing Emily Dickinson's poem "There is no Frigate Like a Book."

Receiving her Bachelor of Arts in political science from American University, Martínez thought about becoming a lawyer. But while temping she became interested in business, which led to a number of positions, including community executive for the Bronx and Upper Manhattan areas of the American Cancer Society; and chief civil rights officer and director of the Department of Equal Opportunity at the New York Housing Authority – the oldest and largest authority of its kind in the U.S. – serving 16,000 employees and 600,000 residents.

Martínez's passion for community has spurred her involvement in two prominent local health-care institutions. She is a member of New York Medical College's Institutional Biosafety Committee and serves on the board of directors of the Alzheimer's Association, Hudson Valley chapter. The latter is devastatingly personal for her as her father and uncle both died of the effects of Alzheimer's seven and a half and four and a half years ago respectively. Her mother has now been diagnosed with dementia, the umbrella term for a group of conditions that cause progressive cognitive impairment.

"When I saw what was happening in my

own family, I said, 'I have to get involved.'" That involvement has meant everything from supporting caregivers, who, she said, don't have the time to take care of themselves, to advocating for legislation in Albany to combat a disease that she said will explode by 2030.

It already has among people of color, she added. Blacks are 1 and ½ to two times as likely as whites to be diagnosed with Alzheimer's or another form of dementia and Latinos 1 ½ times as likely as whites to be diagnosed. Diet and exercise may play a preventive role, but health inequities and systemic racism have stacked the deck against minorities, who already have trouble navigating the health system and receiving quality care, Martínez said.

She is encouraged by the new drug lecanemab, <https://www.medicalnewstoday.com/articles/lecanemab-why-a-new-alzheimers-drug-has-drawn-praise-and-some-concern#Lecanemab-potential-side-effects> which slows the destruction of the brain but noted it is for those in the early stages of the disease and has powerful side effects, including potential brain bleeds. Plus, she wondered, who will be receiving it?

Nevertheless, Martínez said she will keep fighting what has been called "the longest goodbye," because as she told Mercy's Newsroom: "I've seen what it's done to my family and my friends' families, and I don't want other people to have to go through this."

Last year Sonia joined Mercy College's Institutional Advancement Office working in Community Engagement and Public Relations. During her time at Mercy, Sonia is also working on Special Projects: Seal of Excelencia application, the National Endowment for the Arts Big Read Project, Women Leadership and Asian Student Recruitment.

Previously, Sonia was the Community Executive for the Bronx and Upper Manhattan regions at the American Cancer Society responsible for income and mission goals, and while working at the American Red Cross in Greater New York, she was responsible for the regions of Manhattan, Queens, and the Bronx.

As the Chief Civil Rights Officer & Director of the Department of Equal Opportunity at the NYC Housing Authority – the largest & oldest public housing authority in the country – Sonia ensured all public housing applicants, residents and employees were treated fairly and with dignity; she handled employee & resident relations for approximately 16,000 employees and 600,000 residents, including business opportunities & services for the disabled.

She served as Regional Director for a private after school program and immediately after graduating from college, Sonia worked in sales and marketing for a Japanese trading house.

Ms. Martínez received her M.A., Business

Administration from Kennedy-Western University and B.A., Political Science, from American University. Sonia has served on several nonprofit Boards. She currently serves on the Alzheimer's Association Hudson Valley Chapter Board of Directors and is a Member at New York Medical College's Institutional Biosafety Committee.

Sonia is a resident of Westchester County.

Sonia Martinez, associate director of public relations and community outreach at Mercy College, was recently appointed to the board of directors of the Alzheimer's Association Hudson Valley chapter.

The cause is close to her heart. Martinez began volunteering with the organization when her father was battling Alzheimer's. Sadly, he passed away from complications of the disease a few years later. Now, Martinez's mother has dementia.

Martínez is passionate about educating and raising awareness about Alzheimer's, particularly in Latino and Black communities, which are disproportionately affected by the disease. "I see so many families suffering because of this disease, and it's horrible," she said. "There are resources out there, but people don't know about them." For example, she explained that lifestyle changes such as a better diet can help slow or prevent the disease, but many people are unaware of this step. Martinez also wants to ensure health care providers – especially those working in Latino and Black communities – are educated about diagnosing the disease early so patients get treated in a timely manner.

In her new board role, Martinez will continue to serve on two committees. On the Advocacy Committee, she helps educate and raise awareness about the disease with legislators in order to influence policy and secure funding for research and education. On the Diversity, Equity and Inclusion Committee, she helps educate and raise awareness of the disease in communities of people of color. How Martinez successfully garners support for the Alzheimer's community can also be seen in how she executes her role at Mercy College, which involves establishing and strengthening authentic relationships with diverse community partners that benefit both Mercy students and the community.

Martínez is committed to volunteering with the Alzheimer's Association for the long haul: "I will continue to do what needs to be done until we can find better treatments or a cure for this horrible disease. You spend years watching your loved one die a little bit more every day as they forget more and more. That's why they call this disease 'the longest goodbye.' I will keep fighting because I've seen what it's done to my family and my friends' families, and I don't want other people to have to go through this."



# Defiant ex-surgeon sentenced to 111 months for health care fraud

BY BILL HELTZEL

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**S**pyros Panos, a former orthopedic surgeon from Hopewell Junction, has been sentenced to prison for more than twice as long as a previous imprisonment for committing health care fraud yet again.

Panos, 54, pleaded guilty to the fraud and to identity theft two years ago and then continually claimed he was innocent and repeatedly delayed the sentencing.

But on the day of reckoning, Nov. 30, U.S. District Court Judge Kenneth M. Karas rejected Panos's hope for little or no jail time and sentenced him to nine years and three months in prison.

In 2013, Panos surrendered his state license to practice medicine, in anticipation of pleading guilty to health care fraud for stealing more than \$2.5 million from Medicare and private health insurance companies. In 2014 he was sentenced to 54 months in prison.

But between giving up his medical license and going to prison, according to court records, he was scheming to commit a new fraud.

He impersonated another doctor and sold peer review reports to six companies that



needed a licensed doctor's opinion in workers compensation cases.

He stopped the scheme while in prison but resumed selling the reports after he was released, according to court records, receiving \$876,390 for his work.

He also submitted false documents to delay sentencing in the current case, according to court records, claiming that he had tested positive for Covid-19 and then suffered from a related pneumonia.

In 2014, Panos was contrite when he was sentenced. He said he took full responsibility

for his crimes, in a letter to U.S. District Court Judge Nelson S. Roman.

He asked the judge for a chance to redeem himself.

"I have learned from my mistakes and I am a changed man," he said. "I have been atoning for my sin for the past three years and will continue to do so for the rest of my life."

But before the latest sentencing Panos was defiant. He objected to the "validity and voluntariness" of his guilty plea, according to a June 16 sentencing memorandum by his former attorney, Daniel A. Hochheiser.

He denied posing as another doctor or engaging in identity theft.

He denied writing any reports, arguing that he submitted notes to the peer review companies that they used to create their own reports.

He denied stealing anything, arguing that the peer review companies profited from his work by selling their reports to insurance companies and hospitals.

He denied impeding justice by submitting false information.

"Panos maintains his innocence," the Hochheiser memo states, "and thus objects to the imposition of any sentence."

But Panos understood that the court was likely to sentence him to more than the 4 years and six months received for his previous crime. Hochheiser suggested two years and requested no more than five.

The day before his sentencing, Panos, acting as his own attorney, submitted a motion to dismiss the indictment on the basis of prosecutorial misconduct.

He also asked for the return of seized property, including prescription pads, a medical bag with tools and instruments, and an application for reinstatement of his state medical license.

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## Tudor splendor in Bronxville

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**B**uilt in 1927, this majestic French Normandy Tudor marries traditional elegance with modern amenities.

Recent cosmetic and structural renovations and restorations, inside and out, establish this 8,193-square-foot turnkey house on Masterton Road as a masterpiece for today's family needs. The stone entry turret beckons you into a charming gallery, a sunken living room with a wood-burning fireplace and a private home office with doors leading to the front and back patios. A spacious library with a carved, stone, wood-burning fireplace and a large, elegant dining room with leaded glass windows and doors open to a newly constructed eat-in kitchen and family room designed by Manhattan- and London-based Smallbone of Devizes.

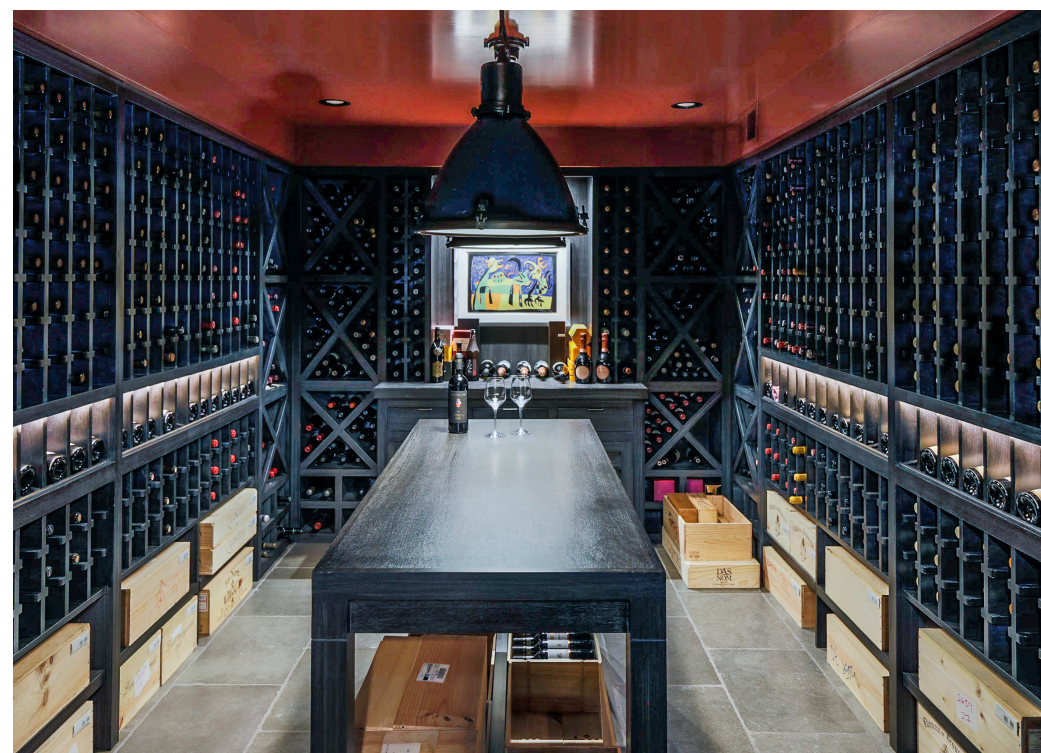
With true indoor/outdoor egress, the kitchen area steps down to a 575-square-foot patio, designed for entertaining. A mudroom/two-car, heated, attached garage and a back stairs connect the first floor to a fully windowed lower level that houses a home theater/playroom, a wine cellar, a large gym with a bathroom and a laundry area with two sets of washers and dryers. The back stairs also connect to the second floor with

access to a private nanny/guest area with two bedrooms/offices and a fully renovated full bathroom. This is separate from the main wing of the house, which has six bedrooms/offices/sitting rooms, three renovated full bathrooms and a private deck with a hot tub overlooking the property.

The primary suite has a sitting room, a dressing area with a wood-burning fireplace, an en-suite renovated bathroom and custom-built closets and cabinetry. The third floor has an en-suite bedroom with a renovated bathroom, a media room and a custom craft/project studio. (There are eight bedrooms, five full bathrooms and two half-baths in all.)

The mature grounds on .66 acre, designed by horticulturist Timothy Tilghman, lend an air of grace to the exterior. With a prime address just steps from the Bronxville school district, Metro-North Railroad station and the village, this tasteful home offers the best in Bronxville living, simply awaiting the next homeowners' personal touches.

The house is listed for \$6,750,000. For more, call Mariellen Sullivan Carpenter or Susan French at 914-337-0400. You can also reach Carpenter at 914-319-8751 and French at 914-588-6397.







# Honors for Roosevelt High School



Roosevelt students perform at School Spotlight Award ceremony.

BY PETER KATZ

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The students, teachers and staff at Roosevelt High School in Yonkers were in the spotlight on Dec. 1 when Mayor Mike Spano joined with Yonkers Board of Education President Rev. Steve Lopez and Superintendent of Schools Edwin M. Quezada at the school to present the School Spotlight Award for December.

There was plenty of praise not only for the school's achievements with Roosevelt's Early College Studies program, but also for the way the Roosevelt students and staff welcomed and worked with the 600 students and staff of Family School 32 who came to Roosevelt after they had to leave their school because of a fire on Oct. 28.

Roosevelt students were paired with the elementary school students and assisted them by monitoring indoor and outdoor activities, distributing lunches and escorting the students to their buses during dismissal.

"When our students step up to care for and look out for the well-being of another without hesitation, we know we are fostering well-rounded and exemplary young people," Spano said.

Roosevelt's graduation rates have remained consistent at 94% or better for the past four years. Programs at the school offer students the opportunity to complete their high school studies while simultaneously earning between 24 to 60 transferable college credits toward an associate's degree in college. This has a double benefit of reducing college tuition costs while increasing high school graduation and college completion rates.

"At Roosevelt, Principal DeChent and the entire faculty designed programs aligning college courses to career pathways and nurture every student as they earn a high school diploma," Lopez said.

Quezada added, "It was magnificent observing the ease in which the Roosevelt students and staff embraced their additional responsibilities on Oct. 28."



Mayor Spano holds up proclamation for Roosevelt High School at School Spotlight Awards ceremony.





# Yonkers rates 100 in LGBTQ survey

BY PETER KATZ

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**Y**onkers is one of 120 out of 506 municipalities nationwide to receive a 100 score from The Human Rights Campaign Foundation, in partnership with the

Equality Federation Institute, for being LGBTQ-sensitive in its municipal laws and policies. Yonkers was specifically cited for its leadership that included among other things: LGBTQ equality; having non-discrimination laws; and providing inclusive protections to workers and residents. This marked the eighth consecutive year that Yonkers

received a score of 100 in the survey.

“Our administration continually works toward full equality amongst our residents and employees,” said Mayor Mike Spano. “We are extremely proud to continue to be a part of the growing list of communities with a perfect score on the Municipal Equality Index.”

Kelly Robinson, president of the Human Rights Campaign Foundation, said, “It is increasingly critical that municipal and city leaders address the many hurdles that have yet to be overcome as

we fight to uphold the safety and dignity our LGBTQ+ community deserves. We honor our responsibility to our communities to work together to advance equity and equality, particularly for our most vulnerable.”

The report said that research shows openness to diversity and inclusiveness is a key element in the formula that leads to economic growth of a community. The average score among the 506 municipalities that were rated by the survey was 69 and six scored zero.

## Art donated to housing authority



The woodcut “Fisherman of octopus” by Gino Civale.



The woodcut “Guitar player in the South” by Gino Civale.

BY PETER KATZ

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**Y**onkers artist Biagio (Gino) Civale has donated 63 woodcuts to the Yonkers Housing Authority for it to use in decorating its residential buildings.

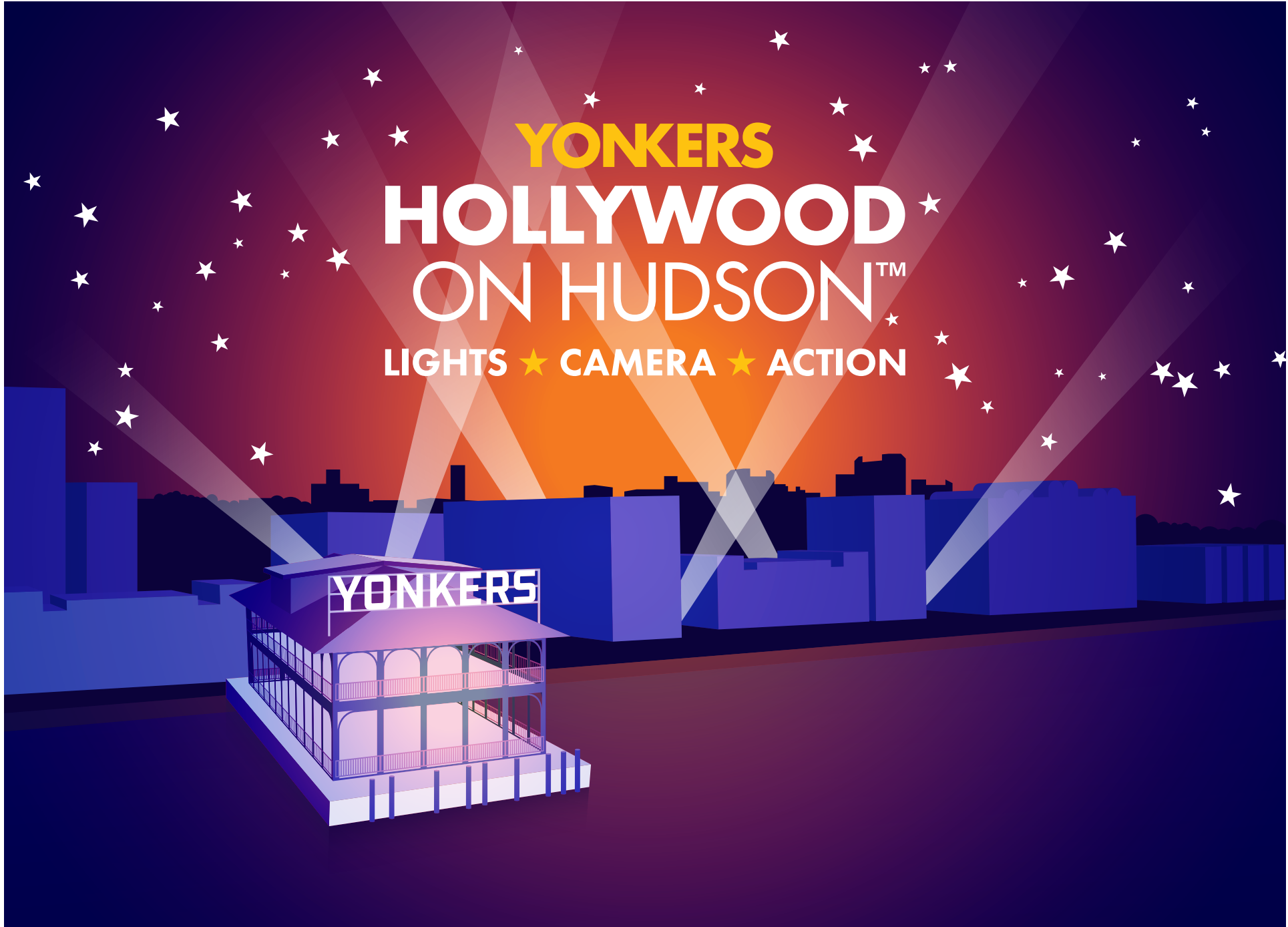
A woodcut is an image printed from a piece of wood that has been carved. Sharp tools are used to carve the image onto the surface of the wood. Parts of the image that are to be printed are left raised while those portions not to be printed are carved out so that they’re lower. Ink

is applied to the raised areas of the wood and an impression is made onto a piece of paper.

Civale was born in Italy in 1935. He learned and developed his mixed media artistry in Europe and came to Yonkers about 45 years ago. His studio is on Lee

Avenue in Yonkers. In addition to his art being found in museums, galleries and private collections around the world, his works are on display in public buildings such as Yonkers City Hall and the Bernice Spreckman Community Center on Midland Avenue in Yonkers.





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[HollywoodOnHudson.org](https://HollywoodOnHudson.org)





## Sullivan County tries out a new technology



Sullivan County government center.  
Photo via Google Maps.

BY PETER KATZ

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**S**ullivan County has launched a program that is designed to reduce the time its staffers have to spend on the phone answering basic questions. The program has been dubbed Virtual Agent and is described as “an artificial intelligence-driven program.”

A provider of technology services, SpringML, which is headquartered in Pleasanton, California, was brought in to work with the county’s Information Technology Services Division in deploying Google’s service named Dialogflow CX that makes Sullivan’s Virtual Agent function. The computer software uses various bits of text and clickable buttons to chat with users of Sullivan County’s website. It is billed as providing answers to common questions along with other information about govern-

ment operations and services.

Sullivan County says that it is the first government entity in upstate New York to be using Google’s Dialogflow CX.

“We invested in this technology with the twin hopes that it will quickly lead web users to the information they seek and will reduce the time county staff spend on the phone answering basic questions,” County Manager Joshua Potossek said. “Preliminary results are promising, and we will continue to enthusiastically study usage of the Virtual Agent to see if expansion is warranted.”

When users sign onto the county website, a box opens in the lower right part of their screen that introduces itself as the Virtual Agent, provides a list of clickable topics and a blank field where the user can type in questions.

