

# Westchester & Fairfield County Business Journals



  
 westfaironline.com  
 January 30, 2023



From left: Chelsea Rosen, an audit partner with Citrin Cooperman, moderated the "Women in Power" event at Manhattanville College Jan. 24, with panelists Sally A. Paull, executive vice president of human resources at Regeneron Pharmaceuticals; Susan Fox, president and CEO of White Plains Hospital; and Cynthia R. "Cindi" Bigelow, president and CEO of Bigelow Tea. *Photograph by Sarafina Pavlak.*

## 'WOMEN IN POWER' PANEL SEEKS THE HOLY GRAIL – WORK/LIFE BALANCE

BY GEORGETTE GOUVEIA

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Asked if they had attained a work/life balance, many, if not most, of the 160 attendees of the Jan. 24 "Women in Power" panel at Purchase's Manhattanville College raised a hand. But when asked if they'd like more of a work/life balance, about the same number of

hands went up – from the same people, as one humorous observer noted at the Reid Castle breakfast event, presented by White Plains-based Citrin Cooperman, one of the nation's leading professional services firms, and Westfair Communications Inc., parent company of the Westchester and Fairfield County Business Journals. The event marked its return after a Covid absence of three years.

Work/life balance has long been the complex, controversial Holy Grail of the workforce, never more so than in the age of Covid, which has produced a new work culture with its own lexicon – "remote work," "coworking" and "quiet quitting." And never more so for women, still considered the point persons for childcare. Not surprisingly, the good-humored,

**'WOMEN IN POWER' 8**

## Elizabeth Seton proposes \$118M center in White Plains

BY PETER KATZ

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Elizabeth Seton Pediatric Center, also known as Elizabeth Seton Children's Center, wants to build a \$118 million facility in White Plains to help it care for medically fragile young adults between the ages of 18 and

35. The proposed facility would have 96 beds. It has applied to the city of White Plains for a zoning change for a section of an approximately 23-acre property on North Street.

At one time, the property was home to St. Agnes Hospital. The Bristol at White Plains, an assisted living and memory care facil-

ity is among the facilities now located there. Elizabeth Seton Children's Foundation Ltd. owns approximately 5.29-acres that are home to the Elizabeth Seton Children's School and its Children's Rehabilitation Center. It plans to acquire another 4 acres at the location that currently are approved

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# The Hamlet at Saugatuck in the crosshairs at a Westport RTM meeting

BY JUSTIN MCGOWN

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**A** text amendment made by the Westport Planning and Zoning Commission (PZC) was allowed to move forward on Jan. 17 by the town's legislative body, the Representative Town Meeting (RTM).

The RTM, which normally consists of 36 members but is down to 35 after the recent passing of a member, voted 33-1 with one abstention against overturning a text amendment designed to clear the way for the proposed Hamlet at Saugatuck mixed-use development.

The text amendment creates a small district where the PZC will have the discretion to allow for buildings to stand as high as 72 feet, provided that the developers ROAN Development Ventures LLC can earn a "bonus" height from meeting certain conditions with their designs for the space, such as public outdoor areas and architectural choices.

The amendment was opposed by a group of Westport residents calling themselves the Saugatuck Sensible Zoning Commission (SSZC). They employed a rarely used section of the town charter to trigger

marathon sessions of the RTM totaling more than 13 hours spread between Jan. 10 and Jan. 12, which was followed by a vote on Jan. 17. The vote was preceded by presentations from both ROAN and the SSZC, as well as the Department of Planning and Zoning. The vote itself came after a second public comment period and included comments from each RTM member, bringing the meeting to more than five hours.

The meetings were required due to a provision in the Westport Charter dating to the 1950s, which allows for any amendment or repeal of zoning regulations or boundaries made by Westport's PZC to be challenged by petitioners who can gather 20 signatures. A successful petition requires a full review by the RTM, which will then have 30 days to vote to either accept or overturn the changes with a two-thirds majority.

Though no floor plans or firm decisions have been made, ROAN provided several renderings of what they hope to produce: dozens of apartments in a series of buildings stretching from the edge of the Saugatuck River to the edge of the Westport Train Station parking lot. They also plan to create a marina with expand-

ed dock space, and the idea of ferry service has been floated. Restaurants, shops and a "farmer's market building" are expected to fill out most of the spaces, with the apartments located above them.

Mary Young, the director of Westport's Planning and Zoning Department, described the proposal as a way to get the town most of what it wants with few tradeoffs. Failure to compromise could lead to a development forced through with 8-30g, the state law, which allows developers to bypass many zoning regulations if construction has 30% affordable housing.

"ROAN controls the majority of the land between Charles and Franklin streets, Railroad Place and the river," Young noted. "This land is not publicly owned or controlled by the town. I want everybody to understand that this is privately owned land . . . ROAN has asked P&Z permission to create a mixed-use development of approximately 35 units, a small hotel, restaurants, onsite parking for the project."

An 8-30g project undertaken by another entity if ROAN sells the property could be larger and denser, she warned.

Michael Calise, one of the leaders of the 12-person SSZC

gave a final presentation on the topic, disputed many of the warnings given by Young.

"The reason that all of us are here is the sheer size of this text amendment and the allowable size of building construction" Calise said. "What that will ultimately allow in this area is buildings with square footage well in excess of 450,000 square feet. I did some calculations on my own and it is my opinion that fully built out these buildings will comprise approximately 1 million cubic feet of space."

SSZC members produced a scale model of what a worst-case development could look like, which some RTM members at previous meetings criticized as misleading. They also delivered warnings that the amendment could provide developers in other locations precedent to argue their cases and characterized the ROAN development as equivalent to "bringing Co-op City to Westport," a reference to the massive apartment community in the Bronx.

Nearly 200 people tuned into the RTM's Zoom meetings, and passions ran high for commentators on both sides of the issue. Many RTM members praised the process as a laudable example of democracy in action.

## Westchester & Fairfield County Business Journals

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

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Westchester County Business Journal (USPS# 7100)  
Fairfield County Business Journal (USPS# 5830) is  
published Weekly, 52 times a year by Westfair  
Communications, Inc., 44 Smith Avenue, Suite  
#2, Mount Kisco, NY 10549. Periodicals Post-  
age rates paid at White Plains, NY, USA 10610.



POSTMASTER: Send address changes to:  
Westchester County Business Journal and Fairfield County  
Business Journal  
by Westfair Communications, Inc.,  
44 Smith Avenue, Suite #2, Mount Kisco, NY 10549.

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# 1.77M sf of leasing activity in Fairfield County's 2022 office market

BY PHIL HALL

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Fairfield County's office market recorded 1.77 million square feet of leasing activity during 2022, according to new data from CBRE (NYSE:CBRE). This represents a 5% year-over-year uptick, with Class A properties accounting for 78% of the year's transactions.

For the fourth quarter of 2022, the county recorded 447,000 square feet of leasing activity, which is 5% below the activity from the third quarter and 6% below the five-year quarterly average. Class A properties accounted for 81% of the quarter's transactions. For the third consecutive year, the financial services sector was the driving force for leasing activity – 36% of the county's transactions were fueled by this industry.

Fairfield County's noncentral business district (CBD) submarkets saw the greatest level of activity in 2022, taking up 63% of all leasing transactions. During the fourth quarter, a pair of leases signed at Norwalk's Merritt 7 office park that totaled 58,000 square feet resulted in Central Fairfield recording 407,000 square feet of activity,



doubling its 2021 level. Eastern Fairfield ended 2022 with 389,000 square feet of activity, its highest activity level in six years. Sublease space accounted for 21% of all available space during 2022.

During the fourth quarter, the larg-

est single transaction was Hudson Bay Capital's 47,325-square-foot sublease at 290 Harbor Drive in Stamford. The largest original lease was Viking Global Investors LP's 42,352-square-foot space at 600 Washington Blvd. in Stamford.

The office market ended 2022 with a 27.3% availability rate, which was up 30 basis points (bps) from the third quarter and up 140 bps from one year earlier. The quarterly net absorption was negative 94,000 square feet, and the year-to-date absorption was negative 460,000 square feet.

For 2022, the Stamford CBD led the county in negative absorption with 292,000 square feet, while the Greenwich CBD led the fourth quarter with negative absorption of 29,000 square feet in the fourth quarter, which was primarily caused by the 36,000 square foot of space being – the latter was attributed to the redevelopment at 145 Mason St., which is slated to become available later in the year.

The average asking rent by the end of 2022 was \$36.65 per square foot, a 3% increase from the third quarter and 6% higher than one year earlier. The Greenwich CBD saw the greatest quarterly rent increase with a 14% hike to \$103.36 per square foot, which was also attributed to the 145 Mason St. project. In comparison, Greenwich's non-CBD submarket only saw a 3% quarterly bump-up to \$50.35 per square foot – but this was also the submarket's highest average rent in 10 years.

Only the Central Fairfield submarket recorded a rent decline in the fourth quarter, with a 1% dip \$32.12 per square foot.

## Morgan Stanley censured for unsuitable investments for risk-adverse customers

BY BILL HELTZEL

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Morgan Stanley's wealth management firm based in Purchase, New York has agreed to pay nearly \$700,000 in penalties for failing to properly supervise account representatives who sold unsuitable high-risk investments to customers.

The Financial Industry Regulatory Authority censured the investment adviser firm in November and published its findings in its January monthly report. Morgan Stanley consented to the sanctions.

From 2014 through 2018, FINRA found, nine account representatives sold risky securities to 62 customers with moderate to conservative risk tolerances.

The recommendations included master limited partnerships in energy and natural resources companies and in early-stage pharmaceutical, biotechnology and telecommunications companies.

Customers ended up losing money on the deals.

One representative, for example, recommended shares in a Chinese telecommunications company to eight customers in 2014. The security was inconsistent with the customers' ages, financial needs and objectives, investment experience, time horizons, liquidity needs and risk tolerances, according to FINRA.