“Whether someone asks a full question or just types in a keyword, the Virtual Agent

will provide an appropriate response within a few seconds,” Potossek said. “If it doesn’t have the answer, it will still give a phone number to call, so that people are not left hanging.”

In the early testing, the scope of Virtual Agent has been limited and it only covers questions about the County Clerk’s Office, including the Department of Motor Vehicles, and the County Treasurer’s Office.

“My staff answers dozens of calls a day, and if the Virtual Agent can reduce that amount, our team can focus on answering the kind of questions that really need our attention,” County Clerk Russell Reeves said.

The county has invited members of the public who try the system and have comments to get in touch with Dan Hust, its communications director. The county said it plans to use public feedback as it evaluates the usefulness of the Virtual Agent over the next few months.

When the Business Journal tried out the Virtual Agent, the computer program was quick to respond with bits and pieces of stored information when buttons with labels such as “passports,” “pistols” and “taxes” were clicked.

When questions were typed into the field that is labeled “Ask something,” Virtual Agent was less than successful in providing answers to the questions. The Business Journal asked, “What’s the telephone number for the county clerk?” The Virtual Agent replied, “Is there anything else I can help you with in taxes?” Next, the Business Journal asked, “What are the county’s office hours?” Virtual Agent replied, “Yes appointment is required to visit.” When the Business Journal asked for the name of the county clerk, Virtual Agent replied, “Can you state your query clearly? What else can we help you with?” Virtual Agent did not display a phone number to call for help.





## Crackdown on Newburgh gang

FBI agents in the field. (FBI file photo.)

BY PETER KATZ

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**T**he city of Newburgh, which for years has been battling gang activity, is pointing to a recent success by the FBI's Hudson Valley Safe Streets Task Force, supported by Newburgh's Police Department, in executing several warrants and arresting 14 members of the Young Gunnaz Gang, known as the YG Gang or YG Enterprise, for crimes ranging from racketeering to attempted murder.

This was just the latest in a series of law enforcement efforts to combat gang activity in Newburgh. Criminals based in Newburgh often carry out their illegal activities in other parts of the Hudson Valley as well. One of the biggest gang roundups in Newburgh took place in 2010 when 78 members of the Bloods and Latin Kings were rounded up by a team of 600 law enforcement officers in raids on dozens of locations. In Sept. 2011, 20 more members of the Bloods were arrested in Newburgh. In June of 2017, 18 members of the Southside S. gang were arrested in Newburgh on rack-

eteering, firearms and narcotics charges.

A federal indictment had been returned against the suspects who were picked up in the Nov. 30 raid and was kept sealed until after the arrests had been completed. The matter is being handled in Federal Court in White Plains. Among those arrested were people alleged to be high-ranking gang leaders. The charges include narcotics, firearms and racketeering offenses.

"We will not rest until every corner of our city belongs to the community, not the criminals," Newburgh Police Commissioner José A. Gómez said.

According to U.S. Attorney Damian Williams, the gang members ran open-air drug markets, shot at people in broad daylight and used other tactics to control their turf.

Michael J. Driscoll, FBI assistant director-in-charge, said, "Many communities are seeing a dramatic increase in violent crime, putting people on edge. The FBI, and our law enforcement partners, are doing all we can to search out and stop these gangs from terrorizing towns in the Hudson Valley. This investigation should be viewed

as a warning to others – we will hold you accountable."

The 14 who were arrested are: Kashad Sampson, George Delgado, Gabriel Roman, Dallas Archer, Jasiah Wooten, Bruce Allen, Syncere Tatum, John Lalanne, Raekwon Jackson, Bashir Mallory, Mekhi McDonald, Christopher Tate, Kristopher Burgess Cunningham and Dejon Scott. They're all charged with being involved in a racketeering conspiracy in addition to specific allegations contained in the indictment.

It's alleged that on Aug. 15, 2020, Sampson, Archer, Lalanne and Jackson attempted to murder members of a rival gang in Poughkeepsie.

On April 27, 2021, Tatum, Roman, and Tate are alleged to have shot at a rival drug dealer in Newburgh after trying to rob him.

On Nov. 17, 2021, Sampson, Delgado, Wooten, and Allen are alleged to have shot at four rival gang members in Newburgh.

On Nov. 10, 2020, Lalanne allegedly robbed a narcotics dealer at gunpoint in Newburgh and fired the gun.

All 14 are charged with conspiracy to distribute narcotics, including crack

cocaine, heroin, Oxycodone, marijuana, and Promethazine HCL mixed with Codeine. They allegedly had numerous guns used in connection with the narcotics conspiracy.

Most of the 10 counts in the indictment carry penalties of 20 years in prison while some carry a maximum of life in prison.

The indictment charged the 14 with engaging in acts of violence that "included acts involving murder, robbery, extortion and assault intended to protect the YG Enterprise's narcotics business, retaliate against members of rival gangs who had encroached on the YG Enterprise's narcotics business, to otherwise promote the standing and reputation of YG amongst rival gangs and to promote the standing and reputation of YG members amongst other YG members."

The indictment also charged that the gang members conspired to commit "wire fraud by fraudulently obtaining unemployment benefits and committed, and conspired to commit bank fraud by fraudulently obtaining funds from victims' accounts."



# Hudson Valley Renegades Hit Home Run with Cider Donuts Themed Alternate Identity



The Hudson Valley Renegades, the High-A affiliate of the New York Yankees, made waves throughout the region last month when they announced the Cider Donuts as a new, alternate brand identity for the 2023 season. The team will wear special Cider Donuts uniforms for four games throughout the upcoming season.

A full line of merchandise is available for sale online at the Renegades Team Store, and the identity will be integrated for all home games at the ballpark. Additionally, a new mascot, Dusty the Donut, has also been introduced to the Renegades family.

"It is impossible to think about the fall season in the Hudson Valley without thinking of the smell and taste of warm apple cider donuts," said Tyson Jeffers, General Manager of the Renegades. "The Hudson

Valley is Cider Donuts country, and it's time to share this fall delicacy with the world."

Invented in New York in the mid-20th century, apple cider donuts are synonymous with fall in the Hudson Valley, with over 30 apple orchards and two dozen cideries calling the region home. The standard recipe for cider donuts includes adding apple cider and fall spices to a cake donut batter. After cooking, they are finished with a coating of cinnamon sugar to make a perfect sweet fall treat.

Cider Donuts merchandise is available for purchase exclusively online at the Renegades Team Store now. The first 500 fans to purchase Cider Donuts gear will receive two (2) free tickets to the first Cider Donuts game on Saturday, June 3 when the Renegades take on the Aberdeen IronBirds.

Dates for the remaining Cider Donuts games in July, August and September will be announced at a future date.

"The Cider Donuts collection is one of the most unique merchandise lines ever offered by a minor league baseball team," said Luis Flores, Merchandise Manager for the Renegades. "We are excited to try something different and offer Cider Donut apple cinnamon scented t-shirts and sweatshirts, as well as sueded shirts and sweatshirts that provide a different texture and feel to the touch."

The first 500 fans to purchase Cider Donuts shirts or sweatshirts will have their apparel delivered in an exclusive Cider Donuts Donut Box. The first 500 Cider Donuts hats will ship in exclusive Cider Donuts Donut Hole boxes.

"We want the Cider Donuts to be a magical experience from the time our fans purchase their gear to our debut on June 3," said Jeffers. "This brand is an integral part of our continued efforts to enhance the fan experience each and every night at The Dutch."

At all 66 home games throughout the 2023 season at Dutchess Stadium, the Renegades will have fresh cider donuts made on premises for fans to enjoy. Cider Donuts games will be themed towards fall favorites, and the Gades will feature special food offerings at concessions stands throughout the ballpark.

*Season ticket memberships for the Renegades 2023 season are on sale now by calling the Renegades Ticket Office at (845) 838-0094.*



# IT'S CIDER SEASON.



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# All shook up about cocktail shakers

BY KATIE BANSER-WHITTLE

**A**re you a traditionalist, or are you an admirer of the “new antiques”? Does the word “Shaker” make you think of (a) a 19th-century American religious sect noted for its clean-limbed furnishings and joyous folk hymns; or (B) gleaming drink containers shaped like skyscrapers or whimsical animals?

Not long ago, the expected reply to that question would have been only (a). Cocktail paraphernalia was generally regarded as a frivolous interest – fun, eccentric, but not anything to take seriously.

Then around 25 years ago, the richly illustrated book “Vintage Bar Ware” introduced readers to a whole new category of stylish and useful collectibles. Overnight, it seemed, cocktail shakers and their acces-

sories were the toast of the town. Vintage examples in whimsical shapes such as fire extinguishers, lighthouses, golf bags and penguins became much sought-after and frequently reproduced.

Cocktail modernism is all about style, and the most sought-after style among barware fans is American Modern. The phrase refers to the inventive designs of the 1920s, '30s, and '40s, characterized by:

- new industrial methods based on mass production and interchangeable parts;
- new materials such as chrome-plated steel, aluminum and Bakelite;
- new ideas like streamlining and functionalism.

The most admired examples of Jazz Age barware illustrate the two overriding design obsessions of that period – the

skyscraper and the concept of streamlining. Neither one has any practical application for a container for mixing alcoholic beverages, but both reflected the concepts of speed, power and optimism that Americans held to, even in the depths of the Great Depression in the decade that followed.

For those who are interested in American Modern design, or people who just admire great-looking barware, plenty of fine examples survive. From the '20s on, quality companies like Revere and Chase produced quantities of attractive, functional, well-designed pieces that embodied the machine age.

As well as examples in metal such as silver and silver plate, steel and aluminum, there are many attractive, well-designed and highly collectible examples in



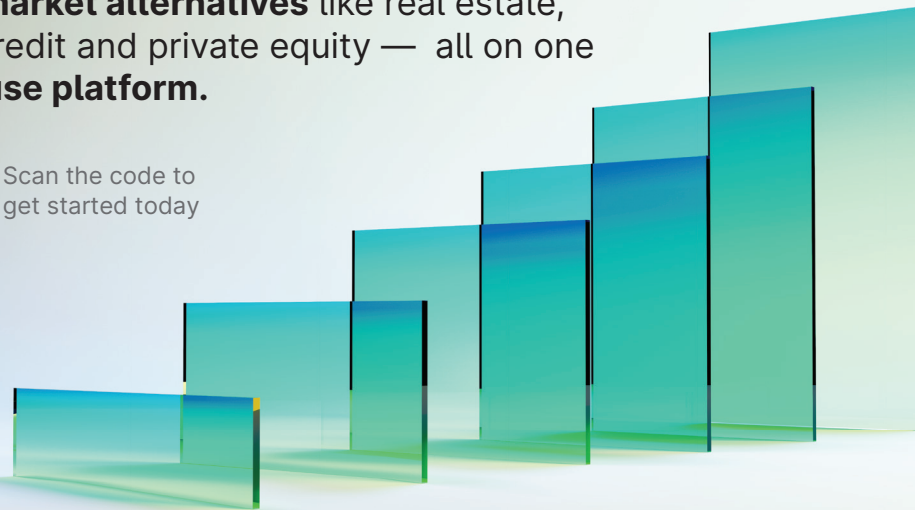
A Chrome-plated Thirst Extinguisher Musical Cocktail Shaker to be sold with another Chrome-plated Thirst Extinguisher Cocktail Shaker in the “Gentlemen’s Auctions” through Dec. 16.

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glass from the period. Glass was, after all, an ideal material for sleek American Modern designs – practical, well-suited to mass production, inexpensive, sanitary and easy to care for. Additionally, it could be produced in or decorated with a wide range of colors.

Vintage barware is unusual in that design trumps materials when it comes to prices. There are plenty of sterling silver cocktail shakers, many of them in traditional designs made in England, that aren't as desirable to collectors as their more inventive silver-plated, aluminum, stainless-steel, chrome and nickel-plated American cousins. Similarly, Bakelite handles and knobs in great condition and unusual colors are less valuable in themselves but may easily command higher prices than exotic woods or ivory fittings.

It's impossible to pinpoint the beginning of the “Modern age.” Some art historians say Modernism began at the end of the 19th century with Impressionism and the artistic theme of seeing and being seen. But social historians can reasonably argue that it started in the 1930s, when cocktail shakers replaced silver tea services as the wedding gift of choice. There's something for every taste, from fastidious to fantastic, in this category of vintage decorative arts – the “new antiques.”

Fine examples of barware can be found in Bonhams Skinner sales across several departments, including 20th century design, silver, glass and the eclectic “Gentlemen's Auctions.” And several times a year, the wine and spirits department offers a wide range of potables worthy of the best in barware.

Contact Katie at [katie.whittle@bonhamskinner.com](mailto:katie.whittle@bonhamskinner.com) or 212-787-1114.





## Proposed Norwalk sports complex receives approval

BY JUSTIN MCGOWN

[jmcgown@westfairinc.com](mailto:jmcgown@westfairinc.com)

**T**he Norwalk Planning and Zoning Commission (PZC) has given its unanimous approval for the transformation of 129 Woodward Ave. from its current state as a disused warehouse into a new sports complex to be called “The SoNo House.”

The proposed reinvention of the property will see the 38,000-square-foot interior completely revamped to provide two golf simulators, four pickleball courts and five courts for the Latin American racket sport of “padel,” which is similar to tennis but allows for the ball to be bounced off of the walls and returns to be made from outside the court.

A raised mezzanine area and lounges throughout will provide spaces for spectating, concessions and retail space. The facil-

ities are anticipated to have 45 employees, according to the applicants.

As for the site’s exterior, the property’s landscaping will be improved with additional tree plantings, and up to 60 parking spaces are included in the proposed plan, almost doubling the 32 current spots. The increase is the result of better utilizing the existing space, which is currently unpaved and designed for larger vehicles. Plans also call for EV charging stations. The facility is also very close to a bus stop and Woodward Park, where the city has already provided several outdoor pickleball courts for the public.

The building’s exterior will be untouched apart from the addition of a small sign highlighting the new tenant.

The plan is being implemented by the current site owner, 129 Woodward Ave LLC. Two principals of the company, Mark Fischl and Patricio Misitrano, joined a recent vir-

tual meeting of the PZC, which also discussed the placement of the new trees and the viability of installing solar panels on the roof were discussed.

A push by the commission for installing photovoltaic panels anticipated by Liz Suchy, a partner at Carmody Torrance Sandak & Hennessy LLP, the attorney presenting the proposed repurposing.

“We are investigating solar panels, if possible,” she said, “we don’t think they will be feasible, but we will investigate as Commissioner [Nicholas] Kantor usually asks us to do.” She noted that while the roof is mostly bare, a structural evaluation to determine if the roof is currently strong enough to facilitate the installation is still pending.

Commissioner Jacquen Jordan-Byron also mused about possible collaboration between the facility and public-school students.

“In this particular area there is a school that will be built,” Jordan-Byron said, referring to the South Norwalk elementary school which has been working its own way through planning and zoning. “I was wondering, will you have a relationship with the students at the school for teaching them pickleball?”

“That’s an excellent question,” replied Suchy. “As a matter of fact, I have had these conversations directly with Mr. Fischl and he has expressed interest in having a relationship to expose kids in the neighborhood and adults to the sport.”

The facility will also offer both memberships and non-member rentals of courts and the golf simulators according to Misitrano.

“You can become a member and then reserve courts, or if you don’t want to be a member you can still come and play,” Misitrano said.



# Bringing Connecticut's smaller businesses to a higher level via the Boost Fund

BY JUSTIN MCGOWN

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**T**he Connecticut Main Street Center, a nonprofit focused on developing and sustaining vibrant downtowns within the state, recently held a webinar to explain how small-business and nonprofit owners can take advantage of free technical assistance and loans of up to \$500,000 through the Connecticut Small Business Boost Fund, a program supported by the Connecticut Department of Economic & Community Development (DECD).

Kevin Gremse, senior director at the National Development Council, told the webinar audience that the Boost Fund loans were based on lessons learned from other state-wide lending efforts and other Community Development Financial Institution (CDFI) programs across the country.

"In New York state, we were one of those CDFIs and we found that when we lent to small businesses and nonprofits most of those loans wound up being less than \$100,000," Gremse said, noting that

the loans were capitalized with investment from the state. And while the CDFIs involved management to raise over \$100 million from banks, they learned that banks were reluctant to give small loans and even more hesitant to engage in direct lending to underserved communities.

As a result, Gremse explained the Connecticut version of the program would instead see the capitalization come through private funds matching public sector investment. This will also make it easier to provide the loans to underserved communities and women- and minority-owned organizations, he added.

"What we had pledged is to match every dollar of state assistance with dollars that we raise through our bank partners," Gremse said. "It's very targeted to those businesses that need smaller loans. In the case of the Connecticut Boost Fund, we may do loans as large as \$500,000 but we are going to limit loans over \$150,000 to 10% of the [business'] portfolio."

Twenty-five communities across the state have been labeled Designated



Photo by Foto-Rabe / Pixabay



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Distressed Communities by the DECD. Bridgeport is the only designated community within Fairfield County on the list, with many falling within the central and northwestern parts of the state – however, businesses in any locality within Connecticut can apply for the Boost Fund loans.

The loans have a 4.5% fixed interest rate and a 60- to 70-month financing period, and they are designed to finance upgrades or “boosts” in a business, as opposed to real estate acquisition or major expansions.

“Those are very small loans to banks,” Gremse noted, adding they would be unlikely to receive traditional underwriting. Additionally, those accepting the loans will be required to work with groups that will provide technical assistance in making use of the money such as the Connecticut Small Business Development Council (CTSBDC).

“The Small Businesses Development Council’s development centers provide counseling and training to small businesses including working with the Small Business Administration to develop and provide informational tools to support startups as well as existing businesses,” said Scott Arnold, a business adviser with the CTSBDC. “We can help applicants, especially with the Boost Program or any type of loan program determine their eligibility, understand the program’s details and conditions.”

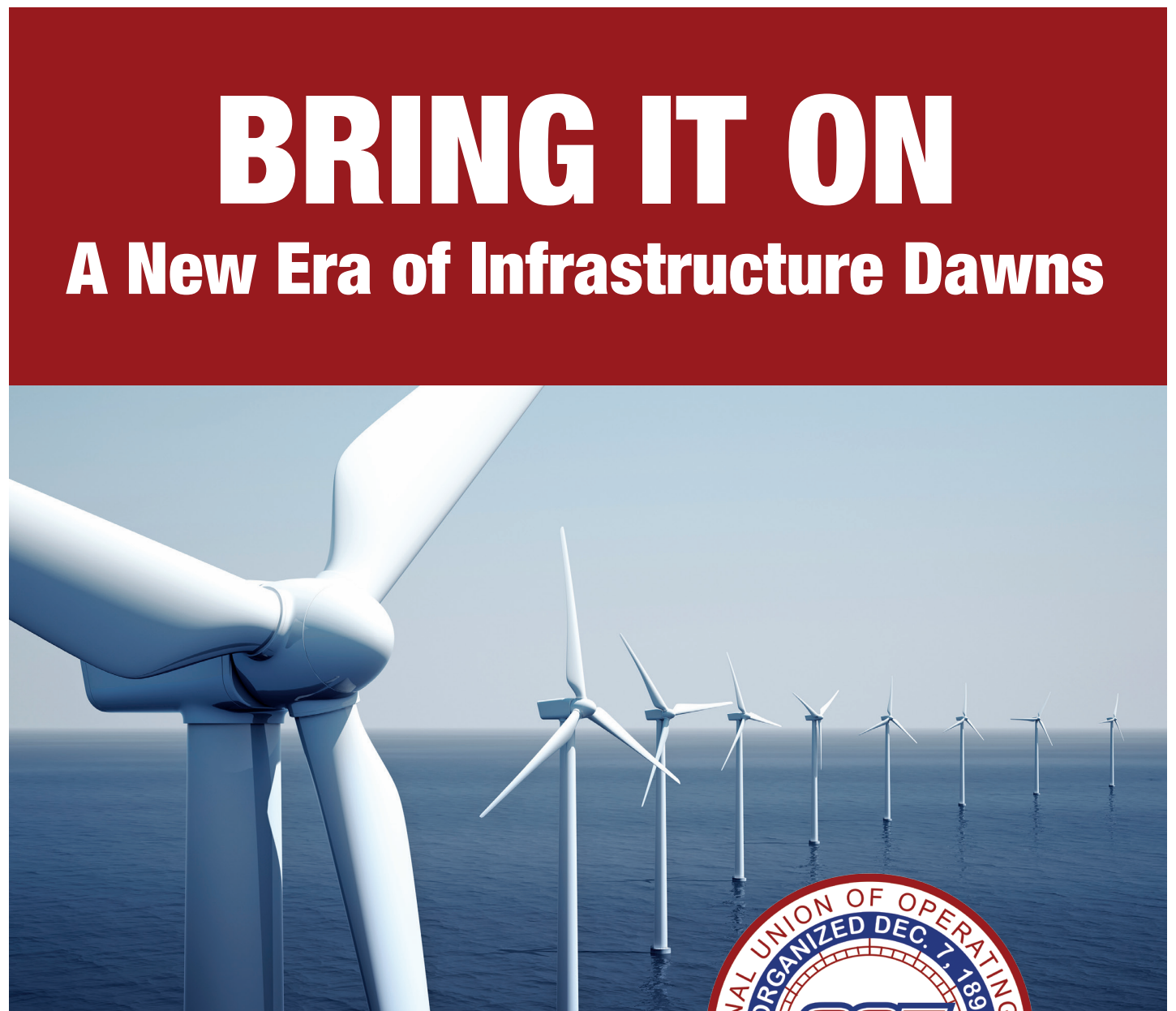
However, Arnold stressed the loans will need to be repaid – they are not grants and are not eligible for forgiveness. According to Arnold, many business owners still do not grasp these distinctions.

Connecticut Main Street Center Field Services Director Carl Rosa outlined some of the purchases that the Boost Fund can accommodate.

“A lot of times these funds are used for marketing,” Rosa said. “I know that a lot of mom and pops don’t always have the money to spend on marketing, it’s considered something of a luxury on their part. But if you have a really good, effective website, especially as a retailer, you can gain the ability to sell online as well as generate actual foot traffic to your business.”

Technical assistance provided through the program can also be used to help develop marketing plans, Rosa added, while the loan itself can cover the cost of building an enterprise grade website. He also listed expanding inventory, upgrading point-of-sale systems, and revamping the layouts of eateries as common choices. Fresh signage and an attractive store front to ensure curb appeal were also mentioned as ways to improve not only the business itself but an overall “Main Street” feel.

Details and application materials for the Boost Fund can be found online at [CTSmallBusinessBoostFund.org](http://CTSmallBusinessBoostFund.org).



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# BRIEFS

## 5 Briefs—

reconfigured S-76B that the company is deploying for tests and experiments related to its proprietary Matrix technology. According to Igor Cherepinsky, director of Sikorsky Innovations, the new vehicle is “our first foray into what the next generation of commercial aircraft will look like.”

Cherepinsky added the goal in developing this aircraft will be “an electric propulsion system for both commercial and military applications ... The crux is that the workload is much lower and the machine understands a lot of the basic flying and basic mission parameters,” he said. “The aircraft can avoid obstacles and it can pick landing zones. If you think about the commercial space, AAM is also in our sights.”

Cherepinsky said the company, a Lockheed Martin subsidiary, plans to have the vehicle in commercial service in three to five years, with applications, including “air taxis that are operated by you and me, not pilots.”

### NY Health Commissioner Bassett leaving post for Harvard

Dr. Mary Bassett is stepping down after 13 months as New York’s health commissioner.

Bassett was appointed in September 2021 by Gov. Kathy Hochul. She previously served as New York City’s health commissioner from 2014 to 2018, stepping down to become the director of the François-Xavier Bagnoud Center for Health and Human Rights at Harvard’s T.H. Chan School of Public Health. She will be returning to Harvard after her resignation becomes effective on New Year’s Day.

“I have tremendous admiration for the work our staff has done during a very difficult year responding to Covid, mpox, polio and the day-to-day challenges of protecting New Yorkers’ health,” said Bassett in a statement. “I am leaving now so the next commissioner can have the chance to lead this great department for a full four-year term under the leadership of Gov. Hochul.”

### Ben Emons named principal at NewEdge Wealth

Stamford-based NewEdge Wealth LLC, a registered investment adviser with a client base of ultra-high-net-worth families, family offices and institutional clients, has hired Ben Emons as principal and senior portfolio strategist.

Emons previously served as managing director of global macro strategy at Medley Global Advisors and as head of credit portfolio management at Intellectus Partners. He is also a prominent commentator on financial issues and has appeared on Bloomberg, CNBC and Yahoo Finance.

“NewEdge Wealth is quickly positioning itself to be an industry leader, which means we must be equipped with industry-leading talent,” said Rob Sechan, CEO and co-founder of NewEdge Wealth. “Ben’s expertise and diverse perspective on international-fixed income and cross-asset market strategies will help us further expand upon the intellectual capital that our ultra-high-net-worth clients require. They will greatly benefit from the continued build of our investment team and their level of specialized expertise.”

### Florida firm to operate Yonkers hotel

Island Hospitality Management, a West Palm Beach, Florida-based third-party management company for select-service and upscale extended-stay hotels, has been named the operator of the 150-room Hampton Inn & Suites Yonkers.

Located at 160 Corporate Blvd., the hotel includes an indoor pool, 24/7 fitness room, 920 square feet of flexible meeting space and a full-service business center.

“The Hampton Inn & Suites Yonkers marks our second Empire State addition within the past month and a half as we see our nationwide third-party management portfolio continue to grow,” said Gregg Forde, president and chief operating officer at Island Hospitality Management. “As we draw closer to the end of 2022, we look forward to another year of continued growth. We enjoyed tremendous success this past year, expanding our portfolio with several different brands in multiple markets from coast to coast and look to continue that momentum moving into 2023.”

### Nauset Wealth Management has been acquired

Westport-based Nauset Wealth Management LLC (Nauset) has been acquired by San Francisco-headquartered Perigon Wealth Management for an undisclosed sum.

Nauset is a four-person Registered Investment Advisor (RIA) with \$330 million in assets under management and a focus on financial planning and portfolio management. It was founded by Michael Lombardo, who will join Perigon as a partner and wealth adviser. David Bauer, who services Nauset clients as a financial adviser, is also joining Perigon.

“We are excited to join Perigon at such a dynamic time for the firm, Perigon was the right partner to help grow our practice while maintaining our client-centric culture,” said Lombardo.





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# Café concept gets a polish at Bluestone Lane

BY JEREMY WAYNE

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**T**he latest addition to the Bluestone Lane Australian café empire – more than 50 franchises in the New York metropolitan area and growing – is a bright and airy space on Chatsworth Avenue in Larchmont. A branch in Armonk opened last year.

With the antipodean country's strong, urban Italian communities, Australians have long taken pride in their coffee. At Bluestone Lane, it comes in heavy, pale-blue china cups, the size of a soup bowl. Perhaps with a bit of help from the French, Bluestone knows about breakfast pastries, too. These are not on the menu but can be picked up at the counter, ready to dunk into your coffee if you are the dunking kind. The pain au chocolate and the almond croissants are both excellent, I have to tell you, but away from the counter, there are myriad other treats in store.

That's because Bluestone is a table service kind of place, from a team of clued-in servers who seem genuinely happy and relaxed to be at work here. They start you off with filtered water, which they bring in a carafe, leaving it on the table to top off as often as necessary. And if any staff members feel under pressure as the café begins to fill up around lunchtime, they never let it show.

Once seated with water poured, there's really only one issue to settle and that's what to eat. The menu is a cornucopia of goodies, which despite its Australian tilt, won't require Google Translate, terms like "brekkie," "best mates" and "cheeky bees" being fairly self-explanatory. (An Americano is a "long black" in Bluestone-speak.)

The most popular dishes, our server confided, include lemon ricotta pancakes with whipped ricotta and fresh berries and green-baked eggs – chimichurri-baked eggs with spinach, sheep's milk feta and field



mushrooms. Avocado, that Australian staple, looms large, of course, in dishes like soft chili scramble with avocado and the breakfast bowl – kale, avocado, farro and a poached egg in a winning combination. And I loved the caramelized onion and fig jam that topped the trademarked "Impossible" burger. Not just a clever-clogs chef's gambit, this combination really worked. So, too, did the cilantro, red cabbage and arugula slaw in a substantial fried chicken sandwich.

The calorie counts supplied for each dish (whether responsibly or righteously, depending on your point of view,) slightly take the guilt off the gingerbread, though. It's alarming to discover that gluten-free granola with Greek yogurt, berries and lemon curd weighs in at a hefty 700 calories. But then again, as everybody knows, calories are just a number.

As Bluestone itself puts it, the cafés combine Melbourne cosmopolitan design with Australian coastal aesthetics, which never having been to Melbourne or indeed Australia I'm hardly qualified to corroborate or deny. But I can confidently share that the white slat-back chairs, navy butcher-stripe

(top) Bluestone Lane, Armonk. (bottom) Bluestone Lane ethically sourced coffee.

napkins and the heavy-duty Duralex glasses are all in keeping with Bluestone's workaday aesthetic.

Other non-decorative appealing features include supporting The Bowery Mission, inviting customers to donate an ambitious \$5 for New Yorkers experiencing hunger, homelessness and other crises, while a palpable sense of Australian humor stops things from ever getting smug. "We'll deliver everything except the barista," proclaims a banner running across the café's online-order page.

Music, pretty chill early in the day, ramps

up after the mid-morning lull, and while the acoustics are not exactly the Sydney Opera House, honestly, I've known worse.

So, all in all, a welcome newcomer to Larchmont and a terrific restaurant group to cheer on. And while I know there are plenty of great places serving good coffee and smashed avocado toast, I'll say this: You can't reinvent the wheel but – just as Bluestone Lane has done – you can certainly polish the spokes.

For more, visit [bluestonelane.com](http://bluestonelane.com). And for more on The Bowery Mission, visit [bowery.org](http://bowery.org).

## 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."



## BANK FOUNDATION GRANT HELPS LOW-INCOME AND UNEMPLOYED INDIVIDUALS



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

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

"Most people want to work but many have significant barriers to finding job opportunities. Our center will focus on

overcoming these barriers so Westchester residents can get back to work or find employment that better meets their needs. 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 Anahaita Kotval, LUW CEO.

With KeyBank's support, LUW will build out a physical career center, hire staff, establish employment partnerships, and work with the Department of Social Services and other social welfare organizations to build a pipeline to targeted

populations. The program strives to assist an estimated 175 unemployed and significantly under-employed individuals over KeyBank's two-year funding period.

KeyBank Foundation grants are made under Key's National Community Benefits Plan established in 2017, which has already delivered more than \$18 billion in lending and investments across Key's national footprint.

KeyCorp's roots trace back nearly 200 years to Albany, New York. Headquartered now in Cleveland, Ohio, Key is one of the nation's largest bank-based financial services companies, with assets of approximately \$190.1 billion.



Tibi Guzmán



Nancy Patota

## NONPROFIT'S FEMALE LEADERS HONORED

The Arc Westchester and Arc Westchester Foundation recently announced that two of its female leaders have been recognized for their excellence in supporting people with developmental disabilities.

Tibi Guzmán, executive director and CEO, The Arc Westchester, was honored with the Executive Excellence Award by The Arc US during its 2022 National Convention. This award is presented annually to a chapter executive director/CEO whose career exemplifies, to the highest degree, fulfillment of the mission, core values and position statements of The Arc. It is the highest honor bestowed by The Arc's National Council of Executives.

"...The Arc Westchester is a vital resource for people with developmental disabilities and their families, and I am proud to lead a dedicated team of staff who are invested in the health, safety and happiness of these individuals," said, Guzmán.

Since becoming executive director and CEO, Guzmán has been instrumental in helping the chapter become more data-driven, ensuring the necessary information is available to thrive within an outcome-based system. Her outstanding leadership and commitment to the health, safety and well-being of individuals supported by the organization was vital during Covid-19.

Nancy Patota, executive director, The Arc Westchester Foundation, was honored with the 2022 Outstanding Fundraising Professional Award by the Association of Fundraising Professionals-New York Greater Hudson Valley Chapter.

"The Arc Westchester Foundation is committed to raising funds that enhance quality of life for people with developmental disabilities," said Patota who directs and coordinates all fundraising and development efforts to support the organization's programs and services not funded by government sources. In addition, she is responsible for driving charitable giving through individual membership, special events, major/planned giving and corporate and foundation funding.

Founded in 1949, The Arc Westchester is the largest agency in Westchester County supporting children, teens and adults with intellectual and developmental disabilities, including individuals on the autism spectrum, and their families. The organization's 850 employees provide more than 2,000 individuals throughout the county with a broad range of innovative and effective programs and services designed to foster independence, productivity and participation in community life. It is a chapter of The Arc USA and The Arc New York.

## BURKE NAMES TWO NEW BOARD MEMBERS

Jacqueline Adler Walker and Michael F. Rooney, bring decades of expertise in the private sector and a dedication to serving their community. They have been named to the Board of Burke Rehabilitation Hospital in White Plains.

Walker joins the Burke Board after working as a human resources director at American Express and Lever Brothers. She has served on numerous boards, including the Scarsdale Adult School, The Neuberger Museum of Art, Bruce Museum and ArtsWestchester. She holds a master's degree in teaching from Columbia University and a Bachelor of Arts degree from Elmira College.

Rooney joins the board after four decades of experience in advertising, sales and media. Most recently he served as the executive vice president and chief



Michael F. Rooney

revenue officer of the Tribune Publishing Co. Previously he was the chief revenue officer for the Wall Street Journal's the print edition and its website as well as the



Jacqueline Adler Walker

Dow Jones subsidiaries MarketWatch.com and Smart Money magazine. Rooney also held various high-level positions at ESPN. He graduated from Boston College.





## NEW LEASE AT 383 MAIN AVE.

Choyce Peterson Inc., a full-service commercial real estate brokerage firm in Norwalk, recently announced the successful conclusion of lease negotiations on behalf of Success Systems Inc. for a 5,649-square-foot office at MerrittView, 383 Main Ave. in Norwalk. Choyce Peterson Principal John Hannigan represented Success Systems in this transaction.

Hannigan, who handled Success Systems' lease negotiations in the past, provided market research of the greater Norwalk office market, which made it possible for Success Systems to conclude that remaining in its current space at 383 Main Ave. was the optimal choice due to the existing space layout and the building's ideal location and amenities. Hannigan then negotiated a direct deal with the landlord, upon the expiration of the sublease. New lease terms included free rent, a competitive rental rate and landlord-funded tenant improvements.

Hannigan said, "It's always a privilege to work with a repeat client such as Success Systems. We're pleased that they've enjoyed their tenancy in the MerrittView building. Negotiating a direct deal with the landlord was an ideal solution for them, which culminated in favorable economic terms. Coupled with two other

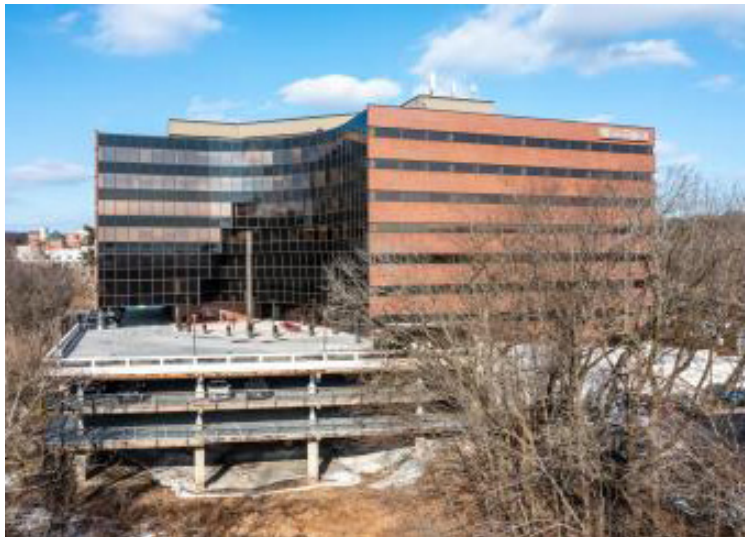


Photo courtesy of CoStar.

transactions, we're proud to report that we 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 in this transaction.

Success Systems is one of the most recommended suppliers of cloud-based, turnkey store automation solutions for independent convenience, grocery, pe-

troleum, tobacco and liquor retail outlets. Reflecting more than 36 years of field-tested experience, its offerings are designed to help customers optimize every aspect of their operations and achieve measurable results.

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

## NEW CEO AT ENTA

ENT and Allergy Associates LLP (ENTA) the largest ear, nose throat, allergy and audiology practice in the country has appointed Daniel Blum, MPA, as its new CEO effective Feb. 27.

Blum will succeed Robert Glazer who is stepping down from the CEO role after 25 years. In support of this significant transition, Glazer will continue to serve as the executive vice president of QMMS USA LLC in an advisory capacity through the end of 2023.

Steven Gold, M.D., vice president of ENTA and chair of the ENTA CEO Search Committee said, "CEO succession planning has been a joint effort between senior management and the Board of Trustees. Dan's expertise and proven leadership in health care matches our vision and makes him the ideal person to lead the company into the future."

With more than 25 years of health care experience across urban and suburban hospitals and health-care systems, Blum is a driven health-care executive with a passion for high-quality clinical care, positive financial outcomes and exceptional service value.

Most recently, Blum worked for Life-

Bridge Health, serving as president of Sinai Hospital of Baltimore, Maryland's largest community hospital and one of the key teaching hospitals in the state. He also presided over Grace Medical Center, Baltimore Child Abuse Center, and West Baltimore Renaissance Foundation. Prior to LifeBridge, Blum was president and CEO of Phelps Memorial Hospital Center, in Sleepy Hollow, New York, and member of the Northwell Health System. Blum also held leadership roles at White Plains Hospital, Stellaris Health Network, St. Vincent Hospital and New York-Presbyterian / Weill Cornell Medical Center.

Blum began his career as a paramedic and emergency management system supervisor before transitioning to hospital administration in the New York City area. He earned a bachelor's degree in philosophy and a master's degree in health-care administration from New York University.

"We are excited for Dan's leadership as we begin a new era at ENTA," said President-Elect David Godin, M.D. "Filling the CEO position was a task that we handled



Daniel Blum

with great care and scrutiny. Dan's impressive educational background, paired with his extensive experience with top health care institutions, made choosing him a no-brainer. Dan is just the kind of professional we need to fill the big shoes left behind by Bob Glazer..."

ENTA has more than 300 providers practicing in over 55 office locations in Westchester, Orange, Dutchess, Rockland, Nassau and Suffolk counties, as well as New York City and northern/central New Jersey. The practice sees over 120,000 patients per month.

## OCAC HAS NEW DIRECTOR

Todd Hulet, who brings more than two decades of experience in the arts, education and entertainment fields, has been appointed by the Orange County Arts Council in Goshen, as its new executive director. He most recently led the events and entertainment department during the opening of Legoland New York Resort in Goshen.

Hulet is a member of the Dramatists Guild and serves on the national board of TYA/USA, the leading national organization for the professional field of theater for children and families. He is a champion for young artists and has served as an arts educator for over 20 years. His passion for theater and experience creation comes from a deep appreciation for the wide spectrum of arts mediums and their ability to come together to create powerful moments. As a public speaker and professional development facilitator, he focuses on the intersection of arts' principles.

Hulet replaces Sarah McKay, who served as OCAC's executive director from 2018 until August 2022.

In the past, Hulet has played nearly every cabaret venue in New York City, written musicals that toured the country, guided mul-



Todd Hulet

iple local nonprofit efforts for arts advocacy, served as developmental consultant for arts organizations in six states and designed and executed large-scale corporate events.

The Orange County Arts Council is a private, 501(c)(3) organization dedicated to meeting the growing need for local arts advocacy and serving as a countywide arts resource. A diverse Board of Directors made up of community leaders, business leaders, arts enthusiasts and professional artists oversees the Orange County Arts Council. Many of OCAC programs are designed and implemented by volunteers serving on various committees.

## CMG POSITIONS CLIENT'S SUCCESSFUL TRANSACTION

Carter Morse & Goodrich (CMG) in Southport, Connecticut, has served as the exclusive financial advisor to Entropic Inc. d.b.a. Resident Essentials in its majority sale to WILsquare Capital, a St. Louis,

Missouri-based private equity firm with a focus on internet and catalog-based enterprises. Terms of the transaction were not disclosed.

Resident Essentials is a leading e-commerce/catalog company selling products to assisted living facilities and nursing home settings for senior residents, which offers a unique, one-stop online platform to senior living facilities and a comprehensive product line consisting of adaptive clothing, electronics, furniture and home health care equipment.

Founded in 2000 and headquartered in Weymouth, Massachusetts, Resident Essentials was solely owned by Jeff Garber, who purchased the company from his stepfather in 2012 after previously working in the business. In connection with the recapitalization, Garber has retained a significant equity ownership and will serve on the company's Board of Directors.

Garber said, "CMG played several valuable roles throughout the process: they were my financial guru helping me reformulate

my financial reporting and systems, my data analytics department providing valuable insights demonstrating the durability of our business model, my investment banker and even my psychologist. From conducting intensive due diligence, knowing the likely buyers and negotiating the key points of the transaction, they helped guide me through all of the ups and downs of the sale process."

Michael Carter, managing partner of CMG, said, "CMG's previous experience in the mail order and e-commerce industry proved vital in positioning the company's strengths, weaknesses and opportunities and in finding the right partner. We are honored that Jeff entrusted us with this once-in-a-lifetime transaction and thrilled to help him and his family capitalize on the value that he created in this company."