By June 2018, the value of shares had fallen by 93% and customers lost more than \$1.6 million.

Morgan Stanley had received alerts that representatives had made hundreds of recommendations that violated its solicitation policy.

The policy requires representatives to explain their rationale when they recommend more than 60,000 shares of a security that is not included in the S&P 500 index, covered by Morgan Stanley Research, and not rated at least 3 stars by an independent third-party research firm. The rep's solici-



tion plan must be reviewed and approved by a supervisor.

The representative who sold shares in the Chinese telecommunication company did not complete a solicitation plan before recommending the investment. Morgan Stanley required the rep to submit a plan retroactively but never approved it, FINRA said, and the rep kept recommending that customers buy more shares.

Morgan Stanley violated a FINRA rule that require firms to supervise compliance with securities laws and regulations, as well as a rule that requires firms to observe high standards of commercial honor and just and equitable trade practices.

Morgan Stanley consented to a censure,

a \$200,000 fine, and \$497,897 in restitution. It has already paid restitution to some customers through settlements or arbitration awards.

The representative who sold Chinese telecommunications shares has been barred from the industry for failing to appear and testify in FINRA's investigation.

Morgan Stanley has more than 25,000 registered individuals and about 860 branch offices. The firm booked \$53.7 billion in net revenue last year, and net income of \$11 billion.

The consent agreement was signed by attorney S. Anthony Taggart, managing director of Morgan Stanley Smith Barney LLC.

# Fire Cash Buyers helps move difficult real estate

BY JUSTIN MCGOWN

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**M**any people have plans for how to respond if their house catches fire – they know where the important documents are, which exits to use, what to grab if they only have a few critical moments to exit the inferno. But far fewer people have worked out plans for what to do after a house fire.

Norwalk-based Joel Efosa created Fire Cash Buyers to make it easy for people to figure out those next steps without adding to the pressures they face in an already stressful time.

Efosa found his way into the real estate business by building websites about roofing. He used search engine optimization to top the Google rankings to generate sales leads, receiving calls from people looking for roofers and then selling those leads to roofers.

“Then it dawned on me, why don’t I use this skill?” Efosa said as he recalled the origins of his business. He got in touch with a friend who runs a marketing agency and honed his skills further. He also wanted a business that he could run while commuting to and from his job as a business system analyst at JPMorgan Chase in New York City. However, he was initially hesitant to go full throttle into the real estate business.

“My dad did real estate growing up, and I hated the idea of rentals,” Efosa recalled. “But I said, ‘Let me give it a second chance because I’m older now I’ve got two kids and a third on the way.’”

The final push came when his wife told him she wanted to ultimately work in real estate.

“So, I looked into it and built a site in Connecticut to start off and generate some leads, talking to some homeowners that want to sell for cash,” he continued. “I didn’t realize there’s a whole separate part of real estate where the seller just wants cash. They want to sell it and walk away, and then you can rehab it and rent it or sell it to make a profit.”

By focusing on the most unique leads from his initial site, he discovered the owner of a fire damaged property in Indiana. The tenants of that rental property were gone and the city was pressuring the owner to either repair the building or tear it

down – the threat of a lien was also raised by the city.

“I like to hear people’s story and I like to listen to people. I like to see how I can help,” Efosa said. “So, with that lead I didn’t make any money, I actually signed that contract over to a local construction company.”

In short order, he discovered that despite relatively low demand compared to traditional real estate the number of specialists in fire-damaged properties was small, and the number of resources for those trying to decide what to do after a fire even smaller.

“What I found on the internet is that there’s a lack of information on handling fire-damaged properties. Nobody really talks about it,” Efosa said.

While his approach is to help match those who need help selling or repairing their properties and are actively seeking it, there are others who take a more aggressive approach. The people Efosa works with need information on how to proceed when they are ready to move forward with their lives.

“There are others who call somebody while they’re having a bad time, maybe they’re still going through the trauma, but we’re not trying to profit from someone’s disaster,” he said. “We want them to be ready. And we want to make sure it’s beneficial to them, we don’t want to push anyone into selling their property especially with that probably being their biggest life investment.”

The strategy has worked. The steady stream of people looking for information has resulted in Efosa hiring four contractors to handle the site, and he has plans to bring on another four in the near future.

Efosa said that finding the right niche is the secret to real estate success.

“Anyone that’s inspired to get into real estate, whether it’s locally or nationally, should look for a place in the market where there aren’t enough people already,” he said, encouraging others to try taking up real estate. “There’s all sorts of different markets where you can just come in and establish yourself because there’s a lack of information, try to be an expert in one thing and you can definitely make it work along with a nine to five.”



Joel Efosa and a fire damaged property. Contributed photos.

# Film producer and distributor Julian Schlossberg recalls rescuing screen classics from obscurity

BY PHIL HALL

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Within the film industry, Katonah resident Julian Schlossberg is celebrated as one of the most innovative and focused producers and distributors. Schlossberg worked with the Walter Reade Organization and Paramount Pictures before starting his Castle Hill Productions in 1978, creating a company that grew to encompass a library of over 500 films. Castle Hill was responsible for releasing eclectic first-run films – including the Academy Award-nominated documentaries “A Great Day in Harlem” (1994) and “The Line King: The Al Hirschfeld Story” (1996) – and for re-releasing works that had unfairly languished for years, either forgotten or initially abused by critics.

Schlossberg, whose autobiography “Try Not to Hold It Against Me: A Producer’s Tale” was recently published by Beaufort Books, made his initial mark as a producer in 1973 with “Ten From Your Show of Shows,” which resurrected the long-unseen classic comedy sketches from Sid Caesar’s early 1950s variety show and helped spark a renewed interest in television’s Golden Age.

Schlossberg was working at Paramount when the studio put forth Elaine May’s “Mikey and Nicky,” an idiosyncratic character study of two hoodlums played by John Cassavetes and Peter Falk. Schlossberg faulted the studio for what he dubbed “the strangest ad campaign in history,” which featured a photo of the stars and the tag line “Don’t Expect to Like Them.” Released at Christmas in 1976, the film was a major flop – but Schlossberg believed the film deserved a better release.

“Elaine and I and Peter Falk went to Paramount and we were able to persuade them to let us have the movie,” he said. “And we then took the movie and started in Europe – in France and Germany and Italy, where it was getting raves and then we brought it back to America where Vincent Canby in the Times said, ‘Oh my golly, this is a great movie.’ And it was Stanley Kauffmann (the critic for The New



Orson Welles and Suzanne Cloutier in Orson Welles’ 1951 film “Othello”. Photo courtesy The Criterion Collection.



John Cassavetes and Peter Falk in Elaine May’s 1976 film “Mikey and Nicky”. Photo courtesy The Criterion Collection.

Republic) who said it was one of the 10 greatest movies of the decade of the 1970s. Now, Martin Scorsese and Quentin Tarantino say it’s one of the greatest films.”

Castle Hill was also responsible for restoring Orson Welles’ film version of “Othello” to prominence. Although the film won an award at the 1952 Cannes Film Festival, its American release was limited to a brief run at a single theater in Manhattan in 1955 and was mostly unseen since – Schlossberg admitted he was unaware of the film’s existence when the project was first presented to him by the late filmmaker’s daughter, Beatrice Welles. However, “Othello” had major problems – the soundtrack was out of

sync on the surviving materials and the film needed to be remixed.

“We got the best mixer in New York City, a guy named Lee Dichter,” Schlossberg recalled. “Lee mixed all of Woody Allen’s movies, Mike Nichols’ movies, Robert Benton’s movies, Nora Ephron’s movies – he is the best. And I called him and I said, ‘Lee, would you look at the movie?’ And he said, ‘I have no time. I have no time.’ I said, ‘No, no, I don’t want you to do the movie. I just want your advice.’”

“So, I put on the first reel,” he continued. “As you may remember, is brilliant – it’s just incredible with music and great shots, with Orson Welles as Othello being carried at a funeral and Micheál MacLiammóir

going up a side of a castle. And Lee turns to me and says, ‘You son of a bitch ... Okay, I’ll work on weekends, I’ll do it at night. I have no I have no time for this. But I can’t let this go by.’ And he did it, and he did a miraculous job of putting the movie together.”

Schlossberg sold Castle Hill Productions in 2006 and started the production and film distribution companies Jumer Productions Inc. and Westchester Films Inc., selling the latter to Shout! Factory in 2014. He acknowledged that the halcyon days of Castle Hill was supported by the proliferation of revival house theaters specializing in older films and art house cinemas that accommodated independent and foreign



Julian Schlossberg. Courtesy of Beaufort Books.

films – another Castle Hill title was Federico Fellini’s “Intervista,” which was released in Italy in 1987 but remained unseen in the U.S. until 1992 when Martin Scorsese arranged for Schlossberg to secure the theatrical rights.

Today, Schlossberg observed the film exhibition environment has changed dramatically, with many theater chains shutting down while streaming services bring first-run titles into the homes.

“It looks like people are getting quite used to staying home and watching movies on their computer, on their iPhone, on their television, etc.,” he said. “On the other hand, it’s the young people who still go to the movie theater – the older folks are staying away. I guess as long as you’re going to be making Marvel movies and X-Men and Avatar films, the young people will support them so that that will work on a theater basis.”

“Certainly, as a distributor, the idea of only buying one print instead of 1,000 prints is a big savings financially,” he added. “But I think it’s bad enough that people are on a computer seven and eight hours a day alone. The idea of dealing with people has gone out the window, in many cases.”

In recent years, Schlossberg has placed more focus on producing for television and the Broadway and Off-Broadway stages. When asked what advice he would give to someone planning to start a film distribution company, he laughed “Don’t do it!” but then stated, “You have to get bankrolled. It’s sad, but that’s the truth. As I said, ‘The Golden Rule is the gold rules.’ So, without the money, it’s very hard.”