Pullman & Comley served as Resident Essentials' primary legal advisor. Tax and accounting support was provided by Marcum. The transaction was managed by Carter Morse & Goodrich's FINRA registered broker-dealer affiliate, Carter Capital Corp.

Carter Morse & Goodrich is a boutique M&A advisory firm that specializes in representing founder-led and family-held businesses valued between \$20 million and \$250 million.



## HOLOCAUST CENTER SPEAKER ONLINE

Hear Yuval tell his father's incredible story of survival at the Holocaust & Human Rights Education Center's online program Dec. 15 at 7 p.m.

At the age of 7, Ehrenreich father witnessed the burning of his family's synagogue in Cologne, Germany. It had been set on fire by the Nazis on the night of Kristallnacht. Weeks later, he crossed the border alone in a unique Kindertransport to Belgium. He was arrested near Brussels by the Gestapo at the age of 10. He was recused hours before his train was to depart for Auschwitz. Later, at age 11, he was hidden by the Jewish resistance with a false identity in a Catholic home for

boys and miraculously survived a raid by a platoon of Nazi soldiers, who surrounded the home so no one could escape. He was hidden in plain sight with 86 other children during the inspection. The unwavering Christian faith of a woman risked all to save them.

Ehrenreich tells how his father survived and grew up to rebuild all that the family had lost. He concludes with the recounting of Pope Benedict's visit in 2005 on World Youth Day to his father's synagogue that was rebuilt after the war.

Ehrenreich was born in Israel and came to the United States when he was 9 months old. He lives in Tarrytown.

## SENIOR PROJECT MANAGER ASSIGNED AT CONSTRUCTION COMPANY

Michele Koslab has been welcomed as a senior project manager in the New York metro office of LeChase Construction Services LLC in Armonk where she will manage, develop, maintain and oversee all functions of assigned projects at the preconstruction, construction and post-construction phases. Those functions include but are not limited to safety, construction planning and cost-control procedures.



Michele Koslab

Koslab has more than 20 years of construction experience in the New York City area working on projects in a variety of sectors, including residential, commercial and health care. She has a degree in project management from New York University and has completed coursework in personnel and sales management at the Dale Carnegie Institute. Koslab also holds

a supervisor Site Safety Training card. Established in 1944, LeChase prides itself on offering the capabilities of a large firm while maintaining the personalized service of a small firm. Today, the company ranks among the nation's top contractors – providing general construction and construction management services in a wide range of industries and on projects of all sizes.

## DONATIONS FOR LMC MEDIA

In October, The Larchmont Mamaroneck Lions teamed up with Sedona Taphouse in Mamaroneck for its Mondays "Dine Out for Charity" in support of LMC Media. Sedona dedicates Mondays throughout the year in support of local charities and service groups. In the month of October, Sedona raised \$1,208 in support of LMC. The Lions contributed \$1,000, making a combined total donation of \$2,208.

LMC Media is the largest New York-based community media center outside of New York City. Its goal is to connect, create and inform the community through the use of digital media. As an award-winning community media hub, it has played a vital role in the region for more than 40 years.



The Larchmont Mamaroneck Lions will be celebrating its Centennial in 2023 focusing on supporting existing nonprofit and community service groups by bringing community service leaders together to determine needs, solutions and resources.

## PREPARE YOUNG WOMEN TO BECOME TOMORROW'S LEADERS



Theresa V. Brokowski, an honoree at the recent Maria Regina High School anniversary celebration and tribute to the young women who passed through its portals in the past 65 years, has long been devoted and supportive of the school's mission.

She was among a group of honorees, who were celebrated at the VIP Country Club in New Rochelle. Invited guests included alumnae, parents, civic and community leaders, members of the administration, faculty and other supporters.

Alumna Mary Calvi (Class of '87), the Emmy Award-winning TV journalist and anchor for "CBS News This Morning" and "CBS2 News at Noon" and author, served as the mistress of ceremony.

Brokowski, who received the Maria Regina Spirit and Charism Award, served Maria Regina since 1958 as teacher, guidance director, principal and, more recently, as a member of the Board of Trustees. Previously, she was selected by the New York State Education Department as Ambassador in the International

Education Program with Poland.

Fr. Erik Lenhart, OFM Cap and Fr. Fred Nickle, OFM Cap, received the Student Enrichment Award.

Lenhart first encountered the Capuchins when he was a cadet with the U.S. Military Academy at West Point. As a result of his introduction to the Capuchin Youth and Family Ministries (CYFM), he became a Cap Corps Volunteer, joined the Capuchins in 2008 and was ordained in 2015 after finishing studies at Boston College School of Theology. He returned to CYFM when he was appointed its chaplain.

Nickle entered the Capuchin order in 1957 and was ordained to the priesthood in 1965. His first assignment was assistant novice master training the novices for five years. He then became Guardian of the House of Philosophy and served for five years in that capacity. He was also pastor of two parishes, one in Portland, Maine and the other in Middletown, Connecticut.

Regina Creary Molinelli (Class of '88)

and her husband, Michael Molinelli, were the recipients of the Distinguished Caritate Award.

Molinelli is a graduate of the class of 1988 and her husband, is an award-winning architect. Together, they have made an indelible impact on Maria Regina and their communities.

The Thomas and Agnes Carvel Foundation, Transformational Service Award was accepted by Joan Magoalaghan, Carvel Foundation Board member.

For more than 45 years, The Thomas and Agnes Carvel Foundation has been granting funds to help not-for-profit organizations in multiple disciplines. Annually, the foundation distributes more than \$3 million to help more than 100 organizations.

Anna Parra, Maria Regina's president, said: "The most significant take-away from the 65<sup>th</sup> Gala was the unwavering support demonstrated by the Maria Regina family in the inspiring mission that the Sisters of the Resurrection set forth when they established the school in 1957...."

## 'TREES FOR TROOPS'

Orange County Executive Steven M. Neuhaus and Legislator Kevin Hines participated in Farmside Acres' annual "Trees for Troops" donation drive on Tuesday morning in Cornwall-on-Hudson.

"For nearly two decades, the Trees for Troops program has ensured our servicemen and women enjoy the spirit of the holiday season, no matter where they are stationed," Neuhaus said. "This event brings the community together and is a wonderful way to provide some holiday cheer. We are all appreciative of the sacrifice of these brave members of our military and hope this small gesture shows that."

The trees will go to families at Fort Bragg, North Carolina, which is the largest

military installation in the world with nearly 50,000 active-duty members.

Since 2009, Farmside Acres has collected more than 10,000 trees for the Trees for Troops program, which brings farm-grown Christmas trees to U.S. troops and families at military bases in the U.S. and overseas. Farmside Acres is one of the country's top Trees for Troops donors.

Trees for Troops provides farm-grown Christmas Trees to United States armed forces members in all branches of the military and their families, through donations, sponsorships, grants, and the work of many volunteers. Since 2004 when the program was launched, FedEx has shipped more than 250,000 real Christmas trees to service



Legislator Kevin Hines carries a tree at the event. members and their families in every branch of the military on approximately 75 bases in 17 countries at no charge.

"We are grateful that County Executive Neuhaus and Legislator Hines have taken such an interest in Trees for Troops and our family farm," said Bob Nannini, owner of Farmside Acres.





# PROFESSIONAL SERVICES

ADVERTORIAL RESOURCE GUIDE





# RETAIL PROPERTY TAX APPEALS IN NEW YORK

Our attorneys have represented a broad spectrum of complex retail-focused real estate, including trophy New York City flagship stores, major regional shopping malls, power centers, strip malls, and a wide range of single-tenant uses ranging from big box centers to restaurants and showrooms. Through decades of success in the courthouse as well as informal negotiation, our attorneys quickly analyze complex valuation and litigation challenges to chart a favorable outcome for our clients and reduce their property tax bills.

Tax appeals often, called “tax certiorari”

proceedings, are highly technical and require deep knowledge of the widely differing deadlines, procedures, and practices throughout New York State. Unlike many other states, the vast majority of tax claims are resolved during litigation, sometimes including a trial. Retail properties often present particularly complex valuation issues for local tax assessors, and we have extensive experience advocating the most appropriate methodology to reduce your tax burden.

Our clients benefit from our knowledge of the law and litigation strategy



David C. Wilkes, CRE, FRICS, Partner

and techniques, as well as an in-depth understanding of valuation and the various theories of appraisal that will be of

greatest benefit to our clients. By dedicating our practice to this area, and to representing only property owners and tenants, our attorneys and staff have created a systematized process that consistently ensures each tax appeal is carefully prosecuted from start to completion, no matter where a property is located.

Beyond process, each of our attorneys enjoys elite statewide and national professional recognition as well as strong working relationships with municipal officials that allow our clients to achieve results rapidly and efficiently.

## Boots on the ground with a singular focus.

Herman Katz, is a premier New York Tax Certiorari law firm, that has boots on the ground in our clients’ key regional New York markets.

Tax Certiorari is what we do, and our lawyers are as local as your portfolio: Long Island, Westchester, and New York City. Herman Katz attorneys know each jurisdiction and its complex nuances like no other firm because we are working there every day. No satellite post office addresses.

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# Why Owners Should Consult Legal Counsel Before Proceeding to Contract

Seeking the assistance of legal counsel when negotiating construction contracts is a sound business practice. Nonetheless, it is astonishing how often businesses and high net worth individuals proceed to contract without consulting an experienced construction law practitioner. The consequences of this failure can be costly and time consuming. Ironically, the cost of engaging counsel to assist in the review and negotiation of construction contracts is de minimis compared to the expense, aggravation and time lost in litigation.

Even the most often utilized and well recognized contract platforms such as AIA contract templates have deficiencies and bias toward one party or the other. Those deficiencies include but are not limited to failure to adequately address protection from mechanics liens, clear terms on when money can be properly withheld from a payment application, the financial implications of termination for convenience, unclear terms on requirements for subcontractors, and the right to attorneys' fees in the event of a claim or dispute. These issues and others should be thought through and discussed with counsel during the negotiation process.

Worse yet are non-standard contracts. Over the years we have seen contracts that literally shock the conscience, are inherently unfair and opportunistic, and are missing essential protections, but which nonetheless were executed by parties who later come to us when a dispute arises and the battle lines have been drawn. Many of these disputes could have been avoided by engaging counsel at the outset. Many of these non-standard contracts have unfair payment terms, where the owner makes excessive payments far in excess of the progress

of the work. If a contractor abandons the project under one of these agreements, the owner is left with a significant deficit and is forced to litigate to seek recoupment of advanced funds - often stuck with contractual terms that place the owner at a distinct disadvantage in court. To make matters worse, the law in New York is not optimal when seeking a return of unearned advance payments. Unlike the various consumer protection laws that create a fiduciary duty on the

part of a contractor to hold advance payments in trust for the benefit of the owner, on commercial projects such protections are often not required by law.

Design professional contracts are even more unbalanced. Remarkably, the standard AIA architect and engineer contract templates do not even contain an indemnity clause in favor of the owner. Provisions for basic design services versus additional or supplemental design services are often glossed over, re-

sulting in escalating design costs later in the project. Again, a brief consultation with competent and experienced construction counsel can avoid such pitfalls.

Bleakley Platt & Schmidt regularly represents and assists owners and developers at the inception of construction projects to avoid these and other obvious pitfalls, and to negotiate a fair and balanced agreement. Contact our Construction Law Practice Group today.

## Spot the Devil in the Details

Consulting legal counsel when negotiating construction contracts is an important practice that is often overlooked out of eagerness to make a deal. However, hastily signing on the line can have costly implications later in a project. A short time with an experienced construction law attorney can avert time-consuming litigation and keep projects on schedule.

Think you've read the contract thoroughly?  
It might contain biases obvious only  
to a trained lawyer.

Contact Jonathan A. Murphy of Bleakley Platt & Schmidt's Construction Law Practice Group at (914) 287-6165 or [jamurphy@bpslaw.com](mailto:jamurphy@bpslaw.com) to sign with confidence.

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## Advising Builders and Contractors During a Time of Rising Costs

The interest rates are going up, but so are construction starts. Compared to 2021, total construction is 16% higher, nonresidential building starts rose 37%, and nonbuilding (infrastructure) starts were up 17%. Many builders and contractors are still feeling the aftereffects of downsizing for cost-containment during the pandemic and seeking new sources of financing now that PPP funding has been exhausted.

At CironeFriedberg, we assist our construction industry clients with their financial services needs and provide quality financial statements to lenders to assist with their financing needs. We also assist eligible clients with applying for the Employee Retention Credit (ERC) under the CARES Act. The ERC is a refundable payroll tax credit that can yield up to \$26,000 per employee retained. *No eligible business should leave this money on the table.*

### The Unique Needs of Builders

We look for cost-saving strategies and tax planning opportunities and provide audit, review and compilation services for our construction and contractor clients seeking lines of credit or debt consolidation.

For large loans, a lender may require an audit, which is the highest level of assurance. An auditor will gain an understanding of internal controls over financial reporting and perform testing to ensure that those controls are working effectively, among other procedures necessary to provide the audit level financial statement report.

Revenue recognition is a complex accounting principle for builders and contractors. CPAs perform extensive procedures in this area during an audit. Revenue is generally recognized under the cost-to-cost (formerly referred to as percentage-of-completion) method. This method of revenue recognition is based on costs incurred as of the date of the financial report. As the project continues, revenue is recognized over time as costs are incurred throughout the time it takes to complete a project. A CPA experienced in construction sector audits pays close attention to the clients' estimation processes, tracking them at various points throughout the year.

Our experienced CPAs stay up-to-date on complex and constantly changing tax and audit regulations.

Nicholas DaPaz, CPA, is one of the partners who collaborates closely with our builder and contractor clients at CironeFriedberg.

“

*Our construction clients face many challenges. Right now, we are working hard to help them ramp up quickly on jobs previously on hold due to Covid, claiming ERC credits, and managing the financials as prices fluctuate and rise unpredictably.*



-- Nicholas DaPaz, CPA, Partner

While requirements vary for bonding companies and lenders, construction clients with funding or lines of credit over \$10 million often require an audit. Those charged with governance (e.g., Board of Directors, owner) may request an audit and review the results of the audit procedures to determine the extent of adjustments required or the recommendations regarding internal controls.

With building supply costs up nearly 36% since 2020, a good system of internal controls that ensure proper cost reporting is essential to manage cash flow.







Bond is a full-service law firm and opened an office in the Westchester market last year. The office is staffed by experienced veterans in their fields and long-time residents of Westchester County.

Led by managing member Lou DiLorenzo, a leading labor and employment attorney and litigator, our Westchester attorneys include a former Deputy General Counsel for the City University of New York, a trained labor and employment mediator, a higher education and immigration attorney, and other seasoned legal professionals.



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## PUBLIC/PRIVATE YOUTH HEALTH RECOGNITION

The Westchester County Youth Bureau, through its youth-led, Youth Empowerment Council for Change (YECC), released a series of webinars concerning health and wellness for children and youth in observance of Children's Environmental Health Month, featuring physicians from Columbia University Irving Medical Center (CUIMC) and the United Nations Association of Westchester.

In recognition of this webinar, and the effort as a whole, Westchester County Executive George Latimer proclaimed Oct. 13, as Children's Environmental Health Day in the County.

The panelists were Vicki Iannotti, M.D. and Anthony Puliafico, Ph.D., of CUIMC, and Paul Prensidiu of the United Nations Association of Westchester.

Youth Bureau Executive Director Dr. Dania Harris-Madden said, "Allowing our youth to have conversations with distinguished physicians and experts concerning the most important topics to them, physical and mental well-being and the environment, is invaluable..."

Iannotti, assistant professor of pediatrics at the Columbia University Vagelos College of Physicians and Surgeons said, "It was a pleasure participating in the webinar, partnering with the Westchester County Youth Bureau and this dynamic group of young people interested in changing the future for the benefit of all." Iannotti brings more than 26 years of pediatric experience and expertise to community practice to care for children and their families.

Puliafico is an associate professor of medical psychology in the Division of Child and Adolescent Psychiatry at the Columbia University Vagelos College of Physicians and Surgeons. He serves as director of the Columbia University Clinic for Anxiety and Related Disorders Westchester, which specializes in the treatment of anxiety disorders, obsessive-compulsive disorder and related disorders in children, adolescents, and adults. assessment and cognitive-behavioral treatment of anxiety, mood, and externalizing disorders.

Prensidiu is the Young Professionals chair for the United Nations Association of Westchester. He is a graduate of the State University of New York where he majored in environmental studies, and is the chair of New Rochelle's Ecology and Natural Resources Advisory Committee, and serves on the New Rochelle School District's Green Schools Committee.

## FIVE ASSOCIATES JOIN FIRM

Daniel R. Barrack, Meagan A. Cauda, Liana Feinn, Joshua S. Smith and Gwaina D. Wauldon have joined Pullman & Comley LLC in Bridgeport.

Barrack, an associate in the public finance practice, was recently admitted to the Connecticut Bar and joined Pullman following an internship in the Office of the General Counsel of an aerospace manufacturer where he worked on intellectual property and litigation matters. He earned his Bachelor of Science degree, summa cum laude, from the University of Connecticut and his Juris Doctorate, with honors, from the University of Connecticut School of Law.

Meagan A. Cauda, an associate in the litigation practice, joined Pullman following her position as a judicial law clerk for Christine E. Keller, associate justice, Connecticut Supreme Court, where she researched and drafted opinions for a variety of appellate civil and criminal matters. She received her Bachelor of Science degree, magna cum laude, from the University of New Haven and

her Juris Doctorate, summa cum laude, from Quinnipiac University School of Law.

Liana Feinn, an associate in the real estate, land use and environmental practice, was recently admitted to the Connecticut Bar and joined Pullman's real estate, land use and environmental practice as a first-year associate after initially joining the firm as a law clerk. She received her Bachelor of Arts degree from Southern Connecticut State University and her Juris Doctorate, with honors, from University of Connecticut School of Law.

Joshua S. Smith, an associate in the business and finance practice, has a diverse background working with businesses across several areas of the law, including environmental law, real estate and land use. His focus is on assisting businesses in formation, providing services to clients with regard to their merger and acquisition activities and structuring and negotiating operating agreements and governance documents. He received his Bachelor of Arts degree from the University of California, Santa Cruz and

his Juris Doctorate from Loyola Law School, Los Angeles.

Gwaina D. Wauldon, an associate in the education law and labor and employment practices, focuses on education and labor law. She was previously an attorney for the State of Connecticut Department of Education's Connecticut Technical High School and Career System. Wauldon received her Bachelor of Arts degree, magna cum laude, from the University at Buffalo; her Master of Arts degree, summa cum laude, from Buffalo State College; and her Juris Doctorate from the University of Connecticut School of Law.

With more than 90 attorneys, Pullman & Comley, founded in 1919, is one of Connecticut's largest firms and provides a wide range of legal services to clients in the New England region, as well as throughout the United States and internationally. The firm has offices in Bridgeport, Hartford, Waterbury and Westport, Connecticut; Springfield, Massachusetts; Wakefield, Rhode Island; and White Plains, New York.

## NYS TOURISM ADVISORY COUNCIL APPOINTS COUNTY OFFICIAL

Governor Kathy Hochul has appointed Westchester County Tourism & Film Director Natasha Caputo to the New York State Tourism Advisory Council, which supports state's tourism industry, and helps encourage economic growth through visitation.

Caputo's position on the council will be informed by her decades of experience supporting tourism in New York. As the county's director of tourism and film, she leads the promotion of Westchester as a viable business environment and leisure travel destination and is a driving force behind the county's burgeoning film scene. Previously, she was a consultant for brands like Madison Square Garden, Cirque du Soleil and American Express, and for eight years she ran the strategic marketing and partnership operations of NYC & Company, New York City's tourism promotion agency.

Under Caputo's leadership, tourism marketing efforts for Westchester have been hailed by premier trade groups, most recently earning the PRNews Platinum Award for content marketing. Caputo was also recently named to the Top 25 Most Extraordinary Minds in Sales, Marketing and Revenue Optimization by Hospitality Sales Marketing Association International.

Westchester County Executive George Latimer said, "Natasha... has helped us navigate through the pandemic, unquestionably the toughest economic challenge our tourism partners have ever faced, and she will be an incredible asset to New York state."

For more than 10 years, Caputo has served as director of Westchester County Tourism & Film and has worked to showcase Westchester as a destination beyond the everyday.

## RECOGNIZING COUNTY'S NONPROFIT SECTOR

More than 250 guests celebrated the work of Nonprofit Westchester (NPW) at its annual meeting and Keep Westchester Thriving Awards Ceremony and the winners of its 2022 Changemaker Awards.

"Selecting a few of the many exceptional nonprofit professionals for the changemaker awards was a daunting task. This year's honorees reflect the best attributes of our sector – commitment, innovation, collaboration and work that is changing systems and advancing equity," said Jan Fisher, executive director of Nonprofit Westchester.

The honorees were:

Karin Anderson Ponzer, Ph.D., director of Neighbors Link Community Law Practice, was recognized for building a nonprofit immigration law practice that is holistic, comprehensive and collaborative. Ponzer has integrated critical support into legal services to help lawyers and paralegals succeed in their challenging work and immigrants thrive in their new communities.

Steve Myrthil, vice president of IT at Westhab, was honored for leading efforts to address the urgent technological needs of more than 10,000 shelter and affordable housing residents across Westchester and New York City. He dedicates his time to elevating underserved com-



From left: Steve Myrthil, vice president of IT at Westhab and a KWT individual changemaker award winner; Karin Anderson Ponzer, Ph.D., director of Neighbors Link Community Law Practice and a KWT individual changemaker award winner; Jan Fisher, executive director, Nonprofit Westchester; Margaret Käufer, president of The STEM Alliance accepting the KWT organization changemaker award on behalf of the agency; Nasiem Lopez accepting the KWT organization changemaker award on behalf of The Youth Shelter Program of Westchester.

munities and creates solutions that help thousands of students and teachers across New York and Connecticut learn remotely.

The Youth Shelter Program of Westchester has been named a changemaker because of its innovative, collaborative and life-changing programs that tackle the racial injustices rooted in the criminal legal system and provide pathways for justice-involved young people ages 16 to 25 succeed in life.

The STEM Alliance was recognized for bridging systemic gaps in education to provide equal access to science,

technology, engineering and math learning experiences, empowering communities, inspiring innovation and creating opportunities for all.

"Now more than ever, it's important to recognize the leaders and organizations that make our Westchester nonprofit community so strong," said Lisa Morris, assistant vice president at Hudson Valley Credit Union, a Keep Westchester Thriving Awards sponsor. "The tenacity and grit shown by so many these past few years is on full display with this year's honorees."

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## COURT CASES

## U.S. Bankruptcy Court

White Plains &amp; Poughkeepsie

Local business cases, Nov. 30 - Dec. 6

**Edward Baecher, Fishkill vs. Michael E. Archer, Fishkill re. NTC Autobody, Fishkill, 22-9027-CGM:** Adversary proceeding re. libel in Archer Chapter 13 (22-35560). Attorney: Mary K. Ephraim.

## U.S. District Court,

White Plains

Local business cases, Nov. 30 - Dec. 6

**Tiffany Taylor, Queens vs. PepsiCo Inc., Purchase, et al, 22-cv-10219-VB:** fraud re. IZZE sparkling juice, class action. Attorney: Adrian Gucovschi.

**Carrie Taylor, Poughkeepsie vs. Clearwater Counseling Associates, Arlington, 22-cv-10297:** Job discrimination, race. Attorney: Paul N. Cisternino.

## DEEDS

## Above \$1 million

**1 Rei Partners LLC,** Rockville, Maryland. Seller: Brian and Melissa Chalmers, Scarsdale. Property: 185 Boulder Ridge Road, Greenburgh. Amount: \$1.1 million. Filed Nov. 23.

**100 Dorchester Road LLC,** Long Island City. Seller: Brian A. and Jennifer R. Zola, Scarsdale. Property: Severn Street, New Rochelle. Amount: \$1.3 million. Filed Nov. 23.

**70 Reymont LLC,** Rye. Seller: Ritu S. and Bobby Asher, New York. Property: 70 Reymont Ave., Rye. Amount: \$2.4 million. Filed Nov. 22.

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

Questions and comments regarding this section should be directed to:

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

**Amos Financial LLC,** Highland Park. Seller: MLF Lincoln Laundry LLC, Bronx. Property: 40 Brewster Terrace, New Rochelle. Amount: \$1.3 million. Filed Nov. 22.

**Gracemere Partners LLC,** Hawthorne. Seller: David Schubert, New York. Property: Browning Lane, Greenburgh. Amount: \$1.5 million. Filed Nov. 28.

**Hollis, Shirley,** Rye. Seller: 61 Grandview Development LLC, Purchase. Property: 9 Hook Road, Rye. Amount: \$1.7 million. Filed Nov. 23.

**Hylar, Steven E. and Charlene T,** Scarsdale. Seller: Sheldrake Realty LLC, Scarsdale. Property: 4 Cohawney Road, Scarsdale. Amount: \$1.5 million. Filed Nov. 22.

**Mellet Partners LP,** Larchmont. Seller: 632 Shore Acres LLC, Mamaroneck. Property: 632 Shore Acres Drive, Rye. Amount: \$1.8 million. Filed Nov. 28.

**SC Rye Brook Partners LLC,** Pawling. Seller: Elly C. Pateras, Rye Brook. Property: 1 Jasmine Lane, Rye. Amount: \$1.4 million. Filed Nov. 28.

**SC Rye Brook Partners LP,** Pawling. Seller: Ronald Mraz, South Salem. Property: 11 Jasmine Lane, Rye. Amount: \$1.5 million. Filed Nov. 22.

**SC Rye Brook Partners LP,** Pawling. Seller: Glen Gable Realty LLC, Larchmont. Property: Rose Lane, Rye. Amount: \$1.5 million. Filed Nov. 23.

**Village of Port Chester,** Seller: 2SM Development LLC, New York. Property: 7 E. Broadway, Rye. Amount: \$1.1 million. Filed Nov. 29.

## Below \$1 million

**1 Beecher Lane LLC,** Croton-on-Hudson. Seller: Yeh Yalin, Peekskill. Property: 1 Beecher Lane, Peekskill. Amount: \$282,000. Filed Nov. 28.

**11 N Moger LLC,** Mount Kisco. Seller: 19 North Moger Ave LLC, Mount Kisco. Property: 11 N. Moger Ave., Mount Kisco. Amount: \$675,000. Filed Nov. 22.

**142 Beech Association LLC,** Brooklyn. Seller: 109 Beech LLC, Brooklyn. Property: 140 Beech St., Yonkers. Amount: \$600,000. Filed Nov. 28.

**142 Beech Association LLC,** Brooklyn. Seller: 109 Beech LLC, Brooklyn. Property: 144 Beech St., Yonkers. Amount: \$900,000. Filed Nov. 29.

**1688 Holding LLC,** Flushing. Seller: Sarah K. Gainey, Yonkers. Property: 1155 Warburton Ave., Yonkers. Amount: \$375,000. Filed Nov. 28.

**617 Belden Street LLC,** Peekskill. Seller: Fredy G. Salazar, Peekskill. Property: 617 Belden St., Peekskill. Amount: \$225,000. Filed Nov. 28.

**Abbondola, Anthony and Philip Abbondola Jr.,** Valhalla. Seller: 314 Gainsborg LLC, West Harrison. Property: 314 Gainsborough Ave., Harrison. Amount: \$630,000. Filed Nov. 22.

**Aikens, Benjamin and Joan, Aikens,** Yonkers. Seller: Properties Fajardo LLC, Bronx. Property: 197 Rockne Road, Yonkers. Amount: \$400,000. Filed Nov. 29.

**Bennett, Sylvia,** Yonkers. Seller: My Ventures LLC, Brooklyn. Property: 90 Linden St., Yonkers. Amount: \$660,000. Filed Nov. 22.

**Bermel, Michelle L.,** Chappaqua. Seller: 25 LSY LLC, Yonkers. Property: 25 Linden St., Yonkers. Amount: \$194,000. Filed Nov. 29.

**Brooks, Gerald,** Yonkers. Seller: 91 Pay LLC, New York. Property: 91 Palisade Ave., Yonkers. Amount: \$340,000. Filed Nov. 29.

**Durr Properties LLC,** Katonah. Seller: Meagan L. and Mark D. Adams, Fair Lawn, New Jersey. Property: 56 Odin Court, Yorktown. Amount: \$650,000. Filed Nov. 23.

**Elliot LLC,** Bronx. Seller: YB Estate Holding LLC, Bardonia. Property: 192 Yonkers Ave., Yonkers. Amount: \$375,000. Filed Nov. 28.

**Erie Properties Corp.,** Newburgh. Seller: Lily L. Yee and David G. Grant, New York. Property: Route 9, Hudson River, Unit 3, Cortlandt. Amount: \$29,500. Filed Nov. 23.

**Erkan, Mary J.,** Bridgeport, Connecticut. Seller: Gregory Associates LLC, Mount Kisco. Property: 116 Grove St., Mount Kisco. Amount: \$619,000. Filed Nov. 28.

**Lucas, Edward and Jennifer M. Lucas,** Harrison. Seller: 155 Ellsworth Avenue LLC, Harrison. Property: 155 Ellsworth Ave., Harrison. Amount: \$750,000. Filed Nov. 22.

**Minella, Diane,** Greenburgh. Seller: 36 Cottage LLC, Armonk. Property: 36 Cottage Place, Greenburgh. Amount: \$540,000. Filed Nov. 29.

**Mop II LLC,** Bedford Corners. Seller: Anthony F. and Francis Labrosiano, White Plains. Property: 130 Poningo St., Rye. Amount: \$530,000. Filed Nov. 23.

**MTGLQ Investors LP,** Dallas, Texas. Seller: Manuela Castilla, New York. Property: 256 W. Main St., Mount Kisco. Amount: \$349,000. Filed Nov. 22.

**Rescigno Deborah,** Cape Coral, Florida. Seller: Sinanaj Holdings LLC, Ardsley. Property: 60 Wallace St., Eastchester. Amount: \$765,000. Filed Nov. 23.

**Taesakoe 838 LLC and Chomsie LLC,** Scarsdale. Seller: Jean Chow, Scarsdale. Property: 508 Central Park Ave., Greenburgh. Amount: \$585,000. Filed Nov. 29.

## WORKERS' COMPENSATION BOARD

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

**1 BK Street Corp.,** Pelham. Amount: \$2,500.

**Bronxville Towing LLC,** Yonkers. Amount: \$24,500.

**Estrella Deli LLC,** Yonkers. Amount: \$9,000.

**Gil R Landscaping Corp.,** White Plains. Amount: \$15,700.

**JRM LLC,** Katonah. Amount: \$21,000.

**Lawrence Neshwat M.D., PC,** Yonkers. Amount: \$1,500.

**Lighthouse Ice Cream Company LLC,** Tarrytown. Amount: \$4,500.

**Michael Russo,** Eastchester. Amount: \$21,000.

**Rafael Lopez d.b.a. Lopez Landscaping,** New Rochelle. Amount: \$21,000.

**Top of the Line Security,** Yonkers. Amount: \$10,000.

## JUDGMENTS

**Ajaayswindell Inc.,** Yonkers. \$41,648 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 23.

**Alcantara, Daniel J.,** Yonkers. \$7,027 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 21.

**Bellande, Reginald D.,** White Plains. \$46,400 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 21.

**Blade Logistics,** Penitas, Texas. \$61,255 in favor of Elysium Group Holdings LLC, New York. Filed Nov. 22.

**Blades, Kelvin,** Yonkers. \$5,042 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 21.

**Collegiate,** Madison, Wisconsin. \$35,523 in favor of Elysium Group Holdings LLC, New York. Filed Nov. 22.

**Delgado, Alicia,** White Plains. \$9,463 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 21.

**Demaj, Kushtrim,** Scarsdale. \$5,505 in favor of Absolute Resolutions Investments LLC, Bloomington, Minnesota. Filed Nov. 30.

**Gega, Miranda,** Somers. \$16,950 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 23.

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

**Grande, Dawn L.,** Irvington. \$62,044 in favor of SK Irvington Owner LLC, New York. Filed Nov. 22.

**Grant, Thomas,** Buchanan. \$9,899 in favor of Grant Leah, Peekskill. Filed Nov. 22.

**Gummy Bears for Breakfast Lunch & Dinner LLC and McBain Neriah,** Brooklyn. \$8,026 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 28.

**Henry, Rushane A.,** Mount Vernon. \$5,938 in favor of Capital One NA, Glen Allen, Virginia. Filed Nov. 28.

**Kaseta, William,** Hastings-on-Hudson. \$23,660 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 23.

**Lais, Rodney E.,** Chappaqua. \$13,842 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 28.

**Lewis, Roshon J.,** Port Chester. \$19,812 in favor of Progressive Casualty Insurance Co., Mayfield Heights, Ohio. Filed Nov. 22.

**Mattis, Paul A.,** Monroe. \$6,066 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 23.

**McCormack, Clive,** Mount Vernon. \$9,784 in favor of Dorothy Tomlinson, Mount Vernon. Filed Nov. 22.

**Medina, Eliza,** Yonkers. \$6,612 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 30.

**Miha, Rayhan,** Pleasantville. \$10,198 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 23.

**Morrison Senior Dining at Cardinal Cooke,** New York. \$16,663 in favor of A&P Coat Apron & Linen Supply LLC, Mount Vernon. Filed Nov. 30.

**Naom LLC,** Bronx. \$161,823 in favor of Abacus Consulting Group Inc., Yonkers. Filed Nov. 23.

**Nunes, Paula,** New Rochelle. \$13,332 in favor of Capital One NA, Glen Allen, Virginia. Filed Nov. 29.

**Pedroso, Jennifer,** New Rochelle. \$5,895 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 22.

**Pedroso, Jennifer,** New Rochelle. \$11,329 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 23.



# Facts & Figures

**Perez, Melissa**, Larchmont. \$15,486 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 21.

**Q Biomed Inc.**, New York. \$130,100 in favor of Activus Group LLC, Cranford, New Jersey. Filed Nov. 21.

**Reyes, Sarah**, Goldens Bridge. \$9,504 in favor of Capital One Bank USA NA, Glen Allen, Virginia. Filed Nov. 22.

**Shamapande, Yandwa Y.**, Goldens Bridge. \$16,817 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 23.

**Simpson, Claude**, White Plains. \$4,670 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 23.

**Suso, Momodou L.**, Yonkers. \$63,582 in favor of Capital One NA, Glen Allen, Virginia. Filed Nov. 28.

**Torres, Luna Jose R.**, Port Chester. \$6,267 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 29.

**White, Carolyn A.**, White Plains. \$5,883 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 29.

**Wine Connection Corp.**, Pound Ridge. \$11,216 in favor of Weygandt-Metzler Importing Ltd., New York. Filed Nov. 21.

## Lis Pendants

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

**Bray, Fontaine J.**, as owner. Filed by Lakeview Loan Servicing LLC, Action: Foreclosure of a mortgage in the principal amount of \$150,228 affecting property located at 28 Moquette Row, Yonkers. Filed Nov. 22.

**Destefano, Eleanor**, as owner. Filed by Wells Fargo Bank NA, Action: Foreclosure of a mortgage in the principal amount of \$480,000 affecting property located at 309 Rich Ave., Mount Vernon. Filed Nov. 22.

**Earl, Leshawn**, as owner. Filed by Wells Fargo Bank NA, Action: Foreclosure of a mortgage in the principal amount of \$279,919 affecting property located at 146 Union Ave., Mount Vernon. Filed Nov. 11.

**Greenland, Alexander**, as owner. Filed by Deutsche Bank National Trust Company, Action: Foreclosure of a mortgage in the principal amount of \$480,000 affecting property located at 603 S. Fifth Ave., Mount Vernon. Filed Nov. 14.

**Koller, Marlaina**, as owner. Filed by Carrington Mortgage Services LLC, Action: Foreclosure of a mortgage in the principal amount of \$273,100 affecting property located at 222 Gaillmore Drive, Yonkers. Filed Nov. 11.

**Longe, Omowumi**, as owner. Filed by Us Bank Trust National Association, Action: Foreclosure of a mortgage in the principal amount of \$459,000 affecting property located at 437 S. Fifth Ave., Mount Vernon. Filed Nov. 15.

**Morrison, Leonard M.**, as owner. Filed by JPMorgan Chase Bank NA, Action: Foreclosure of a mortgage in the principal amount of \$90,000 affecting property located at 196 Elm St., New Rochelle. Filed Nov. 15.

**Neilm, Dorothy M.**, as owner. Filed by Reverse Mortgage Funding LLC, Action: Foreclosure of a mortgage in the principal amount of \$525,000 affecting property located at 50 Wildwood Ave., Mount Vernon. Filed Nov. 10.

**Powell Irrevocable Living Trust-Beneficiaries**, as owner. Filed by Reverse Mortgage Funding LLC, Action: Foreclosure of a mortgage in the principal amount of \$450,000 affecting property located at 39 Washington Ave., Ossining. Filed Nov. 11.

**Quorum Federal Credit Union**, as owner. Filed by Ridgewood Savings Bank, Action: Foreclosure of a mortgage in the principal amount of \$1,676,000 affecting property located at 5 Manor Pond Lane, Irvington. Filed Nov. 14.

**Rotonde, Kristy L.**, as owner. Filed by US Bank Trust NA, Action: Foreclosure of a mortgage in the principal amount of \$800,000 affecting property located at 29 Wilton Road, Rye. Filed Nov. 15.

**Rudnick, Marlene D.**, as owner. Filed by Citibank NA, Action: Foreclosure of a mortgage in the principal amount of \$350,000 affecting property located at 1 Lexington Drive, Croton-on-Hudson. Filed Nov. 22.

**Secretary of Housing & Urban Development**, as owner. Filed by Caliber Home Loans Inc, Action: Foreclosure of a mortgage in the principal amount of \$311,711 affecting property located at 23 Beekman Ave., Mount Vernon. Filed Nov. 15.

**Stokes, Marian**, as owner. Filed by Carrington Mortgage Services LLC, Action: Foreclosure of a mortgage in the principal amount of \$574,761 affecting property located at 229-231 Tomahawk St., Baldwin Place. Filed Nov. 14.

**Taggart, Marsha J.**, as owner. Filed by Freedom Mortgage Corp, Action: Foreclosure of a mortgage in the principal amount of \$394,130 affecting property located at 147 Haylan Road, Yorktown Heights. Filed Nov. 14.

**Temple-Hall Canchetta**, as owner. Filed by US Bank Trust NA, Action: Foreclosure of a mortgage in the principal amount of \$391,000 affecting property located at 196 Lorraine Ave., Mount Vernon. Filed Nov. 16.

**United States of America-Secretary of Housing & Urban Development**, as owner. Filed by Mortgage Assets Management LLC, Action: Foreclosure of a mortgage in the principal amount of \$742,500 affecting property located at 11 Brookdell Drive, Hartsdale. Filed Nov. 14.

**United States of America-Secretary of Housing & Urban Development**, as owner. Filed by Mortgage Assets Management LLC, Action: Foreclosure of a mortgage in the principal amount of \$465,000 affecting property located at 27 Winthrop Drive, Cortlandt Manor. Filed Nov. 14.

**US Bank NA**, as owner. Filed by Deutsche Bank National Trust Co, Action: Foreclosure of a mortgage in the principal amount of \$392,000 affecting property located at 663 Lafayette Ave., Mount Vernon. Filed Nov. 10.

**Volvo Car Finance North America**, as owner. Filed by US Bank Trust NA, Action: Foreclosure of a mortgage in the principal amount of \$415,000 affecting property located at 51 Courter Ave., Yonkers. Filed Nov. 14.

**Waller, Denise B.**, as owner. Filed by Citigroup Mortgage Loan Trust Inc, Action: Foreclosure of a mortgage in the principal amount of \$234,400 affecting property located at 632 Kissam Road Unit J2, Peekskill. Filed Nov. 10.

**Watkins, Russell**, as owner. Filed by Bank of America NA, Action: Foreclosure of a mortgage in the principal amount of \$424,219 affecting property located at 10 S. 13th Ave., Mount Vernon. Filed Nov. 11.

**Westchester County Clerk**, as owner. Filed by Citibank NA, Action: Foreclosure of a mortgage in the principal amount of \$640,000 affecting property located at 95 Wellington Court, Yorktown. Filed Nov. 22.

**Westchester County Social Services**, as owner. Filed by Keybank NA, Action: Foreclosure of a mortgage in the principal amount of \$70,000 affecting property located at 1741 Lincoln Terrace, Peekskill. Filed Nov. 11.

**Whippoorwill Commons Condominium Board Manager**, as owner. Filed by Wells Fargo Bank NA, Action: Foreclosure of a mortgage in the principal amount of \$100,000 affecting property located at 20 Whippoorwill Road East, Apt. 1B Armonk. Filed Nov. 14.

## MECHANIC'S LIENS

**EG Mount Vernon Preservation LP**, Mount Vernon. \$16,480 in favor of Industrial Electric Supply Corp., Brooklyn. Filed Nov. 22.