# New studies find increased outbound migration from Connecticut and New York



Photo courtesy of U-Haul.

BY PHIL HALL

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A trio of recently published data reports by leading moving companies has detailed a greater level of outbound migration than incoming arrivals for Connecticut and New York.

United Van Lines' 46th annual National Movers Study cited New York as the third highest state for outbound migration, with 61.9% of the company's moving trucks taking residents out of the Empire State and only 38.1% bringing new residents. Most of the outbound migration was attributed to retirement

relocation (31.2%) while the inbound migration was mostly fueled by family (38.8%) and jobs (35.3%).

In comparison, United Van Lines reported that 55.9% of its moving trucks were taking Connecticut residents out of the state while 44.1% was based on people moving into the state. Not unlike New York, retirement was the main factor for leaving (36.6%) while family (37%) and jobs (32%) attracted most of the new arrivals.

United Van Lines reported New Jersey had the highest level of outbound moving (67%) for the fifth consecutive year while Vermont had the highest percentage of inbound migra-

tion (77%) for the second consecutive year.

In another survey, U-Haul ranked Connecticut in 28th place for growth states and New York ranked 46th; last year, they were respectively ranked as 18th and 45th. But whereas United Van Lines named Vermont and New Jersey for the highest and lowest inbound migration, U-Haul pegged Texas and California at the two ends of the moving spectrum.

And yet another data analysis, this time from North American Moving Services, found New York with a 59% outbound migration and a 41% inbound traffic, while Connecticut saw 53% moving activity leaving the state and 47% arriving. For this survey, South Carolina led the states for inbound migration and Illinois saw the most departures by residents to other markets.

While the three data reports came to different conclusion regarding which states are gaining and which are losing the most residents, all of them determined that Connecticut and New York saw more people moving out than moving in during 2022. However, local real estate brokers questioned those findings, noting that they've seen no evidence in their work to support a population decline.

Craig Oshrin, a broker with RE/MAX Heritage in Westport – who once owned a moving company – does not see a new wave of home sellers in Fairfield County who are looking to move out of state.

"I'm seeing a market freeze, meaning there's a lack of inventory all the way around," he said. "But I'm also seeing sellers getting nervous because those pandemic prices that they could get before are done. If you look at absorption rate and months of inventory, we're still sitting around three months – so it's a very unbalanced market."

Debbie Doern, senior vice president of sales for Houlihan Lawrence, also covers Fairfield County along with Westchester and the Hudson Valley, and she stated she had not seen anything unusual in local migration patterns.

"There's the normal amount of retirees who are moving, and during Covid there were people who could work remote and might go somewhere else," she said. "But I'm not seeing it as a trend in our housing."

Doern acknowledged the region experienced an influx of new residents at the peak of the pandemic, including people from New York City who moved to their suburban second homes on a permanent basis and others who bought property with the plan to either work remotely or commute into Manhattan on a twice- or thrice-week basis. But she added those patterns have slowed with the evaporation of the pandemic and today "in all of our markets it is usually somewhere in the 60% to 65% range of buyers moving up and down from the same area."

## 1 Elizabeth Seton—

for construction of independent senior living apartments.

For more than 30 years, Elizabeth Seton Children's Center has cared for children who have medically complex and challenging conditions. It operates a facility in Yonkers as well as having a presence White Plains. The center has been so successful in its mission that it has not only enhanced the quality of life for clients but in many cases extended their lifespans. Elizabeth Seton's children's school offers special education for children ages 18 months to eight years with complex medical conditions. The Elizabeth Seton Children's Rehabilitation Center offers children physical therapy, occupational therapy, speech language pathology and other needed services.

Elizabeth Seton is asking White Plains to establish a new zone to be known as a Planned Healthcare Campus Development District. At the moment the zoning is Planned Senior Residential Development District. Elizabeth Seton says that the new zoning district would advance the objectives of the existing district. It points out that White Plains already is a hub of high-quality medical services in the country and that the proposed facility would be adjacent to existing Elizabeth Seton facilities. Elizabeth Seton says that the proposed facility would generate 300 full-time jobs, including more than 150 in nursing.

"Elizabeth Seton cares for 169 children

and now young adults with some of the most severe medically complex conditions and diagnoses, many from birth, and many can be genetic disorders," Patricia Tursi, Elizabeth Seton Children's CEO told the Business Journals. "Most of our kids are in wheelchairs, strollers if very young, and graduate and continue to have their independence through their mobility devices."

Tursi said that a majority of the children must use feeding tubes and about 80 depend on ventilators. She said that she has been with the organization for more than 20 years and when she first came very few of the children "aged out," meaning they reached 21 and could no longer stay in a specialty pediatric facility.

"Over time what we started to see is that our children were living longer," Tursi said. "For the first time we started to discharge our children as young adults. About 30% of them passed away in just a little over a year after discharge. Our staff and me, everyone, was very, very concerned and upset."

Tursi said that the new facility will be specially designed to meet the needs of young adults and takes into consideration not only information gathered through Elizabeth Seton's experience over the years but also input from clients such as 25-year-old Stephanie Gabaud, who has become what Tursi describes as an international spokesperson for the center and contributed to the design process for the proposed building.



Elizabeth Seton Young Adult Center rendering.

"I'm looking forward to change," Gabaud told the Business Journals. "I'm on the project committee. I made sure that the architects paid attention to closet space. We have kids during the winter that have jackets, coats and boots. Their clothes can't really fit into the drawers because there is no space."

Gabaud said that it's important for people to realize that some of the patients are no longer children.

"They're young adults now," Gabaud said. "We really need to focus on being aware of their needs." She said that the design of the interiors at the new facility "really speaks to young adults."

Tursi said that the new building would include 111,000 square feet and would include a courtyard and rooftop gardens. She said that federal funding from the Department of Housing and Urban Development (HUD) would provide a lot of the financing for the project.

"We have a \$30 million capital campaign," Tursi said. "\$18 million is for our equity requirement for HUD and the Department of



Stephanie Gabaud, left, and Patricia Tursi.

Health and the remaining \$12 million is for us to have the working capital we're going to need to support both the Children's Center as we transfer our young adults to the new center. We have to be careful about the ramp-up and the fill-up time. We're estimating it will take us about nine months. We would do it in a gradual phased-in approach and in order to do that we need to support both the Children's Center and the Young Adult Center financially. It's going to be a very complicated transition. We want the Children's Center in Yonkers to be all-children."

Tursi said the organization is actively pursuing a fundraising campaign and has details on its website.

"I believe this is going to be a meaningful project for the community because it is the first of its kind and will have national attention as a pilot that is really setting the standard of excellence and care and coming up with the protocols of how to meet the young adults' needs," Tursi said.

# WJCS marks 80 years of service

BY NICOLE SOARES

“A lot of agencies don’t survive 80 years and I think it’s a wonderful tribute to the strength of the agency, the strength of the work we do, the quality of the work we do, the wonderful board, and the support of our funders,” Seth Diamond, CEO of Westchester Jewish Community Services (WJCS) told the Business Journals.

The nonprofit organization was founded in 1943 by social workers with the objective of providing mental health and counseling services to the Jewish community. Over the years, the WJCS has expanded its trajectory to offer trauma, disabilities, domestic violence, LGBTQ and geriatric support services to various populations across Westchester.

“We have a range of services to support families, and our third unit does work for individuals with developmental need. We run group homes, which are community residences for individuals with intellectual developmental needs,” Diamond said. “We are their family, they live with us and they have 24/seven support in a home to help them.”

WJCS provides services to more than 20,000 people of all ages and backgrounds throughout Westchester. It counts more than 90,000 individual mental health services provided annually and operates more than 88 individual programs serving the needs of Westchester residents.

“We are helping people get jobs and help people connect to other benefits they need, and primary care,” Diamond said. “So hearing from our own staff talk about with such pride and sense of helping people, that they have been able to link people to these other kinds of services we now offer them feels great for all of us.”

Diamond pointed out that WJCS has continued serving people despite the pandemic.

“On some levels, all of us are experiencing long Covid. From a mental health point of view, this means the effect of living in these very difficult circumstances, month after month, year after year, has taken its toll on all of us,” Diamond said. “So helping respond to that need has been one of the most gratifying accomplishments.”

Diamond also noted that clinicians in the organization have been assisting patients with mental health struggles related to hate crimes.

“All the rise and hate against the Jewish community and against so many communities, Asian community and the black community, is deeply troubling to all of us,” Diamond said. “We serve a large non-Jewish community, so the issues of racism and



Seth Diamond

structural racism and violence are issues that our clinicians confront all the time.”

Diamond said there’s a continuing need for awareness from law enforcement and from the community of prevalence of hate in society.

“It’s wonderful to see in Westchester that we get such strong community support for battling anti-Semitism,” Diamond said. “One of the lessons is that you can never let your guard down. If you let your guard down for a minute, these issues creep back in very quickly.”

To commemorate its anniversary, the WJCS is scheduled to hold a gala event on March 28 at the Brae Burn Country Club in Purchase. The event will honor board members Michele Brettschneider and William Shirley.

According to WJCS, Brettschneider has lived in and been an active member of the

Westchester community for 16 years. She serves on the WJCS Executive Committee, Diversity, Equity, and Inclusion Committee, Children and Youth Services Committee, and the Gala Committee. She is on the Parent Advisory Board of J-Teen Leadership, a program of the UJA-Federation of NY.

Bill Shirley has lived in Westchester County for 28 years. His eldest child has lived at WJCS’s Harrison House since 2015. He joined the WJCS board in 2019 and now serves as board secretary. He retired from his law career in 2022.

“We feel a tremendous obligation to want to continue that tradition of excellent service and support for the community,” Diamond said. “That’s one of the things that motivates us to do our work every day.”

WJCS in its annual report for 2020 reported total assets of \$42,139,282 and total liabilities of \$10,56,453. It had received

government grants of \$5,326,739 and program service fees of \$25,481,174. The organization had investment income of \$967,946 and rental and other income of \$843,908.