**Keogh, Brian J.**, Rye. \$6,570 in favor of Santos Interiors LLC, Easton. Filed Nov. 28.

**Markos, Jaish**, Cortlandt. \$5,000 in favor of Minuta Architecture PLLC, New Windsor. Filed Nov. 14.

**Pelham Fifth Avenue JV LLC**, Pelham. \$77,826 in favor of Steel Direct Corp., New York. Filed Nov. 21.

**Radford Court Apartment Corp.**, Yonkers. \$29,638 in favor of Rennon Construction Corp., Queens. Filed Nov. 21.

**Stanek, James**, Scarsdale. \$12,490 in favor of East Haven Builders Supply-US, East Haven, Connecticut. Filed Nov. 14.

**TAC CG Mount Vernon LLC**, Mount Vernon. \$43,100 in favor of Vitello Sewer Water Main Heating, Bronx. Filed Nov. 14.

**Westchester ALP Property LLC**, Yonkers. \$8,225 in favor of Performance Mechanical Corp, Garden. Filed Nov. 23.

**Zegeye, Beruch**, Ossining. \$35,746 in favor of Chris Craftsman Elopement Inc., Bronx. Filed Nov. 15.

## NEW BUSINESSES

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

Sole Proprietorships

**24 Cynosure Photography**, 107 Lincoln Ave., No. 6, New Rochelle, 10801, c/o Kai Avacea. Filed Nov. 23.

**A&J Management**, 37 Drake Road, Scarsdale, 10583, c/o Arthur Goodson. Filed Nov. 22.

**Alexei Bondarev DDS**, 14 Harwood Court, No. 312, Scarsdale, 10583, c/o Alexei Bondarer Filed Nov. 29.

**Ashley Lowell**, P.O. Box 224, Mount Kisco 10549, c/o Ashley Lowell. Filed Nov. 21.

**Christie Hunt Hair Studio**, 445 Hamilton Ave., 100, White Plains, 10601, c/o Christie Hunt. Filed Nov. 28.

**Dream 2 Reality**, 44 N. Evarts Ave., Elmsford, 10523, c/o Kevin Torres. Filed Nov. 23.

**Emily Lowell**, P.O. Box 224, Mount Kisco 10549, c/o Emily Lowell. Filed Nov. 21.

**Erica Hezi Educational Consulting**, 718 Main St., Peekskill, 10566, c/o Erica Hezi. Filed Nov. 28.

**Flower Party**, 42 Anderson Road, Katonah, 10536, c/o Estelle Silberman. Filed Nov. 28.

**Friends of Shatika Parker**, 95-117 Ravine Ave., Yonkers, 10701, c/o Shatika Parker. Filed Nov. 22.

**Gerald Dorsett**, 737 Bradley St., Mamaroneck, 10543, c/o Gerald Dorsett. Filed Nov. 23.

**James Lewis Hendricks 111 Trust Enterprise**, 100 Fisher Ave., No. 946, White Plains, 10602, c/o James Hendricks III. Filed Nov. 23.

**Language Masterclass**, 87 Main St., B2, Tarrytown, 10591, c/o Elena Yurievna Demovidova. Filed Nov. 28.

**M. Moore Coaches**, 133 Florence St., Yonkers, 10704, c/o Mesha Moore. Filed Nov. 22.

**Mafers Healthy Bakery**, 148 Baldwin Road, Mount Vernon 10549, c/o Maria Riofrio. Filed Nov. 21.

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

**Marcelinobeauty**, 26 Post St., No. 5D, Yonkers, 10705, c/o Ashley Marcelino. Filed Nov. 23.

**MO Tax Service**, 3147 E. Main St., No. 972, Mohegan Lake, 10547, c/o Masako Mikami. Filed Nov. 29.

**Muscle Activation & Strength**, 26 Chatterton Ave., White Plains, 10606, c/o Kristofer Sullivan. Filed Nov. 23.

**New Era Security Services**, 445 N. State Road, Briarcliff Manor, 10520, c/o Michael Aurora. Filed Nov. 30.

**New Victory Theater Co.**, 925 South St., Studio 4, Peekskill, 10566, c/o Scarlett Antonia Degidio. Filed Nov. 22.

**Nico's Quality Services**, 94 Cloverdale Ave., White Plains, 10603, c/o Ernesto Rivera. Filed Nov. 29.

**NYCT Notary & Property Solutions**, 202 Warren Ave., White Plains 10603, c/o Mary Ann Shelton. Filed Nov. 21.

**Scotts Handy Works**, 52 Top O the Ridge, Scarsdale, 10583, c/o Scott Robert Gunst. Filed Nov. 30.

**SH Service Trip**, 42 Sheridan Ave., 1A, Mount Vernon, 10552, c/o Mohssene Kabbar. Filed Nov. 29.

**Taxi Service of Hudson Valley**, 951 Main St., No. 5-D, Peekskill 10566, c/o Christian G. Vagiles. Filed Nov. 21.



# Facts & Figures

## HUDSON VALLEY

### BUILDING LOANS

#### Below \$1 million

**APTANS LLC**, as owner. Lender: Northeast Community Bank. Property: 12 Apta Blvd., New Square. Amount: \$800,000. Filed Nov. 25.

### DEEDS

#### Above \$1 million

**675 Piermont Owner LLC**, Piermont. Seller: 675 Piermont LLC, et al, and Dee and William V. Ryan, Robert Whelan, Joseph A. McGrath and Robert Blauvelt. Property: 675 Piermont Ave., Piermont. Amount: \$1 million. Filed Nov. 23.

**Suffern Office LLC**, Spring Valley. Seller: IDW Re Holdings LLC. Suffern. Property: 91 Washington Ave., Suffern. Amount: \$1 million. Filed Nov. 23.

**Tiffany Management Ltd.**, Nyack. Seller: Lee, Walter, Upper Nyack. Property: 171 S. Broadway, Nyack. Amount: \$2.4 million. Filed Nov. 23.

#### Below \$1 million

**37 W Market Realty LLC**, Red Hook. Seller: Electric Ace Holdings LLC Red Hook. Property: in Red Hook. Amount: \$410,000. Filed Nov. 25

**62 Wesley ESP LLC**, Kearny, New Jersey. Seller: Peteet, Dorothy M. and Brian J. Lee, Suffern. Property: 72 Wesley Chapel Road, Wesley Hills, Monsey. Amount: \$950,000. Filed Nov. 23.

**76 Albany Street LLC**, Poughkeepsie. Seller: Krystyna Soltysiak, Sammamish, Washington. Property: in Poughkeepsie. Amount: \$67,000. Filed Nov. 25

**Alyba Realty LLC**, Hopewell Junction. Seller: General Sewer Service of Wappingers Inc., Wappingers Falls. Property: 21 S. White St., Poughkeepsie. Amount: \$225,000. Filed Nov. 23.

**Baksh, Rafiq and Khan Naveen**, Kensignton. Seller: Jamie J. Bloom, Hopewell Junction. Property: in East Fishkill. Amount: \$690,000. Filed Nov. 25.

**Ballester, Margarita J.**, New York. Seller: Kirsten S. Carter, Rhinebeck. Property: 6 Birchwood Drive, Red Hook. Amount: \$389,000. Filed Nov. 28.

**Bolding, James F.** et al, Poughkeepsie. Seller: Carole J. Pelia. Beacon. Property: in Beacon. Amount: \$275,000. Filed Nov. 28.

**Cecny Land Holdings LLC**, Atlanta, Georgia. Seller: 2376 Route 9G LLC, New York. Property: in Hyde Park. Amount: \$522,500. Filed Nov. 23.

**Green, Tamara**, Bronx. Seller: Veronika Bajkai, Poughkeepsie. Property: in Hyde Park. Amount: \$278,500. Filed Nov. 28.

**Hobbs Lane 122 Corp.**, Merrick. Seller: Francesco Mastalia, Rhinebeck. Property: 388 Gardenia Drive, Rhinebeck. Amount: \$600,000. Filed Nov. 23.

**Legg, James A. and Margaret B. Lapre**, Brooklin. Seller: Grace Dugan, Pawling. Property: in Pawling. Amount: \$350,000. Filed Nov. 28.

**Olmos, Alejandro Valdez**, Poughkeepsie. Seller: Rebecca M. Jankiewicz, Highland. Property: in Clinton. Amount: \$452,500. Filed Nov. 25.

**Osborn, Kathryn Elizabeth**, Red Hook. Seller: Edward Rosalie, Red Hook. Property: in Red Hook. Amount: \$38,000. Filed Nov. 28.

**Pacheco, Raul and Carmen Pacheco**, Bronx. Seller: PGA Real Estate Solutions LLC, Yorktown Heights. Property: in East Fishkill. Amount: \$470,000. Filed Nov. 23.

**Paredes, John Kevin and Catherine T. Paredes**, Millbrook. Seller: Jax Enterprises LLC, Hopewell Junction. Property: 21 Milewood Road, Union Vale. Amount: \$260,000. Filed Nov. 28.

**Rendon, Brisa**, Pleasant Valley. Seller: Tracey Kirkpatrick, Pleasant Valley. Property: 1360 Route 44, Pleasant Valley. Amount: \$192,000. Filed Nov. 28.

**Romanelli, Anthony T.**, Wappingers Falls. Seller: Felix Fernandez, Peekskill. Property: in Wappinger. Amount: \$173,000. Filed Nov. 28.

**Saliev, Azizjon**, Poughkeepsie. Seller: Joseph G. Disalvo, LaGrange. Property: 7 Scout Lane, LaGrange. Amount: \$572,000. Filed Nov. 25

**TC 727 Fifth LLC**, Hopewell Junction. Seller: James O'Hara, Verplank. Property: in East Fishkill. Amount: \$110,000. Filed Nov. 23.

**Veterans Investing LLC**, New Paltz. Seller: Walter J. Seipp Trust, Clinton Corners. Property: 10-1 White Gate Road, Wappinger. Amount: \$70,000. Filed Nov. 25.

**Wieder, Issac**, Monroe. Seller: Francesco Giangrasso, Poughkeepsie. Property: North Hamilton Street, Poughkeepsie. Amount: \$200,000. Filed Nov. 25.

**Williams, Ronald and Gail Williams**, Beacon. Seller: Lucia E. Stuart, Poughkeepsie. Property: 14 Saddle Rock Drive, Poughkeepsie. Amount: \$400,000. Filed Nov. 28.

### JUDGMENTS

**A List Beauty Lounge Inc. and Mazzarri Alyssa**, Middletown. \$12,966 in favor of LCF Group Inc., Lake Success Filed Nov. 21.

**Augustine, Kimberley and Dream Vision Worldwide**, Middletown. \$18,541 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 25.

**Byers, Daniel R.**, Walden. \$8,362 in favor of 50 S. Montgomery LLC, Spring Valley. Filed Nov. 22.

**Castaldi, William Jr., et al**, Tuxedo Park. \$16,000 in favor of Daniel E. Bertolino PC, Upper Nyack. Filed Nov. 22.

**Chasin, Zacharias**, Middletown. \$32,401 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Nov. 22.

**Cobbs, Robbin**, Newburgh. \$6,575 in favor of New City Funding Corp., Stony Point. Filed Nov. 22.

**Cornell, Priscilla and Brian Cornell**, Newburgh. \$21,689 in favor of Newburgh Senior Horizons, Newburgh. Filed Nov. 22.

**Derrick, Virgil**, Brooklyn. \$3,708 in favor of Atlantic Credit & Finance Inc., Roanoke, Virginia. Filed Nov. 28.

**Eldridge, Yvette**, Newburgh. \$2,417 in favor of Synchrony Bank, Draper, Utah. Filed Nov. 22.

**Ernst, Joseph K.**, Newburgh. \$10,286 in favor of Citibank, Sioux Falls, South Dakota. Filed Nov. 21.

**Glisson, Clarence M.**, New Windsor \$9,265 in favor of Wells Fargo Bank, West Des Moines, Iowa. Filed Nov. 25.

**Henry, Natasha**, New Windsor. \$2,932 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Nov. 22.

**Katz, Blima**, Monroe. \$13,910 in favor of Sunmark Credit Union, Latham Filed Nov. 25.

**Kraus, Mel**, Brooklyn. \$1,396 in favor of Richard D. O'Donnell and Michael Cullen, Scarsdale. Filed Nov. 25.

**Kurtz, Christine**, Middletown. \$1,237 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Nov. 28.

**Lee, Zani C.**, Newburgh. \$2,078 in favor of Citibank, Sioux Falls, South Dakota. Filed Nov. 22.

**Mays, Steven and Ebony Mays**, Newburgh. \$10,982 in favor of Bourne & Kenney Redevelopment Company LLC, Newburgh. Filed Nov. 22.

**Perez, Maribelle and Christian Munoz**, Highland Falls. \$34,165 in favor of Michael Deegan, Highland Falls. Filed Nov. 25.

**Rodriguez, Dawn**, Middletown. \$7,500 in favor of Chaya S. and Moshe Sternhill and Aron Deutscher, Monsey. Filed Nov. 23.

**Rodriguez, Jose**, New Windsor. \$4,485 in favor of Cavalry SPV 1 LLC, Greenwich, Connecticut. Filed Nov. 22.

**Roman, Hector**, Middletown. \$2,699 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 22.

**Rosado, Moise**, Montgomery. \$7,823 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 22.

**Sessoms, Charlene L.**, Cornwall-on-Hudson. \$14,399 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 22.

**Tenempaguay, Diana**, Ossining. \$7,464 in favor of Westchester Medical Center, Valhalla. Filed Nov. 23.

**Unterman, William Jr.**, Middletown. \$7,858 in favor of Day Christine, Goshen. Filed Nov. 23.

**Wells, Nicholas A.**, Carmel. \$6,405 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 25.

**Wine Worldwide Inc.**, New Paltz. \$289,286 in favor of DB Group America Ltd., Lynbrook. Filed Nov. 23.

**Woodward, James**, Brewster. \$1,958 in favor of Michelle Horner, Bethel, Connecticut. Filed Nov. 23.

### MECHANIC'S LIENS

**Aqua Medic**, as owner. \$5,925 in favor of Rushmore Estate Inc. and Pulver Zeth. Property: in Woodbury. Filed Nov. 25

**Aqua Medic**, as owner. \$5,000 in favor of Petlenko Mikhail. Property: in Monroe. Filed Nov. 25

**In Phase Line Construction LLC**, as owner. \$85,156 in favor of Buck Knoll Hunting Club Inc. Property: in Sparrow Bush. Filed Nov. 25

**JMDH Real Estate of Brewster LLC**, as owner. \$30,075 in favor of James McGowan & Son Masonry Inc. Property: in Southeast. Filed Nov. 23.

**Sullivan Construction Group LLC**, as owner. \$227,640 in favor of Legoland New York LLC, Property: 338 Harriman Drive, Goshen. Filed Nov. 23.

**Sullivan Construction Group LLC**, as owner. \$439,486 in favor of Legoland New York LLC, Property: 420 Harriman Drive, Goshen. Filed Nov. 23.

### NEW BUSINESSES

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

Partnerships

**Junk2go**, 120 Bert Crawford Road, Middletown 10940. c/o Richard DeGroat III and Sydney Dion Younger. Filed Nov. 25

**Vastu**, 38 Ronald Reagan Blvd., Warwick 10990. c/o Marsha Lynn Lehrer, Aura Chandra Lehrer and Eric M. Lehrer. Filed Nov. 28

### SOLE PROPRIETORSHIPS

**40 Landscaping**, 141 Cromwell Hill Road, Monroe 10950. c/o Josue Gonzalez. Filed Nov. 25

**Amy Frisch Consultants**, 135 Benedict Road, Montgomery 12549. c/o Amy Rose Frisch. Filed Nov. 28

**Cozy House**, 61 Galley Hill Road, Cuddebackville 12729. c/o Sha Quan. Filed Nov. 28

**Exclusive Technology**, 12 Crescent Ave., Warwick 10990. c/o Christopher William Reinert. Filed Nov. 23

**Julias Celestial Creations**, 542 Beatie Road, Rock Tavern 12575. c/o Julia Anne Sherman. Filed Nov. 23

**Lake Mahopac Landscaping and Lawn Care**, 245 Lakeshore Drive, Mahopac 10541. c/o Robert Louis Stevens. Filed Nov. 28.

**Lower Hudson Valley**, 42 Colton Road, Mahopac 10541. c/o Michael Curley. Filed Nov. 23.

**Noahs Ark Construction**, 97 Grand St., 1 D, Newburgh 12550. c/o Carlos Enrique Ortiz Balarezo. Filed Nov. 28

**One Drop at a Time Creations**, 53 Underhill Road, Apt. D, Middletown 10940 c/o Melissa M. Gillespie. Filed Nov. 23

**Owl Mobile Notary Services**, 680 Route 211 East, No. 328 3B, Middletown 10941. c/o Michelle Holleen Jordan. Filed Nov. 25

**Pretty In Pink Brow & Beauty Bar**, 43 Maple St., Cornwall-on-Hudson 12518. c/o Jaquitta Ann Robinson. Filed Nov. 25

**Vellenga Farms**, 462 County Route 93, Slate Hill 10973. c/o Henrietta Vellenga. Filed Nov. 28

**Victor Pingan Design**, 4 Shore Blvd., Slate Hill 10973. c/o Chen Yutong. Filed Nov. 23

**Your Style Salon**, 9 W. Main St., Port Jervis 12771. c/o Hazel Arana Parra. Filed Nov. 28





# WOMEN IN POWER



Join us on January 24 and hear from leading CEOs who have effectively smashed through the proverbial glass ceiling while maintaining a healthy work-life balance. How did they do it? And how can you apply the lessons shared to your own professional and personal life?

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President & CEO  
Bigelow Tea



**SUSAN FOX**  
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## BUILDING PERMITS

## Commercial

**Petretti & Associates LLC,** New York, New York, contractor for Petretti & Associates LLC. Fit out office space on east side of building, add new partitions, duct work, millwork and lighting. Scope of work does not change existing building area or exit access at 208 Harbor Drive, Stamford. Estimated cost: \$700,000. Filed Oct. 14.

**Petretti & Associates LLC,** New York, New York, contractor for 600 Washington Acquisitions LLC. Prepare for tenant fit out on the 11th floor of 600 Washington Blvd., Stamford. Estimated cost: \$225,000. Filed Oct. 3.

**Pimpinella Construction Company Inc.,** Stamford, contractor for Pimpinella Construction Company Inc. Remodel two bathrooms and change fixtures at 1 Strawberry Hill Ave., Stamford. Estimated cost: \$28,000. Filed Oct. 21.

**Ram Building Group LLC,** Trumbull, contractor for Riverbend 5 LLC. Perform replacement alterations at 5 Riverbend Drive, Stamford. Estimated cost: \$711,000. Filed Oct. 21.

**Ram Building Group LLC,** Trumbull, contractor for Eleven 50 Summer St Associates Ltd. Perform replacement alterations at 1150 Summer St., Stamford. Estimated cost: \$74,000. Filed Oct. 3.

**Ramapo Communications Corp.,** South Hackensack, New Jersey, contractor for WCL Limited Partnership. Install three antenna, six radios and three open-view performance cabinets on the roof with support structure and an equipment cabinet located on the ground with two auxiliary cabinets for power and fiber as well as a conduit to bring power and fiber to the cabinet with a new meter installed at 500 Newfield Ave., Stamford. Estimated cost: \$23,000. Filed Oct. 25.

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

**Rex Restoration Services LLC,** Stamford, contractor for Deras LLC. Perform replacement alterations at 60 Strawberry Hill Ave., Unit L-1, Stamford. Estimated cost: \$50,000. Filed Oct. 5.

**Riverhouse Construction LLC,** Stamford, contractor for 84 West Park LLC. Convert the third, fourth and fifth floors of an existing office building to 27 apartments at 84 W. Park Place, Stamford. Estimated cost: \$2,000,000. Filed Oct. 26.

**Sign Design Inc.,** Norwalk, contractor for Baker Properties Partnership Ltd. Install two awnings and two-dimensional letter wall signs without illumination at 49 John St., Stamford. Estimated cost: \$4,000. Filed Oct. 3.

**Signature Construction Group of Connecticut Inc.,** Norwalk, contractor for Two Stamford Plaza Owner LLC. Perform replacement alterations at 263 Tresser Blvd., Stamford. Estimated cost: \$98,000. Filed Oct. 5.

**Signature Construction Group of Connecticut Inc.,** Norwalk, contractor for One Stamford Plaza Owner LLC. Perform changes to existing space, including new walls to create a conference room and split one office to create two offices at 263 Tresser Blvd., Stamford. Estimated cost: \$105,000. Filed Oct. 11.

**Tiny's Home Improvement LLC,** Norwalk, contractor for 487 Glenbrook LLC. Remove existing roof and re-roof 487 Glenbrook Road, Stamford. Estimated cost: \$15,000. Filed Oct. 20.

**Trinity Solar Inc.,** Cheshire, contractor for 68 Parry Road. Install 30 mounted solar panel roofs. No structural upgrades required at 68 Parry Road, Stamford. Estimated cost: \$55,000. Filed Oct. 31.