In reviewing the impact of Covid on the organization and its operations, Diamond and Mariquita Blumberg, who was board president at the time, reported that when the pandemic hit WJCS was responsible for holding more than 75,000 telehealth counseling sessions and other remote sessions.

“We adapted together with our clients to this new world and we were proud to be able to be one element they could count on when so much was changing,” Dimond and Blumberg reported. “Our group home residents could no longer see daily or attend community programs. LGBTQ youth could no longer connect with their peers and with counselors for desperately needed support.”

## 1 'Women in Power'—

complimentary – and complementary – panelists, who agreed on much, had varying opinions on work/life balance and how to attain it.

“It may be a bit of an urban legend,” Sally A. Paull, executive vice president of human resources at Regeneron Pharmaceuticals in Tarrytown, said in response to a question from moderator Chelsea Rosen, an audit partner at Citrin Cooperman. “There are just days and weeks when you are really fried...There’s no panacea. Time is not a renewable resource.”

Susan Fox, president and CEO of White Plains Hospital, agreed: “It’s personal to you...I have no hobbies. I like to work, although my kids and husband, who is here today, are important to me. Whatever you do...you have to make some sacrifices.”

And here it should be noted that the willingness to do so in the health-care and pharmaceutical sectors helped most of us weather the pandemic, during which, Paull noted, 65% of Regeneron employees were at the office to ensure global drug supplies and a drug therapy for the first Covid strain.

But Cynthia R. “Cindi” Bigelow, president and CEO of Bigelow Tea in Fairfield, said that work/life balance was achievable, in part because women are such “great schedulers,” although she acknowledged that when you are in production/manufacturing – as 350 of her 450 employees are – scheduling time off for a dad to coach his daughter’s softball team is not without its challenges. Still, Bigelow said, her company is small enough that she and her leadership team can deal with employee needs individually. And she added she always takes her children’s phone calls – something Fox and Paull agreed was essential. Indeed, a potential hire was so impressed with Bigelow’s willingness to interrupt the job interview to take her two children’s calls that the interviewee accepted a position with Bigelow Tea.

Taking time to address the needs of others – be it family or employees – is key, the panelists said, to success in the workplace. Bigelow – who spent nearly 20 years in all areas of a company that her grandmother, Ruth Campbell Bigelow, founded in 1945 with Constant Comment black tea – recalled her first days on the job as a self-satisfied cost accountant with a newly minted MBA from Northwestern University’s Kellogg School of Management. Rather than hand her the praise she was expecting, however, her father – David Sr., who ran the company then – reminded her that she needed to stamp her own mail, just like everyone else.

“People are watching you,” Bigelow said she learned that day. “We are role models.”

Fox – who began her career as a pediatric intensive care nurse at New York Hospital in Manhattan in the 1980s, a time when there wasn’t a great deal of respect for nursing – said she vowed that if she stayed in health care, that



From left: Diane Wooley, Leighanne McMahon, Frances Bordoni, Susan Fox and Katie Lopez.



Catherine Sabol, left, and William Zeboris.



Eliza Fraser, left, and Tenisha Ramsay.



Bob Marrone, left, and Jeff Fox.



Chelsea Rosen, left, and Sally A. Paull



Susan Fox, left, and Cindi Bigelow. Photographs by Sarafina Pavlak.

would change.

“Without your employees, you’re nothing,” she said of CEOs.

And Paull – who graduated from the United States Air Force Academy and spent 20 years in the Air Force on active duty and in the reserve, retiring as a lieutenant colonel – said she struggled for a time to find her values of service to country and others in the civilian workforce.

“You have to create enough space for yourself to do what you value as a person,” Paull said. “Be a working professional, but be true to yourself.”

The question then becomes, she said, “How do we create space for all colleagues to achieve balance?”

The panelists agreed that maternity and paternity leave, the rise of fathers in copar-

enting, flexible working conditions – even in more traditional businesses like Bigelow where employees are in the office and production five days a week, with shorter hours Fridays – all contribute to that balancing act. But much of the time, it’s on the individual and the individual leader, who has to learn how to draw a line and communicate, knowing when to say “yes” and when to say “no” – or at least not now – and always persevering.

“Once I’m convinced that I’m right – which is most of the time,” Paull said to laughter, “then I keep circling back.” No small feat with her two bosses – Regeneron CEO Leonard Schleifer and CSO (Chief Scientific Officer) George Yancopoulos – both of whom she described as “a handful who’ll argue about anything – Mets, what’s the other team?

Yankees? You can see I’m a baseball fan.”

Indeed, the sunny, wintry morning was punctuated by the panelists’ self-deprecating humor.

“No, I wasn’t a nurse who saved lives,” Bigelow said, gesturing to Fox. “And I wasn’t in the Air Force protecting people,” she added, gesturing to Paull. “But I was a bartender,” she added of a job that no doubt stood her in good stead in the tea business, which is also about mixing ingredients.

Fox got the ball rolling at the beginning of the event – introduced by Citrin Cooperman partner Catherine Sabol – when she said, “First things first: How did she do it?,” addressing the walking boot on her broken ankle.

She and her dog, Murphy, were racing to greet son Christian, visiting from Boston.

“Murphy won,” she deadpanned.



# Getting ready for your 2023 tax filing

BY NORMAN G. GRILL

**J**an. 23 marked the start of the 2023 tax season, the date the IRS began accepting and processing 2022 tax year returns.

While filing your 2022 tax return promises to be just as complicated as always, there are steps you can take right now to ensure your tax filing goes smoothly. Let's look at some key items to consider before filing.

**No above-the-line charitable deductions:** During Covid, taxpayers could take up to a \$600 charitable donation tax deduction on their tax returns. However, in 2022, those who take a standard deduction may not take an above-the-line deduction for charitable donations.

**Some tax credits return to 2019 levels:** This means that affected taxpayers will likely receive a significantly smaller refund compared with the previous tax year. Changes include amounts for the Child Tax Credit (CTC), Earned Income Tax Credit (EITC), and Child and Dependent Care Credit.

Those who received \$3,600 per dependent in 2021 for the CTC will, if eligible, get \$2,000 for the 2022 tax year. For the EITC, eligible taxpayers with no children who received roughly \$1,500 in 2021 will now get \$500 in 2022. And the Child and Dependent Care Credit return to a maximum of \$2,100 in 2022 instead of \$8,000 in 2021.

**Refunds may be smaller in 2023:** Taxpayers will not receive an additional stimulus payment with a 2023 tax refund because there were no Economic Impact Payments for 2022. In addition, taxpayers who do not itemize and take the standard deduction will not be able to deduct their charitable contributions.

**Eligibility rules changed to claim a tax credit for clean vehicles:** There are several changes taxpayers should be aware of, such as the tax credit is generally available only for qualifying electric vehicles for which final assembly occurred in North America and a transition rule for vehicles purchased before Aug. 16, 2022.

**Gather 2022 tax documents:** The best way to prepare for tax filing is to gather important tax documents – either electronic or paper—and keep them in one place. These documents include but are not limited to: Forms W-2 from employers, Forms 1099 from banks or other payers, Form 1099-K from third-party payment networks, Form 1099-NEC for nonemployee compensation, Form 1099-MISC for miscellaneous income,

Photo by Pictures of Money / Flickr Creative Commons.



or Form 1099-INT if you were paid interest, as well as records documenting all digital asset transactions.

Typically, year-end forms arrive by mail or are available online mid-to-late January. Taxpayers should carefully review each income statement for accuracy and contact the issuer to correct information that needs to be updated.

**Sign up for an online account:** An IRS online account allows taxpayers to securely access their personal tax information, including tax return transcripts, payment history, certain notices, prior year adjusted gross income, and power of attorney information. Filers can log in to verify if their name and address are correct. Notify the IRS if your address has changed and the Social Security Administration of a legal name change to avoid a delay in processing their tax return.

**Renew expiring tax ID numbers:** Taxpayers should ensure their Individual Tax Identification Number (ITIN) has not expired before filing a 2022 tax return. Those who need to file a tax return should now submit a Form W-7, Application for IRS

Individual Taxpayer Identification Number to renew their ITIN.

Taxpayers who fail to renew an ITIN before filing a tax return next year could face a delayed refund and may be ineligible for certain tax credits. Applying now will help avoid the rush and refund and processing delays in 2023.

**Avoid refund delays and understand refund timing:** Many different factors can affect the timing of a refund after the IRS receives a return. Although the IRS generally issues most refunds in less than 21 days, taxpayers should not rely on receiving a 2022 federal tax refund by a certain date.

Making major purchases or paying bills is not wise until the refund is received. Some returns may require additional review and may take longer to process if IRS systems detect a possible error, the return is missing information, or there is suspected identity theft or fraud.

Also, taxpayers should be aware that the IRS cannot issue refunds for people claiming the EITC or Additional Child Tax Credit (ACTC) before mid-February. The law requires the IRS to hold the entire refund

– not just the portion associated with EITC or ACTC.

**Use direct deposit for faster refunds:** The fastest way to get a tax refund is by filing electronically and choosing direct deposit. Direct deposit is quicker than waiting for a paper check in the mail. It also avoids the possibility that a refund check could be lost, stolen, or returned to the IRS as undeliverable.

Prepaid debit cards or mobile apps may allow direct deposit of tax refunds. They must have routing and account numbers that can be entered on a tax return. Taxpayers can check with the mobile app provider or financial institution to confirm which numbers to use.

*This column is for information only and should not be taken as specific advice. Taxes can be complex and mistakes can be costly. Consider contacting a tax professional if you have questions about your taxes.*

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

# A different kind of sound and light show to treat Alzheimer's

BY DAVID GENTNER, ED.D.

**A**n estimated 6.5 million Americans age 65 and older are living with the type of dementia known as Alzheimer's, about 1 in 9 people (10.7%) in that age group. (In New York state alone, 400,000 people have Alzheimer's, while in Connecticut that number is 80,000.)

While the percentage of people with Alzheimer's increases with age, people younger than 65 can also develop it. About 110 of every 100,000 people, some 200,000 Americans, have early-onset Alzheimer's in the United States.

Despite the recent good news about the drug Lecanemab to treat mild to moderate cognitive impairment, we are a long way from prevention or a cure. Without these, this disease will contribute cumulative costs of almost \$20 trillion to Medicare and Medicaid spending by 2050.

As president of Wartburg, which offers integrated, comprehensive senior residential and health-care services on its 34-acre campus in Mount Vernon – as well as president of the Institute for Music and Neurologic Function, which joined Wartburg in 2018 to provide residents with innovative music therapy programs – I've devoted my career to the care and well-being of older adults. So when I heard about a research trial using music and synchronized light therapy to stimulate cognition in those affected with dementia, I leapt at the opportunity, with the support of Concetta Tomaino, the institute's executive director.

Recent discoveries by neuroscientists have found that brain rhythms supporting memory as well as cognition are disrupted in people with Alzheimer's. According to Oscillo Biosciences, an early-stage company in the Greater Hartford area using music and synchronized light therapy to restore brain function, disruptions in the Gamma-frequency range are even being observed before the onset of cognitive impairment and the formation of the amyloid plaque deposits and tau tangles associated with Alzheimer's. Growing evidence indicates that stimulating brain waves at the right frequencies can improve memory and cognition and even decrease the amyloid plaques and tau tangles.

Neuroscience researchers know that we can stimulate brain rhythms not only auditorily (using sound) but visually (using light). Oscillo Biosciences' cloud-based technology marries light to music to activate different areas of the brain at multiple frequencies, especially those involved in memory and cognition, producing a synergistic effect



David Gentner, Ed.D., president of the Institute for Music and Neurologic Function in Mount Vernon, with Xiyu Zhang, LCAT, MT-BC, an institute music therapist and Oscillo Biosciences research study assistant. Courtesy the Institute for Music and Neurologic Function.

capable of reaching parts of the brain that cannot be reached by music or light alone.

The trial in which we are participating involves Oscillo Biosciences' most recent prototype. Unlike pharmaceuticals, the use of music has no cost and no side effects. I have always been interested in its use, but with this study adding rhythmic light, it is beyond fascinating, and I am thrilled to be able to participate.

Even without the trial, people working in senior care and service environments know the power of music, as it is offered generally as part of a therapeutic environment in nursing homes, assisted living facilities and adult-daycare centers. Music appeals to

diverse groups of people regardless of language, economics, religion or education. Its emotional appeal is often associated with life events, including religious gatherings, concerts, graduations and weddings.

As Xiyu Zhang, an Institute for Music and Neurologic Function therapist and Oscillo Biosciences research study assistant, observed, "Alzheimer's patients lose their connections with their family and friends, their surroundings and eventually, themselves. Yet their musical connections can remain intact.

"As a music therapist, I work with patients struggling with Alzheimer's, so it is nice to be able to assist in the research to prevent or

delay the disease."

Oscillo founder and Chief Science Officer (CSO) Edward Large, Ph.D., a professor at the University of Connecticut, said that despite \$42.5 billion spent on research since 1995, we still do not have a cure for Alzheimer's: "This disease is growing at an alarming rate, and time is of the essence. We scientists need to look at new ways to treat the problem. Digital therapeutics such as ours are a growing category recognized by the FDA (Food & Drug Administration). Our treatment is showing very encouraging results and we're excited that it is noninvasive, drug-free, well-tolerated and even enjoyable for patients to use."

For more, visit [imnf.org](http://imnf.org).



## Kingston planners approve senior housing

BY PETER KATZ

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**T**he Kingston Planning Board has given its approval to a proposal to build a 60-unit apartment building for senior citizens age 55 and up. The project is known as Kingston Meadows and would be located on currently vacant land off Hurley Avenue in the northwestern part of the city. The Hudson Valley Housing Development Fund located in Wappingers Falls is the applicant to build the project.

A previous version of the proposal has been under discussion for more than a decade, with the Ulster County Planning Board in 2011 expressing serious concerns about the building site being subject to flooding. On Dec. 7, 2022, the county planners again raised concerns about the project, including whether adequate emergency access would exist for fire fighting vehicles.

The Kingston Planning Board at its Jan. 17 meeting approved the site plan for the project, which has a street address of 191-199 Hurley Ave. The proposed building would be three stories with 58 one-bedroom units and two two-bedroom units.

The building would be constructed in a flood plain. The 10-acre site is along the old New York, Ontario and Western Railway right-of-way, which would be used as a walking path. Surface parking would be provided for residents and guests. Tenants would pay for their own electricity used for lighting and cooking while electricity for heating, air conditioning and hot water would be included in the rent payments. Electric heat pumps would be used for heating and air conditioning. Amenities include a community room with kitchen, lounge areas, an outdoor patio and laundry facilities on each floor.

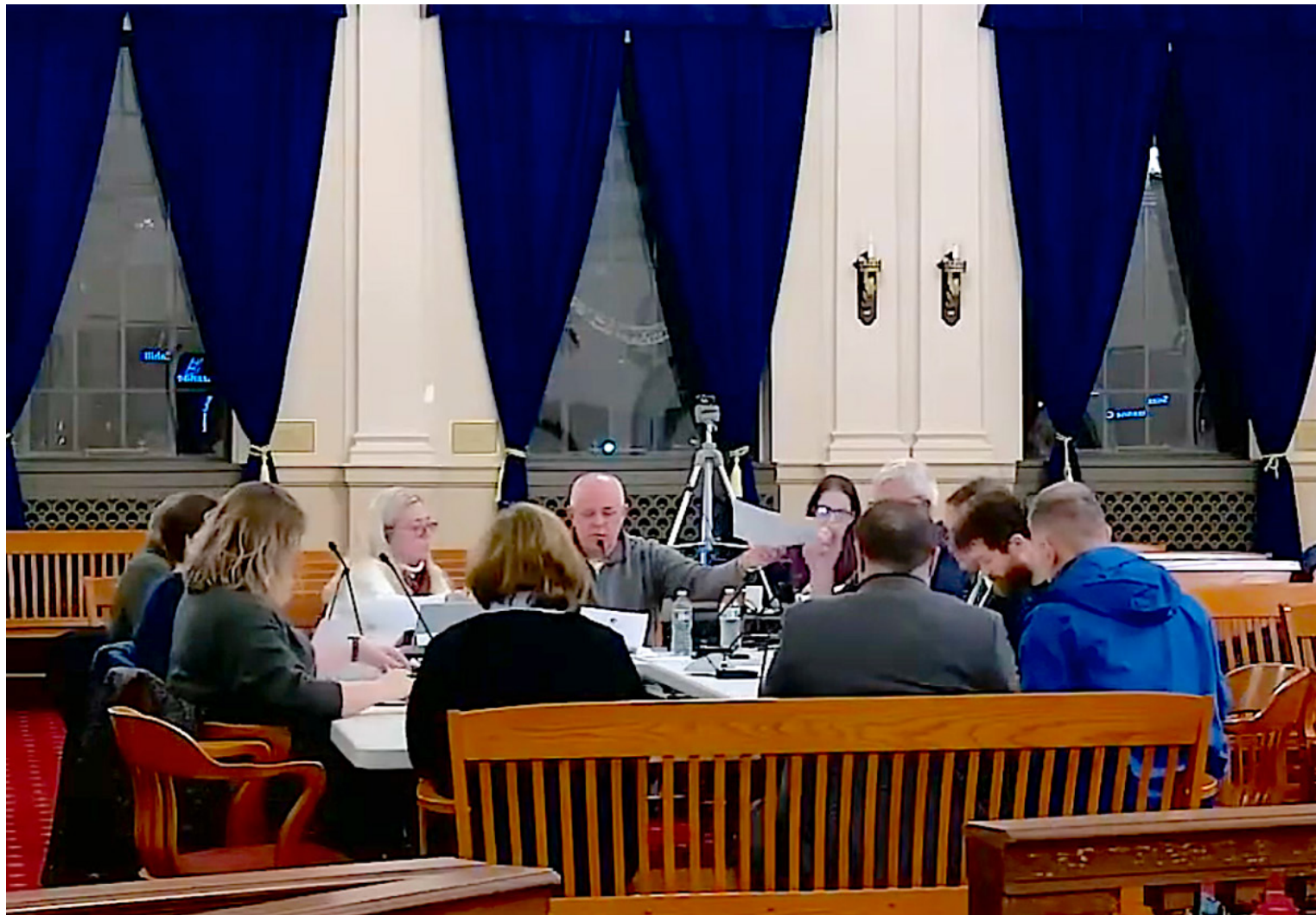
The building would be constructed on a slab with a poured concrete foundation. It would be wood frame with exterior walls made of a mix of brick, manufactured stone and fiber cement siding. Vinyl windows would be used.

Rents would begin at \$563 month for a one-bedroom unit and go up to \$995 for a two-bedroom unit. Pricing would be to make the units affordable to people with incomes from 40% to 60% of the Area Median Income. All of the units would be handicapped accessible. Internet service would be included as part of the rent.

A marketing study done for the project by Newmark Knight Frank said that only one senior affordable housing project has been built in Kingston in the last 20 years.



Rendering of Kingston Meadows.



Kingston Planning Board meeting Jan. 17, 2023.



## County exec: shareholders not ratepayers should pay

BY PETER KATZ

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**U**lster County Executive Jen Metzger has called for the New York State Public Service Commission (PSC) to make shareholders of the utility Fortis/Central Hudson pay for a program designed to provide relief to low-income people who are struggling with unpaid utility bills. The way things are set up now, those costs will be paid for by ratepayers of the utility.