**Y&V Home Improvement LLC,** Greenwich, contractor for Y&V Home Improvement LLC. Replace concrete walkway, steel beams supporting the walkway and exterior wall at 61 Grove St., Unit Main, Stamford. Estimated cost: \$20,000. Filed Oct. 3.

## Residential

**Rex Roofing Company of Stamford Inc.,** Stamford, contractor for Seth C. Diamond and Lizbeth A. Diamond. Perform a partial roof replacement at 50 Idlewood Place, Stamford. Estimated cost: \$13,473. Filed Oct. 12.

**Riga LLC,** Norwalk, contractor for Chris Begley. Remove existing roof and re-roof 44 Old Logging Road, Stamford. Estimated cost: \$15,420. Filed Oct. 18.

**Ring's End Inc.,** Stratford, contractor for Brian Miklos and Ruth M. Balladares. Replace a total of 10 windows and two doors throughout the home at 817 Rock Rimmon Road, Stamford. Estimated cost: \$24,172. Filed Oct. 28.

**Safeside Home Services Inc.,** Hartford, contractor for Rochelle R. Toepelt. Dismantle entire exterior of fireplace chimney, form and pour new concrete footing and hearth extension, reconstruct a new firebox, set new bluestone hearth, build smoke chamber and exterior brick work at 291 Weed Ave., Stamford. Estimated cost: \$39,000. Filed Oct. 20.

**Santiago Home Improvement LLC,** Stamford, contractor for Joubin Bavarian. Remove existing roof and replace with GAF shingles of hickory coloration at 100 Toms Road, Stamford. Estimated cost: \$22,800. Filed Oct. 11.

**Sunrun Installation Services Inc.,** San Francisco, California, contractor for Mike Warren and Velasco Anacleto. Install 6.8kw roof-mounted solar system with 20 panels at 41 Roosevelt Ave., Stamford. Estimated cost: \$24,729. Filed Oct. 5.

**Sunrun Installation Services Inc.,** San Francisco, California, contractor for Peter J. and Jennifer D. Cosenza. Install a 14.95kw roof-mounted solar system at 61 Carriage Drive South, Stamford. Estimated cost: \$62,750. Filed Oct. 6.

**Sunrun Installation Services Inc.,** San Francisco, California, contractor for Miller Washington and Guadalupe Mendez. Install a roof-mounted solar system with 15 panels at 27 Raymond St., Stamford. Estimated cost: \$20,670. Filed Oct. 6.

**Sunrun Installation Services Inc.,** San Francisco, California, contractor for Joseph A. Deluca Jr. and Lisa A. Deluca. Install a roof-mounted solar system with 23 panels at 26 Edice Road, Stamford. Estimated cost: \$33,368. Filed Oct. 6.

**Sunrun Installation Services Inc.,** San Francisco, California, contractor for Lourdes and Nestor Ulloa Jr. Install a roof-mounted solar system with 33 panels at 90 Courtland Ave., Stamford. Estimated cost: \$41,775. Filed Oct. 5.

**Sunrun Installation Services Inc.,** San Francisco, California, contractor for Gregory and Andrea Shahum. Install a roof-mounted solar system with 21 panels at 56 Valley Road, Stamford. Estimated cost: \$20,269. Filed Oct. 13.

**Sunrun Installation Services Inc.,** San Francisco, California, contractor for Theodore A. and Editha M. Abille. Install a roof-mounted solar system with 27 panels at 93 George St., Stamford. Estimated cost: \$39,056. Filed Oct. 12.

**Sunrun Installation Services Inc.,** San Francisco, California, contractor for Jose M. and Maria Renee Aleman. Install a roof-mounted solar system with 43 panels at 49 Willowbrook Ave., Stamford. Estimated cost: \$59,254. Filed Oct. 21.

**Sunrun Installation Services Inc.,** San Francisco, California, contractor for William H. Parker III. Install a roof-mounted solar system with 10 panels at 38 Saint Charles Ave., Stamford. Estimated cost: \$15,265. Filed Oct. 21.

**Sunrun Installation Services Inc.,** San Francisco, California, contractor for Aaron J. and Lillian E. Lofaro. Install a roof-mounted solar system with 27 panels at 38 Penzance Road, Stamford. Estimated cost: \$38,913. Filed Oct. 21.

**Sunrun Installation Services Inc.,** San Francisco, California, contractor for Bozena and Henryk Remisiewicz. Install a roof-mounted solar system with 27 panels at 34 Barholm Ave., Stamford. Estimated cost: \$39,531. Filed Oct. 21.

**Sunrun Installation Services Inc.,** San Francisco, California, contractor for Stephen Brown and Michelle Zinsser. Install a roof-mounted solar system with 32 panels at 34 Idlewood Drive, Stamford. Estimated cost: \$46,692. Filed Oct. 24.

**Sunrun Installation Services Inc.,** San Francisco, California, contractor for John and Marilyn Griswold. Install a roof-mounted solar system with 47 panels at 36 Carriage Drive South, Stamford. Estimated cost: \$66,495. Filed Oct. 25.

**Super K Electric LLC,** Stamford, contractor for Jonathan E. Zurita. Install a Generac 22kw generator connected to an underground propane tank at 337 Thornridge Drive, Stamford. Estimated cost: \$17,000. Filed Oct. 18.

**Tesla Energy Operations Inc.,** Fremont, California, contractor for Patlolla Ganadeep. Install roof-mounted solar panels at 14 Mid River Run, Stamford. Estimated cost: \$48,346. Filed Oct. 7.

**Tesla Energy Operations Inc.,** Fremont, California, contractor for James Hall. Install roof-mounted solar panels at 118 Iron Gate Road, Stamford. Estimated cost: \$41,260. Filed Oct. 25.

**Trinity Solar Inc.,** Cheshire, contractor for Peter V. and Patricia Romano. Install roof-mounted solar panels at 32 Pierce Place, Stamford. Estimated cost: \$15,000. Filed Oct. 11.

**Vadas, James T.,** Fairfield, contractor for John Landrum Bryant and Patricia Bauman. Install an in-ground 16x32 fiber glass pool. Gazebo and greenhouse will be on a separate permit at 68 Deep Valley Trail, Stamford. Estimated cost: \$85,000. Filed Oct. 3.

**Velez, Wilson,** Stamford, contractor for Mark and Mary M. Drought. Install and wire a 16kw Generac generator at 91 Ledge Lane, Stamford. Estimated cost: \$8,500. Filed Oct. 11.

**Venture Home Solar LLC,** Southington, contractor for Joan M. Roguski and AJ Szekeley. Install 24 roof-mounted solar modules and inverters at 73 Dundee Road, Stamford. Estimated cost: \$14,000. Filed Oct. 25.

**Venture Home Solar LLC,** Southington, contractor for Marianne B. Foley. Install 15 roof-mounted solar modules and inverters at 26 Cady St., Stamford. Estimated cost: \$36,000. Filed Oct. 28.

**Vinylume Inc.,** Stamford, contractor for Anthony and Susan K. Loglisci. Remove existing asphalt shingles and install new shingles with all necessary under alignments and accessories at 301 Haviland Road, Stamford. Estimated cost: \$49,500. Filed Oct. 11.

**Walesky, Donald C.,** Cheshire, contractor for Sally Eberhardt and Richard Chiaramonte. Install a 45kw Generac generator with a 500-gallon torpedo propane tank at 310 Erskine Road, Stamford. Estimated cost: \$38,000. Filed Oct. 11.



# Facts & Figures

**Westview Electric LLC**, Guilford, contractor for James J. and Randy V. Silverman. Remodel kitchen without structural changes or reconfiguration of space at 1 Strawberry Hill Court, Unit 6A, Stamford. Estimated cost: \$22,000. Filed Oct. 7.

**Wojnarowski & Sons Builder LLC**, Stratford, contractor for Malcolm Pobjoy. Perform replacement alterations at 191 Willowbrook Ave., Stamford. Estimated cost: \$10,500. Filed Oct. 25.

**Woodland Partners LLC**, New Canaan, contractor for Christian Dekter and Nayla Aung. Perform replacement alterations at 68 Greenleaf Drive, Stamford. Estimated cost: \$435,000. Filed Oct. 21.

**Yanes Home Improvement LLC**, Darien, contractor for Amy Raffaele. Reconfigure existing kitchen, opening a nonload bearing wall between the kitchen and dining room. Rebuild the existing family room at 29 Brandt Road, Stamford. Estimated cost: \$60,000. Filed Oct. 11.

**Yanes Home Improvement LLC**, Darien, contractor for Marc Mitchell Bennett Revocable Trust. Finish basement, playroom, powder room, office/client storage and mechanical room at 28 Merriland Road, Stamford. Estimated cost: \$6,000. Filed Oct. 25.

## COURT CASES

### Bridgeport Superior Court

**Delucia, Joseph**, Bridgeport. Filed by David Acevedo, Bridgeport. Plaintiff's attorney: The Finch Firm LLC, Trumbull. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-6118788-S. Filed Oct. 17.

**Fildes, Thomas Raymond, et al**, Stratford. Filed by Naomi Lancaster, Bridgeport. Plaintiff's attorney: Ganim Ganim Ganim & Ganim 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-22-6118640-S. Filed Oct. 7.

**Housing Authority of the city of Bridgeport**. Filed by Deborah Woodson, Monroe, New Jersey. Plaintiff's attorney: Daly Weihing & Bodell, Bridgeport. Action: The plaintiff was an employee of the defendant and suffered discrimination when the plaintiff was discharged in violation of terms because of his age. As a result, the plaintiff suffered damages. Case no. FBT-CV-22-6118783-S. Filed Oct. 17.

**Perez-Gonzalez, Jose, et al**, Stamford. Filed by Saintoine St. Fleur, Norwalk. Plaintiff's attorney: Skiber Michael E. 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-22-6118497-S. Filed Oct. 3.

**Root Insurance Company, et al**, Columbus, Ohio. Filed by Derrick Charleus, Bridgeport. Plaintiff's attorney: Delucia & Levine LLC, 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-22-6118671-S. Filed Oct. 11.

**Vogelaar, Xela, et al**, Trumbull. Filed by John J. Dubyoski, Shelton. Plaintiff's attorney: Miller Rosnick D'Amico August & Butler PC, Bridgeport. Action: The plaintiff and defendants entered a contract in which, the plaintiff agreed to furnish supplies, materials and services for the construction of a pool on the premises in exchange for an agreed-upon price. Despite demand, the defendants, individually or collectively, have failed, refused and neglected to pay the remaining sum due the plaintiff under the contracts. 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-22-6118881-S. Filed Oct. 19.

### Danbury Superior Court

**Filmer, Daniel J.**, Danbury. Filed by Bank of America NA, Charlotte, North Carolina. Plaintiff's attorney: Rubin & Rothman LLC, Islandia, New York. Action: The plaintiff is a banking association, which issued a credit card to the defendant who agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks monetary damages of less than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-22-6044292-S. Filed Oct. 14.

**May, Bonnie**, Danbury. Filed by Midland Credit Management Inc., San Diego, California. Plaintiff's attorney: London & London, Newington. Action: The plaintiff acquired the defendant's credit debt when she failed to make payments or neglected to pay the debt. The plaintiff seeks monetary damages less than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-22-6044101-S. Filed Sept. 21.

**Progressive Home, et al**, Hartford. Filed by James Arthur Perkins, Danbury. Plaintiff's attorney: Alan Barry & Associates, Danbury. Action: The plaintiff was a customer of the defendant's homeowner's insurance. A storm caused damage to the roof of the plaintiff's home when he contacted the defendants and notified them of the damage. An employee/agent of the defendant was on the roof of the plaintiff's home performing the inspection while the plaintiff waited on the ground when a board fell from the roof and hit the plaintiff on his right shoulder. The defendant was allegedly negligent and the plaintiff suffered injuries. Case no. DBD-CV-22-6044259-S. Filed Oct. 12.

**Stevenson, Trisha**, Danbury. Filed by Credit Acceptance Corp., Southfield, Michigan. Plaintiff's attorney: Nair & Levin Law Offices PC, Bloomfield. Action: The plaintiff acquired the defendant's debt, an automobile, which the defendant has failed to make payments or neglected to pay the debt. The plaintiff seeks monetary damages less than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-22-6044176-S. Filed Aug. 26.

### Stamford Superior Court

**Blair, Crystal M.**, Stamford. Filed by Capital One Bank (USA), NA, Richmond, Virginia. Plaintiff's attorney: London & London, Newington. Action: The plaintiff is a banking association, which the defendant used for a credit account and agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks monetary damages less than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-22-6058310-S. Filed Sept. 21.

**Dewey, Deborah**, New Canaan. Filed by Sam Allen Interiors LLC, Weston. Plaintiff's attorney: Cohen & Wolf PC, Bridgeport. Action: The plaintiff and defendant entered into a written agreement wherein the defendant agreed to pay the plaintiff for various interior design services performed at the defendant's property. The defendant also agreed to reimburse plaintiff for goods and/or fixtures purchased in furtherance of these services. The plaintiff delivered all services; however, the defendant has neglected to pay the plaintiff. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-22-6058220-S. Filed Sept. 13.

**Duncan, Elsie O.**, Stamford. Filed by Bank of America NA, Charlotte, North Carolina. Plaintiff's attorney: Rubin & Rothman LLC, Islandia, New York. Action: The plaintiff is a banking association, which the defendant used for a credit account and agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks monetary damages less than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-22-6058039-S. Filed Aug. 26.

## DEEDS

### Commercial

**102 High Clear Drive LLC**, Stamford. Seller: Alice S. Guerrlich, Trumbull. Property: 102 High Clear Drive, Stamford. Amount: \$400,000. Filed Nov. 1.

**1484 High Ridge Rental LLC**, Stamford. Seller: PMG Northeast LLC, Falls Church, Virginia. Property: 1484 High Ridge Road, Stamford. Amount: \$1,400,000. Filed Nov. 2.

**2130 LLC**, Greenwich. Seller: Jacqueline McKeon, Greenwich. Property: 11 Maher Ave., Greenwich. Amount: \$2,495,000. Filed Nov. 16.

**Avila Luna, Martin and Lorena Zavala Martinez**, White Plains, New York. Seller: 16 Nobile LLC, Stamford. Property: 16 Nobile St., Stamford. Amount: \$690,000. Filed Nov. 3.

**Bradford Allen Greenwich LLC**, Chicago, Illinois. Seller: GGC Lafayette Putnam LLC, New York, New York. Property: Map 7001, East Putnam Avenue, Greenwich. Amount: \$1,000,000. Filed Nov. 14.

**D&F Holdings LLC**, Greenwich. Seller: Spencer Lampart, The Villages, Florida. Property: 137 Doubling Road, Greenwich. Amount: \$3,627,000. Filed Nov. 17.

**Fuller, Travis and Yolanda Williams-Fuller**, New Rochelle, New York. Seller: Alice Kelly, Fairfield. Property: 3977 Park Ave., Unit 27, Fairfield. Amount: \$405,000. Filed Nov. 4.

**Goodman, Brian and Leigh Goodman**, Southport. Seller: 39 Putting Green LLC, Fairfield. Amount: \$1,100,000. Filed Nov. 3.

**McCaffery, Michael F.**, Stamford. Seller: Collins Construction Enterprises LLC, Pelham Manor, New York. Property: 59 Grace St., Fairfield. Amount: \$494,000. Filed Nov. 4.

**MG3 of Florida LLC**, Marco Island, Florida. Seller: John Clifton Sites III and Lauren Marion Douglass, Greenwich. Property: 25 W. Elm St., Unit 65, Greenwich. Amount: \$1. Filed Nov. 14.

**Murphy, Kimberly**, Fairfield. Seller: 122 Fox Street LLC, Fairfield. Property: 124 Fox St., Fairfield. Amount: \$2,450,000. Filed Nov. 2.



# Facts & Figures

**Spaz Property LLC**, Bridgeport. Seller: Federal Home Loan Mortgage Corp., Plano, Texas. Property: 352 Marlborough Terrace, Fairfield. Amount: \$443,701. Filed Nov. 1.

**Squires, Nicholas W.**, New York, New York. Seller: Grahampton LLC, Naples, Florida. Property: 12 Grahampton Lane, Greenwich. Amount: \$N/A. Filed Nov. 17.

**Tisi, Dominick and Leah Tisi**, Fairfield. Seller: 180 Oldfield LLC, Monroe. Property: 188 Oldfield Drive, Fairfield. Amount: \$1,550,000. Filed Nov. 1.

## Residential

**Astle, Kyle and Danielle Astle**, Fairfield. Seller: Elizabeth P. Hoffmann, Fairfield. Property: 203 Lovers Lane, Fairfield. Amount: \$565,000. Filed Oct. 31.

**Chocheles, Conor W. and Morgan G. Chocheles**, Riverside. Seller: Steven M. Switzer and Ruth Switzer, Stamford. Property: 27 Spring St., Riverside. Amount: \$10. Filed Nov. 17.

**Conetta Franchella, Maryann**, Greenwich. Seller: George M. Muto Jr., et al, Port Chester, New York. Property: 46 Caroline Place, Greenwich. Amount: \$600,000. Filed Nov. 14.

**Coogan, Robin S.**, Greenwich. Seller: Joel Schneider and Jane Schneider, Greenwich. Property: 25 W. Elm St., Unit 30, Greenwich. Amount: \$N/A. Filed Nov. 17.

**Decicco, Steven and Kittie May Wan Evers-Decicco**, Greenwich. Seller: Michael D. Thornton and Joanne K. Hubbard, Greenwich. Property: Old Forge Road, Greenwich. Amount: \$2,220,000. Filed Nov. 15.

**Domenico, Gary and Jessica Van Haegen**, Fairfield. Seller: Rory B. Allen, Fairfield. Property: 329 Adley Road, Fairfield. Amount: \$765,000. Filed Oct. 31.

**Feeney, Brendan and Erika Feeney**, Jersey City, New Jersey. Seller: Duncan M. McCuaig and Nancy E. McCuaig, Fairfield. Property: 201 Tanglewood Road, Fairfield. Amount: \$950,000. Filed Nov. 1.

**Fero, Courtney**, Stamford. Seller: Lisa Bolton, East Hampton. Property: 41 Bridge St., Stamford. Amount: \$800,000. Filed Nov. 3.

**Fuchs, Mitchell**, Stamford. Seller: Lauren Effron, Henrico, Virginia. Property: 85 Camp Ave., Unit 11M, Stamford. Amount: \$535,000. Filed Nov. 2.

**Gerics, Joseph A. and Karina H. Strobl**, Stamford. Seller: Kathy Totino, Stamford. Property: 231 Weed Ave., Stamford. Amount: \$750,000. Filed Nov. 3.

**Godding, Meghan Lobdell and Shane Godding**, Shelton. Seller: Ailing Li and Yuhe Zhao, Tampa, Florida. Property: 893 Valley Road, Fairfield. Amount: \$875,000. Filed Nov. 2.

**Grasso, Nicholas and Brittany Grasso**, Fairfield. Seller: Frederick P. Klamka, Fairfield. Property: 110 Pell Meadow Drive, Fairfield. Amount: \$675,000. Filed Nov. 1.

**Hoard, Allison**, Stamford. Seller: Mary V. Judge and Edward A. Judge, Stamford. Property: 62 Wood Ridge Drive, Stamford. Amount: \$590,000. Filed Nov. 2.

**Howarth, Robert C. and Danielle G. Howarth**, Fairfield. Seller: Zheng Jiang and Joachim Nemeth, Fairfield. Property: 73 Carlynn Drive, Fairfield. Amount: \$1,750,000. Filed Nov. 1.

**Hu, James**, Rego Park, New York. Seller: Arno Bryant Fischer, Greenwich. Property: 1633 Washington Blvd., Unit 6C, Stamford. Amount: \$106,166. Filed Nov. 2.

**Iassogna, Linda**, Fairfield. Seller: Sarah B. Parsons, Fairfield. Property: 79 Greenfield Hunt, Fairfield. Amount: \$949,000. Filed Nov. 1.

**Kasiea, Tomiko Timothy**, Stamford. Seller: Joseph M. McKenna, Stamford. Property: 21 Klondike Ave., Stamford. Amount: \$555,000. Filed Nov. 4.

**Kettig, Molly C. and Scott C. Kettig**, Stamford. Seller: Mark Pires and Lara Pires, Fairfield. Property: 923 Galloping Hill Drive, Fairfield. Amount: \$1,150,000. Filed Oct. 31.

**Knebel, Jeffrey P.**, Stamford. Seller: Katrina Knebel, Norwalk. Property: 82 Palmer Ave., Stamford. Amount: \$100,000. Filed Nov. 3.

**Knight, Corinne**, Stockbridge, Massachusetts. Seller: Matthew Harley Wyman and Catherine Ann Wyman, Fairfield. Property: 95 Flax Road, Fairfield. Amount: \$825,000. Filed Nov. 3.