Metzger called for planned debt relief for moderate-income customers and small businesses to be funded entirely by shareholders, with no costs passed on to what she described as already overburdened ratepayers suffering from the company's billing fiasco.

Central Hudson switched to a new billing system in September 2021, and according to an investigation was aware of problems with the system yet went ahead anyway. Some customers did not receive bills, some received incorrect bills, in some cases the company withdrew incorrect amounts from the bank accounts of customers, and more than 14% of Central Hudson's gas and electric



Jen Metzger

customers wound up in arrears.

On June 16, 2022, the Public Service Commission (PSC) authorized a statewide program to assist customers struggling with unpaid utility bills due to economic hardship caused by the pandemic. The arrears program was broken into two phases, with low-income customers participating in an existing utility Energy Assistance Program to be prioritized for utility debt relief in Phase 1. Phase 2, which is being developed now,

would extend forgiveness to moderate-income households and small businesses that also struggle with significant arrears. The question of whether utility shareholders, ratepayers, or a combination of the two should pay has not yet been decided.

In her letter to the PSC, Metzger wrote: "At the same time that our residents and small businesses continue to be burdened by crushing utility and energy costs and a broken utility billing system, Fortis/Central

Hudson shareholders have enjoyed uninterrupted profits and increasing dividends. The only fair and reasonable path forward is to assign shareholders the responsibility for the cost of Phase 2 relief measures."

In Phase 1, utility customers handled most of the \$3 million cost of the program, while utility shareholders paid only \$200,000. Central Hudson in August 2022 added a 0.5% surcharge to cover these costs onto the bills of its customers.

"It is imperative that this relief be funded fairly and reasonably, and not increase the burden on utility customers already struggling with high energy costs," Metzger wrote to PSC Chairman Rory Christian. "The number of customers in arrears more than doubled since 2019, while the amount of arrears nearly quadrupled. The company's mismanagement of the roll-out of its new Customer Information and Billing System, as documented in the recent investigative report of the Department of Public Service, has only served to exacerbate financial problems for many customers already struggling to afford service. The only fair and reasonable path forward is to assign shareholders the responsibility for the cost of Phase 2 relief measures."

## Saving trapped animal involves rescuers from Putnam, Westchester

BY PETER KATZ

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**I**t took a multicounty effort involving the talents of the new Putnam County Technical Rescue Team, the Patterson Fire Department, the Croton Falls Fire Department, the Yorktown Fire Department, the Westchester County Technical Rescue Team and the Westchester County Aviation Unit to rescue Niko, an 11-year-old 1,400 pound horse. He had become trapped in mud on Hardscrabble Road in North Salem on the night of Jan. 17.

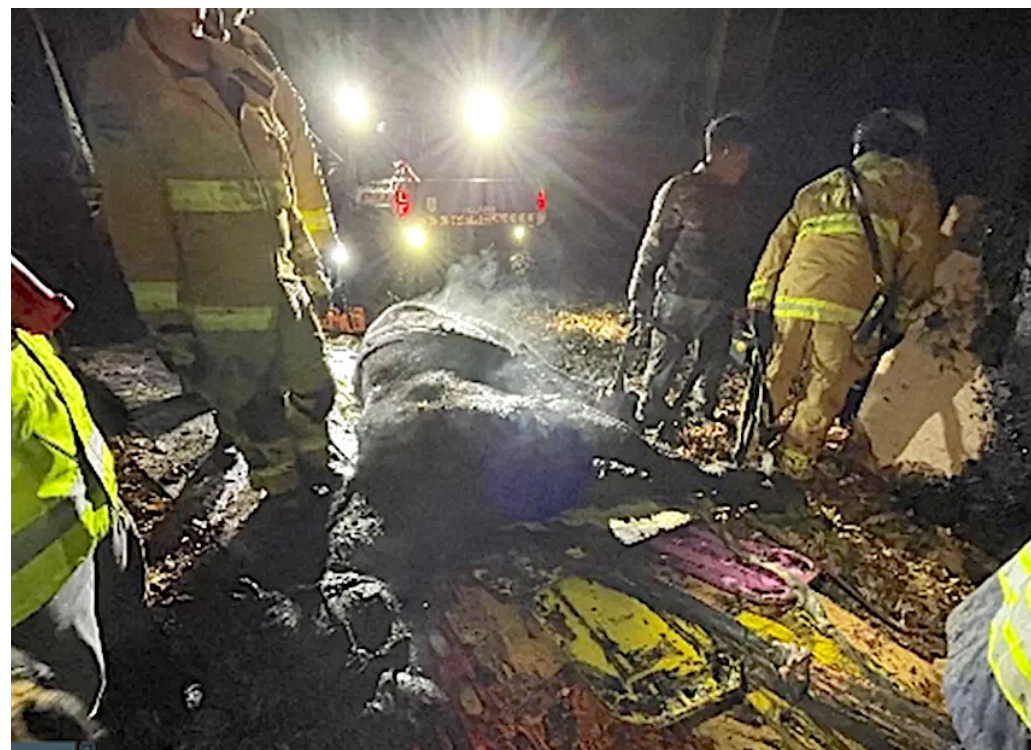
"The ingenuity displayed by our Putnam County Technical Rescue Squad is something to be admired and I cannot be more proud of them for their success in their first call along side their counterparts in Westchester," said Putnam County Executive Kevin Byrne.

The horse was being ridden around a vineyard, became spooked and took off running through the woods. The

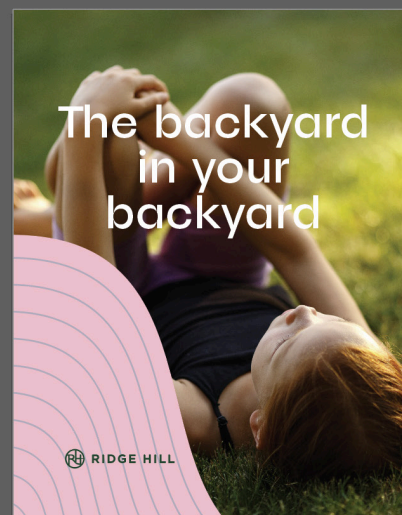
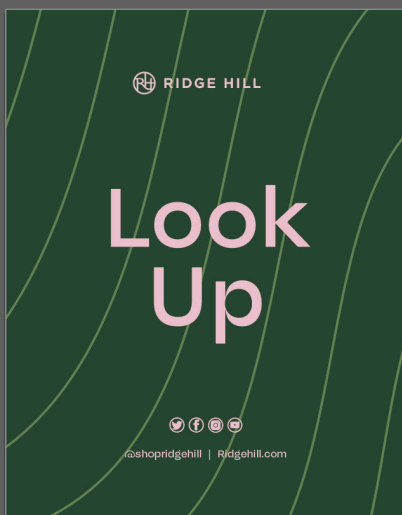
rider was thrown along the way. After running alone for almost a mile, Niko became trapped in mud and fell over. The horse was unable to stand up by itself. When a search for the horse began, the Westchester County Police Aviation was called for assistance, as well as the Yorktown Fire Department.

Niko had run into what really was a muddy swamp. Once the horse was located, rescuers themselves were getting stuck and needed to be pulled free by other rescuers. They devised a plan to put down about 20 plywood sheets leading from the horse to dry ground.

To calm the horse a local veterinarian administered anesthesia. Ropes and straps were then wrapped under Niko. It took more than 25 rescuers to pull Niko out of the mud and onto a makeshift sled. The sled could then glide over the plywood onto more solid ground. Eventually, the horse was able to safely stand up. He was led onto a trailer and taken to a veterinary clinic for evaluation.



Horse rescued from mud. Photo by Joey Nickischer.



# Ridge Hill rebrands with the community in mind

BY GEORGETTE GOUVEIA

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When North American Properties (NAP) acquired Ridge Hill for \$220 million last May in a joint venture with Nuveen Real Estate and Taconic Partners, it was with the idea of transforming the 74-acre, more than 1.1 million-square-foot lifestyle center into the tristate area's premier mixed-use destination. That includes enhanced public spaces, street design and parking as well as an even greater mix of retail, restaurant, entertainment and office offerings.

It's a plan that proved a no-brainer for JLL Capital Markets, which not only advised on the sale but arranged financing for it in the form of a \$181.3 nonrecourse acquisition loan.

"Ridge Hill is one of the more compelling investment opportunities that I have transacted on in my career," David Monahan, senior managing director of capital markets at JLL in Trenton, New Jersey, said at the time of the sale of the 12-year-old lifestyle center. The numbers spoke for themselves – 72% occupancy and 7.1 million visitors annually, putting it in the top 1% of the most trafficked centers not only in New York but in the entire United States. (Last year, Ridge Hill welcomed 7.3 million visitors, as compared with 8 million in 2019, the year before the pandemic hit the nation.)

No doubt just as enticing to JLL, a professional services firm that specializes in real estate and investment management, was Ridge Hill's "irreplaceable" location 20 minutes from New York City off the Sprain Brook Parkway, "a top-tier trade area that includes 681,744 residents within a 15-minute drive who earn an average annual household income of \$109,333."

Now Ridge Hill is looking to tap even more into that area with a comprehensive rebrand to set the tone and agenda going

forward, said Sara Hemmer, NAP's director of marketing.

"Our goal is to build a sense of community," she added of the strategy, unveiled at a Jan. 19 event.

The "new verbal and visual assets" offer catchphrases like "Meet us on The Hill" and "Follow The Hill on The Gram" and a refreshed "RH" logo, whose curving "R" puts the hill in Ridge Hill, all on a new website, in peachy-pink, teal and earth tones, that allows you to navigate among 66 retail, restaurant, entertainment and office spaces easily. They range from the big name (Apple, Lowe's, Whole Foods) to the boutique (Les Coeurs Sauvages, a new pop-up that bills itself as fashion with a conscience), offering everything from indoor-rock climbing (Hapik) and soaring (iFly); to moviegoing (the 12-screen Showcase Cinema de Lux); medical and dental visits (WestMed, WestDental, Yonkers Oral Surgery PLLC); coworking (Regus); and test-taking (Pearson Vue).

Another way in which Ridge Hill is seeking to build community is its Town Green near The Cheesecake Factory. Said Hemmer: "It's a great space that we're using for weekly fitness events, children's programming, live music programs and comedy shows." That would be a smart strategy as outdoor-focused lifestyle centers have proved more appealing to shoppers and renters than traditional malls, which have struggled with the double whammy of online purchasing and Covid. (According to JLL, in 2021's second quarter, outdoor lifestyle centers drew 46% higher rents than regional malls and 11.5% higher rents than super-regional malls, or malls with more than 800,000 square feet.)

In addition to the regular calendar of events at Ridge Hill, there are seasonal celebrations, Hemmer said, like Galentine's Day (Feb. 13), the pre-Valentine's Day tribute to female friendships. From 6 to 8 p.m. that



Ridge Hill's rebrand includes a refreshed logo, soft colors, a cleaner website and an emphasis on community. Photos courtesy Ridge Hill.

day, Texas de Brazil will be serving women \$5 Caipirinha cocktails, while The Cup will offer women 25% off on its bar and virtual sports experiences. On March 17 from 6 to 8 p.m., "Luck of The Hill" will present Ridge Hill's take on St. Patrick's Day.

Part of the emphasis on the Town Green is to see if this is ultimately the best space for activities, Hemmer added, or if there is another or several others that would serve the site better. That is a question that will ultimately be answered during Ridge Hill's redevelopment. While it would be premature to discuss specifics, she said, there

will be a number of new and expanded offerings.

Casa Fuego, an upscale Latin restaurant by John Racanelli launches this summer across from his Public Pizza, said Jesse Scarpelli, Ridge Hill's director of marketing. The Cup will be expanding its services with a restaurant by the end of the year. Ridge Hill is also shining a spotlight on the Yonkers Comedy Club, which has had a soft reopening and recent sold-out shows.

It appears that things are looking up on "The Hill."

For more, visit [ridgehill.com](http://ridgehill.com).





February networking at glamorous Ornare, the luxury brand specializing in top quality cabinetry, customized closets, and wall systems.

Are you ready for a networking experience with style? Enjoy a mood with lovely music, appetizers and an Altaneve pro-seco bar. Register now to meet many of our newest Chamber members and consider inviting friends who may also want to find out more.

Showroom director, Mylene Del Nero and Sales Associate, Dani Rizzo will provide attendees with a tour of this

award-winning showroom and let us know all about this prestigious brand that is considered a status symbol in the residential real estate community.

**DATE: Wednesday, February 22nd**

**TIME: 5:30-7:00 p.m.**

**PLACE: 34 East Putnam Avenue**

**FEE: \$35 members; \$40 non-members**

**Prizes**

Parking is available on East Elm Street or Church/Elm side streets

All proceeds go toward our non-profit that advocates, promotes, connects, and educates local business. Support your Chamber! Register online at [www.greenwichchamber.com](http://www.greenwichchamber.com).

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500 Algonquin Rd, Fairfield  
**RSVP by Jan 26, 2023**



**Brenda KUPCHICK**

FIRST SELECTWOMAN | TOWN OF FAIRFIELD  
State of the Town • Year in Review • Looking Forward

Brenda Kupchick is a proud third-generation Fairfielder who is the second female in the Town's 383-year history to be elected as First Selectwoman. Brenda is entering her fourth year as First Selectwoman after a decades-long commitment to public service including service on the RTM and Board of Education and CT State Representative of the 132nd District for five terms. Prior to her time as a state legislator, Brenda served as Constituent Services Representative for U.S. Congressman Christopher Shays and for State Senator John McKinney. Brenda and her husband Peter have also owned and operated a local small business for over 30 years.



**Luke TILLEY**

EVP, CHIEF ECONOMIST & DEPARTMENT HEAD,  
WILMINGTON TRUST INVESTMENT ADVISORS  
Economic Outlook for 2023

Luke is Chief Economist and Head of Economics, Asset Allocation & Quantitative Services for Wilmington Trust Investment Advisors (WTIA), a part of the M&T bank family. Luke is also a member of WTIA's Investment Committee. Prior to joining Wilmington Trust in 2015, Luke was an officer and economic advisor with the Federal Reserve Bank of Philadelphia. Earlier in his career, Luke worked as a senior economist at IHS Global Insight (now IHS Markit) and as an economist for the U.S. Department of Housing and Urban Development. Tilley has appeared on CNBC and Fox Business Network.



**Mark S. BARNHART**

DIRECTOR OF COMMUNITY & ECONOMIC DEVELOPMENT | TOWN OF FAIRFIELD  
Looking Forward: Fairfield Metro & Development Plans

Mark S. Barnhart is the Director of Community & Economic Development for the Town of Fairfield. During his 20-year tenure, Mark has been responsible for managing all of the Town's development plans, plus the acquisition and redevelopment of the former Fort Devans site into affordable housing. From 2010 through its December 2011 opening, Mark oversaw the partial remediation and construction of the Fairfield Metro Train Station site to facilitate the private development now underway. Previously, Mark served as Town Manager and CEO for the Town of Stratford from 1992 to 2002. Mr. Barnhart holds a Master's Degree from the University of Pennsylvania and completed his undergraduate studies at Albright College.

\$65 Chamber Member - \$75 Non-Member

TO REGISTER OR BECOME A SPONSOR: [FairfieldCTChamber.com](http://FairfieldCTChamber.com) or call 203-255-1011



Presenting Sponsor  
**M&T Bank**

**GREATER DANBURY CHAMBER OF COMMERCE**



**SUPER BOWL LVII**

**BUSINESS AFTER BUSINESS**

**NewSylum Brewing Company**

36 Keating Farms Ave, Newtown, CT  
(Fairfield Hills Campus)

**February 8th | 5:00 p.m. - 7:00 p.m.**

Guests enjoy a food and beverage package that includes (2) beverages of choice and continuous food served buffet style.

Presenting Sponsor **M&T Bank**

Members \$40 | Non-Members \$50

**Purchase**



Supporting Sponsors



For more info: 203.743.5565 | [info@danburychamber.com](mailto:info@danburychamber.com)

**GREATER VALLEY CHAMBER OF COMMERCE**

In addition to events, the Greater Valley Chamber offers a variety of other ways to get involved: Industry & Peer Councils and Networking (Referral) Groups

Visit the Chamber's website for details - <http://bit.ly/ValleyChamberEvents>

**FUEL - Valley Young Professionals Council**

- January 24 - Somos Arepas, Shelton - Tastes of the New Year
- February 22- Quail & Ale Derby - FUEL Only Private Party
- March 16 - Steady Habits, Shelton, St. Patrick's Day Primer

Open to all ages 21-40 living or working in the Valley.

**Healthcare Council - Third Friday each month - 8:15 am - Location Varies**

- January 20 - Lindsey Miller, MS, CNS, LDN, BBX Nutrition
- February 17 - Wendy Cooke, Coastal Hearing Aid Center of CT
- March 17 - Brian Essenter, MM Consult CT

Open to all Healthcare Industry Professionals.

**HR Council - Launching March 30th -**

- Special Program -Facing the Future: Strategies for Recruitment & Retention

Open to all area businesses.

**TIED Council - Technology, Innovation, Education, Development**

**First Thursday each month - 8:15 am**

- February - Tracking your website data - how to use it to help your business grow - Greg Kazmierczak, EPDM Coatings
- March - YouTube - Tom Speake, Speake Software

Monthly topics deliver high value, ease of use technology tips, tricks and more to boost productivity and cost savings.

**WIN Council - Women In Networking Second Tuesday each month - 9:00 am**

Open to all women in business throughout our region.

Please note: Visitors are welcome to attend meetings. Continued participation requires Chamber membership. Groups also have additional separate fee. Healthcare, HR, Seeds to Leads, TIED, VBN and WIN are all currently utilizing a hybrid meeting format.

**BE A LGBTQ+ FRIENDLY BUSINESS OR ORGANIZATION**



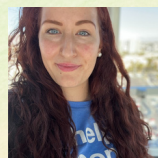
**Be a LGBTQ+ Friendly Business or Organization**  
February 23 ~ 10:00 am

Stamford Pride and the Stamford Chamber of Commerce invite you and your colleagues to participate in a 45 minute training on how you can ensure your workplace is an open, inclusive and supportive environment for members of the LGBTQ+ community. A Q&A will follow. Participants will learn about best practices related to:

- respectful language
- inclusion in recruiting
- creating a safe environment
- using inclusive language in company communications and policies
- common day to day scenarios and recommendations on approaches



Intro by Chris Koutsovitis, President



Facilitated by Kristen Stiles, Vice President

**There is no charge to participate, but registration is required to receive the ZOOM link.**

*\*All business and organizations that complete the training will receive a storefront decal/certificate of completion and an electronic logo from Stamford Pride to include on your website and other electronic communications stating your workplace is a LGBTQ+ friendly and safe place for employees and clients.*



Stamford Pride and the Stamford Chamber of Commerce invite you and your colleagues to participate in a 45 minute training on how you can ensure your workplace is an open, inclusive and supportive environment for members of the LGBTQ+ community. A Q&A will follow. Participants will learn about best practices related to:

- respectful language
- inclusion in recruiting
- creating a safe environment
- using inclusive language in company communications and policies
- common day to day scenarios and recommendations on approaches

**Register here: [members.stamfordchamber.com/events/details/stamford-pride-zoom-training-2938](https://members.stamfordchamber.com/events/details/stamford-pride-zoom-training-2938)**

**WILTON CHAMBER OF COMMERCE**



Wilton Center will once again be transformed into a winter wonderland for the Wilton Chamber of Commerce's annual Winter Carnival! Proudly sponsored by Fairfield County Bank, the Winter Carnival will be held on Sunday, February 5th from 12 - 4 pm at the Town Green with other exciting festivities simultaneously taking place around Wilton Center.