**Kornutik, Steve**, Fairfield. Seller: Alan F. Offenev and Sharon L. Offenev, Fairfield. Property: 7 Lewis Drive, Fairfield. Amount: \$336,000. Filed Nov. 3.

**Lang, Carol Anne**, Fairfield. Seller: V. Elizabeth Moomjian and Jeffrey Moomjian, Fairfield. Property: 90 Montauk St., Unit 4-D-1, Fairfield. Amount: \$336,500. Filed Oct. 31.

**Lee, Kyung Ok**, Greenwich. Seller: Michael A. Aurelia III and Denise M. Savageau, Old Lyme. Property: 72 Oakridge St., Greenwich. Amount: \$1,125,000. Filed Nov. 18.

**Logios, Christopher and Samantha Tice-Logios**, Stamford. Seller: Phillip J. Longo Jr. and Regina M. Longo, Stamford. Property: 92 Thornwood Road, Stamford. Amount: \$890,000. Filed Nov. 4.

**Parker, James**, Greenwich. Seller: Gloria L. Molinari, Greenwich. Property: 277 Taconic Road, Greenwich. Amount: \$1,400,000. Filed Nov. 16.

**Pavlus, Marian and Veronika Pavlus**, Stamford. Seller: Larry Brian Jones and Jolande Loesje Niedekker, Stamford. Property: 36 Coventry Road, Stamford. Amount: \$995,000. Filed Nov. 1.

**Pennie, LessleyAnn R.**, Stamford. Seller: Beini Lin, Amherst, Massachusetts. Property: 27 N. Hill St., No. 5C, Stamford. Amount: \$194,500. Filed Nov. 4.

**Powell, Fabiola**, Stamford. Seller: Michael Coviello and Donna Coviello, Stamford. Property: 1900 Summer St., Unit 20, Stamford. Amount: \$299,000. Filed Oct. 31.

**Raguskus, Bryan and Adria Bell**, New York, New York. Seller: Lilo M. Cushman, Stamford. Property: 235 Thunder Hill Drive, Stamford. Amount: \$662,400. Filed Oct. 31.

**Restrepo, Monica**, Stamford. Seller: Josephine D'Agostino, Stamford. Property: 49 Valley Road, Stamford. Amount: \$599,900. Filed Nov. 1.

**Rukeyser, Gwen**, Greenwich. Seller: Lelia Lee, Greenwich. Property: 40 W. Elm St., Greenwich. Amount: \$1,050,000. Filed Nov. 17.

**Ruwe, Brian and Meghan Ruwe**, Greenwich. Seller: Anthony V. Marone and Jean Marone, Fairfield. Property: 106 Hollow Tree Circle, Fairfield. Amount: \$990,000. Filed Oct. 31.

**Sangermano, Angelina**, New Milford. Seller: Edward M. Esposito, Stamford. Property: 80 Maple Tree Ave., Stamford. Amount: \$320,000. Filed Nov. 1.

**Silvestri, Jeffrey and Alison Silvestri**, Fairfield. Seller: James P. Gavin and Mary Ellen Gavin, Fairfield. Property: 105 Sherwood Farm Road, Fairfield. Amount: \$1,657,500. Filed Nov. 1.

**Styles, Patrick and Natasha Styles**, Greenwich. Seller: Lindsay Hoyle, Greenwich. Property: 76 Milbank Ave., Greenwich. Amount: \$10. Filed Nov. 15.

**Tang, John Yezong and Xiaomei Tang**, Stamford. Seller: John Yezong Tang and Xiaomei Tang, Stamford. Property: 81 Blackberry Drive, Stamford. Amount: \$0. Filed Oct. 31.

**Vasquez, Juan Rafael and Jennifer Barta**, New York, New York. Seller: Jacqueline A. Roe, Riverside. Property: 94 Florence Road, Riverside. Amount: \$N/A. Filed Nov. 17.

## MORTGAGES

**Aeron, Nalin and Chhavi Gupta**, Greenwich, by David P. Lasnick. Lender: US Bank NA, 4801 Frederica St., Owensboro, Kentucky. Property: 15 Marshall St., Old Greenwich. Amount: \$1,228,500. Filed Nov. 1.

**Augustin, Erns**, Stamford, by Simone Douglas. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 1937 High Ridge Road, Stamford. Amount: \$60,000. Filed Nov. 2.

**Bonilla, Jonathan**, Stamford, by Konstantin Vayneris. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 156 Alton Road, Stamford. Amount: \$75,000. Filed Nov. 1.

**Bosco, Traci Clarke and John Bosco**, Greenwich, by Kathryn L. Braun. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 3 Loughlin Ave., Cos Cob. Amount: \$550,000. Filed Nov. 3.

**Burr, Virginia Ann**, Fairfield, by Eric Willinger. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 108 Overlook Ave., Fairfield. Amount: \$35,000. Filed Nov. 1.

**Cahill, Jennifer A.**, Greenwich, by Karen Adelsberg. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 12 Hedgerow Lane, Greenwich. Amount: \$865,111. Filed Nov. 2.

**Carias, Eulizer**, Stamford, by Joseph L. Gerardi. Lender: First National Bank of America, 241 E. Saginaw St., East Lansing, Michigan. Property: 19 Lindale St., Unit B, Stamford. Amount: \$311,250. Filed Oct. 31.

**D'Elia, Antonette**, Greenwich, by Jeremy E. Kaye. Lender: Amerisave Mortgage Corp., 8 Piedmont Center, Suite 600, Atlanta, Georgia. Property: 62 Byram Terrace Drive, Greenwich. Amount: \$555,000. Filed Oct. 31.

**Dill, Evan**, Stamford, by David A. Rogers. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 3 Robinson Drive, Stamford. Amount: \$603,500. Filed Nov. 3.

**DiMarino Jr., John and Linda A. DiMarino**, Stamford, by Besnike Krasniqi. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 25 Linwood Lane, Stamford. Amount: \$50,000. Filed Nov. 1.

**Feminella, Amber**, Cortlandt Manor, New York, by M. L. Bloomenthal. Lender: Home Point Financial Corp., 2211 Old Earhart Road, No. 250, Ann Arbor, Michigan. Property: 25 Second St., Apt B2, Stamford. Amount: \$322,150. Filed Oct. 31.

**Franscioni, Anne and John Franscioni**, Greenwich, by Diane Inzitari. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and Second floors, Elgin, Illinois. Property: 75 Fairfield Road, Greenwich. Amount: \$1,160,000. Filed Nov. 2.

**Fuller, Travis and Yolanda Williams-Fuller**, Fairfield, by Joshua F. Gilman. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 3977 Park Ave., Fairfield. Amount: \$364,500. Filed Nov. 4.

**Gannon, Patrick and Laurie Gannon**, Fairfield, by Lori M. Dion. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 100 Lee Drive, Fairfield. Amount: \$300,000. Filed Nov. 3.



# Facts & Figures

**Gerics, Joseph A. and Karina H. Strobl**, Stamford, by N/A. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property, 231 Weed Ave., Stamford. Amount: \$370,000. Filed Nov. 3.

**Gilbert, David J.**, Greenwich, by Robert V. Sisca. Lender: First Republic Bank, 111 Pine St., San Francisco, California. Property, 613 Steamboat Road, Greenwich. Amount: \$4,500,000. Filed Nov. 4.

**Godding, Meghan Lobdell and Shane Godding**, Shelton, by Jonathan A. Wetmore. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Suite 201, Chicago, Illinois. Property, 893 Valley Road, Fairfield. Amount: \$700,000. Filed Nov. 2.

**Goodman, Brian and Leigh Goodman**, Fairfield, by Louise A. McGlynn. Lender: US Bank NA, 4801 Frederica St., Owensboro, Kentucky. Property, 39 Putting Green Road, Fairfield. Amount: \$650,000. Filed Nov. 3.

**Hoard, Allisan**, Stamford, by Jonathan T. Hoffman. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property, 62 Wood Ridge Drive, Stamford. Amount: \$215,000. Filed Nov. 2.

**Hochman, David and Alexandra Hochman**, Greenwich, by N/A. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and Second floors, Elgin, Illinois. Property, 15 Weston Hill Road, Riverside. Amount: \$2,000,000. Filed Nov. 1.

**Israel, David L. and Dawn Z. Israel**, Greenwich, by N/A. Lender: UBS Bank USA, 95 State St., Suite 2200, Salt Lake City, Utah. Property, 34 Brookridge Drive, Greenwich. Amount: \$1,949,980. Filed Oct. 31.

**Kaminsky, Lisa and Robert Kaminsky**, Fairfield, by Zionyamarquize Q. Bohannon. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property, 62 Potters Lane, Fairfield. Amount: \$100,000. Filed Nov. 1.

**Kasiea, Tomiko Timothy**, Stamford, by Joshua F. Gilman. Lender: Loandepot.com LLC, 26642 Towne Centre Drive, Foothill Ranch, California. Property, 21 Klondike Ave., Stamford. Amount: \$527,250. Filed Nov. 4.

**Kettig, Scott C. and Molly C. Kettig**, Fairfield, by Douglas I. Bayer. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and Second floors, Elgin, Illinois. Property, 923 Galloping Hill Road, Fairfield. Amount: \$920,000. Filed Oct. 31.

**Kohart, Anne and Steven Kohart**, Greenwich, by Vicki K. Johnson. Lender: Goldman Sachs Bank USA, 200 West St., New York, New York. Property, 40 Frontier Road, Cos Cob. Amount: \$1,481,250. Filed Nov. 4.

**Kornutik, Stephen**, Fairfield, by Bruce D. Jackson. Lender: AFC Mortgage Group LLC, 471 Monroe Turnpike, Monroe. Property, 7 Lewis Drive, Fairfield. Amount: \$329,914. Filed Nov. 3.

**Kronthal, Anna Wei**, Greenwich, by Maureen McCormack. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property, 12 Georgetown North, Greenwich. Amount: \$335,000. Filed Nov. 1.

**Lauterio, John and Kaitlyn Lauterio**, Greenwich, by Jonathan J. Martin. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property, 11 Wesskum Wood Road, Riverside. Amount: \$1,640,000. Filed Nov. 1.

**Lieb, Mark A. and Kathy J. Lieb**, Greenwich, by Sajia Ahmed. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property, 8 E. Lyon Farm Drive, Greenwich. Amount: \$1,000,000. Filed Oct. 31.

**Logios, Christopher and Samantha Tice-Logios**, Stamford, by Michael S. Lynch. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property, 92 Thornwood Road, Stamford. Amount: \$534,000. Filed Nov. 4.

**Lombardo, Marisol**, Greenwich, by Sharon M. Jones. Lender: First County Bank, 117 Prospect St., Stamford. Property, 56 Putnam Park, Unit 56, Greenwich. Amount: \$392,000. Filed Oct. 31.

**McCaffery, Michael F.**, Fairfield, by Amanda K. Reichardt. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property, 59 Grace St., Fairfield. Amount: \$290,000. Filed Nov. 4.

**McNamara, Megan A. and John J. McNamara**, Fairfield, by C. H. Barrington. Lender: CrossCountry Mortgage LLC, 6850 Miller Road, Brecksville, Ohio. Property, 589 Fairfield Beach Road, Fairfield. Amount: \$175,000. Filed Oct. 31.

**Mudd, Jason H. and Cynthia G. Raney**, Fairfield, by Daniel E. Jacobs. Lender: Neat Loans LLC, 2580 55th St., No. 101, Boulder, Colorado. Property, 290 Crestwood Road, Fairfield. Amount: \$1,100,000. Filed Nov. 2.

**Newman, Michael William and Katherine G. Newman**, Greenwich, by Robert E. Murray Jr. Lender: First Republic Bank, 111 Pine St., San Francisco, California. Property, 200 Lake Ave., Greenwich. Amount: \$1,020,000. Filed Nov. 2.

**Pavlus, Marian and Veronika Pavlus**, Stamford, by Descera Daigle. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property, 36 Coventry Road, Stamford. Amount: \$796,000. Filed Nov. 1.

**Piercy, Jeffrey John and Kelsey Jyl Fawcett**, Greenwich, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property, 7 Desiree Drive, Greenwich. Amount: \$400,000. Filed Nov. 2.

**Raguskus, Bryan and Adria Bell**, Stamford, by John J. Carangelo. Lender: Fairway Independent Mortgage Corp., 4201 Marsh Lane, Carrollton, Texas. Property, 235 Thunder Hill Drive, Stamford. Amount: \$650,402. Filed Oct. 31.

**Riverside Home Trust, Bell**, Stamford, by Joel M. Kaye. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property, 223 Palmer Hill Road, Old Greenwich. Amount: \$1,375,000. Filed Nov. 3.

**Rockliff, Nathan S. and Lauren F. Rockliff**, Greenwich, by Laura C. Silva. Lender: First County Bank, 117 Prospect St., Stamford. Property, 10 Carissa Lane, Greenwich. Amount: \$150,000. Filed Nov. 4.

**Russell, Erin L.**, Fairfield, by Jack Constantinople. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property, 1095 Sasco Hill Road, Fairfield. Amount: \$264,600. Filed Nov. 4.

**Ruwe, Brian and Meghan Ruwe**, Fairfield, by Robert N. Sensale. Lender: Kearny Bank, 120 Passaic Ave., Fairfield, New Jersey. Property, 106 Hollow Tree Circle, Fairfield. Amount: \$792,000. Filed Oct. 31.

**Steel, Gillian V.**, Greenwich, by Thomas Anthony Toscano. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and Second floors, Elgin, Illinois. Property, 71 Mayfair Lane, Greenwich. Amount: \$3,487,503. Filed Nov. 3.

**Tsouris, Lee C. and Patricia P. Tsouris**, Fairfield, by Zionyamarquize Q. Bohannon. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property, 137 Greenbriar Road, Fairfield. Amount: \$150,000. Filed Nov. 1.

**Tymniak, Timothy G. and Patricia Tymniak**, Fairfield, by Patrick Q. Mitchell. Lender: Baycoast Bank, 330 Swansea Mall Drive, Swansea, Massachusetts. Property, 32 Longdean Road, Fairfield. Amount: \$245,000. Filed Nov. 2.

## NEW BUSINESSES

**Antonio's Painting**, 19 Leeds St., Stamford 06902, c/o Antonio Carrillo. Filed Oct. 21.

**Bell Marine Canvas**, 11 A Spicewood Road, Norwalk 06854, c/o Thomas J. Walsh. Filed Oct. 17.

**California Tortilla Stamford**, 300 Atlantic St., Stamford 06901, c/o Cal Tort Inc. Filed Oct. 24.

**Chickens Gone Wild**, 459 Summer St., Stamford 06901, c/o JET Chicken Inc. Filed Oct. 25.

**Cottontails Childcare and Learning**, 143 Minivale Road, Stamford 06907, c/o Sofia Bymes. Filed Oct. 25.

**Dunrite Car Service**, 8 Hackett Circle North, Stamford 06906, c/o Peter Lines. Filed Oct. 25.

**Estrada Landscape**, 27 Givens Ave., Stamford 06902, c/o William Estrada. Filed Oct. 24.

**Hand to hand Consulting**, 25 Glenbrook Road, Apt 639, Stamford 06902, c/o Damian Payton. Filed Oct. 21.

**High Ridge Fish Market**, 873 High Ridge Road, Stamford 06905, c/o Sang Lee. Filed Oct. 21.

**JS Moreno Painting**, 139 Main St., Apt. 1A, Norwalk 06851, c/o Ely Moreno. Filed Oct. 4.

**Kitchpaps**, 500 West Ave., Apt. 403, Norwalk 06850, c/o Das Kartik Mohan. Filed Oct. 5.

**Knoll Insurance Agency**, 6 Landmark Square, Fourth floor, Stamford 06901, c/o PCF Insurance Services of The West LLC. Filed Oct. 28.

**Mary Brice Corp.**, 8 Saint Charles Ave., Stamford 06907, c/o Mary Brice. Filed Oct. 24.

**Maypo Cleaning**, 2299 Summer St., No.1057, Stamford 06905, c/o Maypo Cleaning LLC. Filed Oct. 26.

**Oscar and Son Painting**, 30 Chestnut St., Apt. 6, Norwalk 06854, c/o Oscar Dario Cruz. Filed Oct. 17.

**Piro Petroleum**, 6 Honey Hill Road, Norwalk 06851, c/o Frank Piro. Filed Oct. 18.

**Posture Up**, 34 Ohio Ave., Norwalk 06851, c/o Walter Gordillo Cruz. Filed Oct. 6.

**Stop & Shop**, No. 646, 1937 W. Main St., Stamford 06905, c/o Stop & Shop Supermarket Co LLC. Filed Oct. 24.

**Sugarskinn**, 355 Atlantic St., Apt 22K, Stamford 06901, c/o Elizabeth Menegon. Filed Oct. 27.

**Susan Gattozzi Design**, 123 Water St., No. 209, Norwalk 06854, c/o Susan Gattozzi. Filed Oct. 11.

**Sweet Ashley's**, 248 East Ave., Norwalk 06855, c/o Frank Lanzo. Filed Oct. 18.

**Tamasha Boutique**, 1 Strawberry Hill Court, No.1D, Stamford 06902, c/o Shreya Seshu. Filed Oct. 21.

**The Penalty Box**, 1063 Hope St., Stamford 06907, c/o Maria Bongiorno. Filed Oct. 25.



# 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 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

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 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 may be served & shall mail process to Kenneth M. Vega, 57 Alida St., Yonkers, NY 10704. General Purpose #63281

S.T.E.P. Academics and Arts NY LLC, Art of Org, filed with SSNY on 8/13/2018. Office located in Westchester Co. Secy. of State designated as agent upon which process may be served. Secy. of State shall mail a copy of any process against it served upon him/her to: 591 Warburton Ave., No. 23, Hastings on Hudson, NY 10706. LLC may engage in any lawful act or activity for which a limited liability company may be formed #63282

Rye Drip, LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 10/27/2022. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to Della Mura & 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

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

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

Notice of Formation of Nightside Realty LLC. Art. Of Org. filed with SSNY on 10/20/2022. 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, 588 W. Hartsdale Ave. Hartsdale NY 10530. Purpose: any lawful purpose. #63299

Chickens in Trees, LLC Art of Org. filed with the SSNY on 11/03/2022 Office: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC. SARAH 104 EASTWOODS ROAD, POUND RIDGE, NY, 10576. Purpose: Any lawful purpose. #63300

Notice of Formation of Love Balloons, LLC Art. Of Org. filed with SSNY on 5/11/22. 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, 75 Island Drive, Rye, NY 10580. Purpose: any lawful purpose. #63244

Sealed bids will be received as set forth in instructions to bidders until 10:30 A.M. on Thursday, January 05, 2023 at the NYSDOT, Office of Contract Management, 50 Wolf Rd, 1st Floor, Suite 1CM, Albany, NY 12232 and will be publicly opened and read. Bids may also be submitted via the internet using [www.bidx.com](http://www.bidx.com). A certified cashier's check payable to the NYSDOT for the sum specified in the proposal or a bid bond, form CONR 391, representing 5% of the bid total, must accompany each bid. NYSDOT reserves the right to reject any or all bids.

Electronic documents and Amendments are posted to [www.dot.ny.gov/doing-business/opportunities/const-notices](http://www.dot.ny.gov/doing-business/opportunities/const-notices). The Contractor is responsible for ensuring that all Amendments are incorporated into its bid. To receive notification of Amendments via e-mail you must submit a request to be placed on the Planholders List at [www.dot.ny.gov/doing-business/opportunities/const-planholder](http://www.dot.ny.gov/doing-business/opportunities/const-planholder). Amendments may have been issued prior to your placement on the Planholders list.

NYS Finance Law restricts communication with NYSDOT on procurements and contact can only be made with designated persons. Contact with non-designated persons or other involved Agencies will be considered a serious matter and may result in disqualification. Contact Robert Kitchen (518)457-2124.

Contracts with 0% Goals are generally single operation contracts, where subcontracting is not expected, and may present direct bidding opportunities for Small Business Firms, including, but not limited to D/M/WBE's and SDVOBs.

The New York State Department of Transportation, in accordance with the Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation and Title 23 Code of Federal Regulations, Part 200, Title IV Program and Related Statutes, as amended, issued pursuant to such Act, hereby notifies all who respond to a written Department solicitation, request for proposal or invitation for bid that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, disability/handicap and income status in consideration for an award.

Please call (518)457-2124 if a reasonable accommodation is needed to participate in the letting.

Region 08: New York State Department of Transportation  
4 Burnett Blvd., Poughkeepsie, NY, 12603  
D264937, PIN 801079, FA Proj Y001-8010-793, Westchester Co., PAVEMENT RESURFACING: Rte. 9, Villages of Hastings on Hudson, Irvington, Dobbs Ferry & Tarrytown, Bid Deposit: 5% of Bid (- \$375,000.00), Goals: DBE: 10.00%



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