For complete event details, please visit: [wiltonchamber.com/event-detail/winter-carnival-2023/](https://wiltonchamber.com/event-detail/winter-carnival-2023/)

**29TH ANNUAL TASTE OF STAMFORD**



**29TH ANNUAL Taste of Stamford**  
Thursday, March 23  
5:30 - 7:30 pm  
Harbor Terrace at Shippan Landing  
262 Harbor Drive, Stamford  
Join Us For This Culinary Extravaganza!  
Over 20 Food & Drink Exhibitors!  
\*Limited Attendance \*Free Parking \*Must be 21 \*No Walk-ins  
\$75 Members ~ \$85 General Public  
StamfordChamber.com  
Sorry, no refunds.



ATLANTIC STREET HOUSE, THE WHEEL, BAR ROSSO, Fortina, James Daniel, BALLEYS, ATLANTIC HEALTH CARE, THE WHEEL, barcelona, BULLEIT BOURBON, DIAGEO, Caperberry, pepsi, PINSTRIPES, Winfield COFFEE, SUSHI VILLAGE, Axiom, McCarter English, STAMFORD HEALTH, BEV MAX, THE FIRST BANK GREENWICH, DELTA DENTAL

With over 20 food and beverage exhibitors, the annual Taste of Stamford food extravaganza, scheduled for March 23 is the highlight event of the year. Register early as space is limited and the event will sell out. Register here: [members.stamfordchamber.com/events/details/29th-annual-taste-of-stamford-2929](https://members.stamfordchamber.com/events/details/29th-annual-taste-of-stamford-2929)

# Hudson Valley **waterfront site** is a premier development opportunity



**14 Acre** premier parcel  
with proven potential

Spectacular views, historical significance, and untapped potential - this 14 acre Hudson River waterfront property offers all this and more! Poughkeepsie envisions a plan to make this site the Queen City's crowning jewel through striking architecture, beautiful landscaping, and amenities that reflect the history, geography and uniqueness of the space.

#### **Request for Expressions of Interest (RFEI)**

Southern Waterfront Development in Poughkeepsie, NY

Opportunity for 14 acre premier waterfront development in the Queen City of the Hudson River

#### **Submission Deadline: March 23**

Proposals are due no later than 3:00pm on 3/23/23 and must be mailed or delivered to Poughkeepsie City Hall

It is the last parcel with undeveloped acres on the city's waterfront, with spectacular views of the Hudson River and Highland bluffs of Franny Reese Park, which will never be developed. The city has completed a number of visioning exercises concerning the site and has come to the overarching goal of creating an anchor on the southern waterfront that provides public space and water-related uses, drives tourism to bolster the local economy, and complements existing waterfront assets such as Waryas Park and the Walkway Over the Hudson.

Learn more: [www.cityofpoughkeepsie.com](http://www.cityofpoughkeepsie.com) and type **RFEI** in the search bar



Photo by Alexa /Pixabay.

## **New York and Connecticut score mixed grades in 'State of Tobacco Control' report**

BY PHIL HALL

Phall@westfairinc.com

**N**ew York and Connecticut received mixed grades in the American Lung Association's 21st annual "State of Tobacco Control" report, which evaluates government actions taken to eliminate tobacco use.

The American Lung Association reported that tobacco is the nation's leading cause of preventable death and disease, taking the lives of 28,170 New York residents and 4,900 Connecticut residents annually. In the 2023 report, New York ran the gamut in grading in the association's five key categories: funding for state tobacco prevention programs (Grade F), strength of smokefree workplace laws (Grade A), level of state tobacco taxes (Grade B), coverage and access to services to quit tobacco (Grade C) and ending the sale of all flavored tobacco products (Grade D).

This year's report called on New York policymakers to focus on ending the sale of all flavored tobacco products, including menthol cigarettes and recommended an increase in the state's tobacco product taxes, including the tax on e-cigarettes. The association praised Gov. Kathy Hochul's proposal to increase the tax on cigarettes by \$2 per pack.

"New York has been a leader on tobacco control policy for decades, and we are pleased to see both adult smoking rates and youth tobacco use rates on the decline," said Trevor Summerfield, director of advocacy at the American Lung Association in New York. "This is important progress, however, there are still one in four high school students in New York state using tobacco products, putting their health at great risk. If the state can deliver on Gov. Hochul's vision to increase tobacco taxes and remove

all flavored tobacco from shelves in the next session, we have a real chance to save lives."

Across the state border, Connecticut's grades also ran the gamut: funding for state tobacco prevention programs (Grade F), strength of smokefree workplace laws (Grade B), level of state tobacco taxes (Grade B), coverage and access to services to quit tobacco (Grade C) and ending the sale of all flavored tobacco products (Grade F).

The report called on the state to use the \$455 million from tobacco settlement payments and tobacco taxes for programs to encourage smoking cessation and not a switch to e-cigarettes. The state was also encouraged to significantly increase taxes on all tobacco products, including e-cigarettes.

"Last year, we were pleased to see the Connecticut legislature reestablish the Tobacco and Health Trust Fund, and after five years of zero funding they reintroduced language to allow up to \$12 million invested annually on tobacco prevention and cessation programs," said Ruth Canovi, director of advocacy at the American Lung Association in Connecticut. "This is critical progress, however, there are still too many Connecticut residents who are impacted by tobacco use, like the 28.7% of high school students who use tobacco."

The 2023 "State of Tobacco Control" report also graded the federal government: federal government regulation of tobacco products (Grade C), federal coverage of quit smoking treatments (Grade D), level of federal tobacco taxes (Grade F), federal mass media campaigns to prevent and reduce tobacco use (Grade A) and updating the federal minimum age of sale for tobacco products to 21 (an "Incomplete" Grade because the U.S. Food and Drug Administration has yet to publish its final Tobacco 21 regulations, as required by statute).



# Finger-lickin' good chicken at Wildacre Rotisserie

BY JEREMY WAYNE

jwayne@westfairinc.com

There's a certain confidence, arrogance or madness about opening a restaurant that essentially serves only one type of dish. Yes, you could argue, pizzerias only sell pizza, taquerias only sell tacos and the frozen yogurt store sells only, well, frozen yogurt, and I'd have to concede you'd have a point. But chicken is somehow different. You must not only be in the mood for protein, for meat, but for a particular kind of meat – chicken. Kind of limiting.

But happily, that culinary staple – which outlives all foodie fads and sees off the competition time and again – is indeed just what I'm in the mood for as I head to Wildacre Rotisserie, the month-old chicken dine-in and takeout restaurant in Cos Cob, on the enviable site of a former Starbucks, right on a bank facing the steely-blue, fast-flowing Mianus River. Actually, it's been opened by a Starbucks alumnus, the coffee behemoth's former head of culinary innovation, Ben Pote, <https://westfaironline.com/food-beverage/wildacre-rotisseries-ben-pote-you-have-to-be-a-little-bit-crazy-to-open-a-restaurant/> who brings not only 15 years of “cooking, learning and problem-solving” to his new venture, but also inspiration for fresh and healthy food from his time living and working in California. Honestly, even if you had a Michelin-starred restaurant on this site, regardless of the food, people would come from all over the county and even farther afield for the view alone.

I was a customer of the old Starbucks – my kids used to get their haircuts across the street – and where before you would literally smell the coffee in the small parking lot in front of the building, now you smell the



Ben Pote. Photograph by Natasha Miller / Tashography.

gravy. And although usually I never want to smell actual food or cooking inside a restaurant, I rather love the smell of good food as you approach – a harbinger of what's to come, if that doesn't sound contradictory. And here the smell is appetite-whetting, I would say.

Once inside, with just six tables and a handful of black ladder-back chairs, several long benches and a great amount of blond wood, the space has a sort of contemporary schoolroom feel to it. There is a wall of striking, glazed green tiles, and light streams in on three and a half sides. The river view, as I mentioned, is peerless.

From the short, concise menu, which could hardly be more straightforward, you order and pay at the long counter. A quarter, half or whole slow-roasted rotisserie chicken is the main event, with the option to turn the unaccompanied bird into a “meal,” which means you get sauces and a choice of side dishes – coleslaw, Brussel sprouts, potatoes, a small salad, etc., to go with it. There are also five salads and wraps, all chicken-centric, and that's about it really.

We ordered a half-chicken meal with salsa verde and garlic Dijonnaise, with sides of cauliflower and Brussels and cans of achingly on-trend yuzu and calamansi sparkling water to go with it. Unasked for, aforementioned owner Ben – who is usually to be found behind the counter, and whom we recognized from his website photo – brought over a carafe of tap water and two glasses. A nice touch.

The chicken had a tanned crisp skin and a real rotisserie flavor, the dark meat moist and the white meat juicy and flavorful. It's a hard thing to do, cooking birds en masse to the perfect point of doneness, the trick always not to overcook. (Interesting point here: The Chinese never overcook their chicken, which is why Chinese chick-

“

Come to the barbecue and sit by my side  
“We couldn't choose a better night if we tried  
“Can't you imagine what a thrill it will be  
“Pickin' a chicken with me!”

– “Pickin' a Chicken” by Paddy Roberts, Derek Bernfield and Garfield de Mortimer



Wildacre Rotisserie interior. Photograph by Jeremy Wayne.

en tastes so darn good, but they are less concerned with health and safety than we are and will consume a bird just seconds after it has turned creamy white from being pink.) A wonderfully fresh and well-assembled Pacifica salad became more rewarding the deeper we dug, with each layer revealing something new, but the “roti” potatoes, with rotisserie dripping and parsley, while perfectly nice, didn't deliver the crispness we'd hoped for. Mind you, I set a high bar. (For the world's crunchiest roast potatoes, come over to my place any Sunday lunchtime.)

The honey Dijon sauce is Wildacre's most popular, but I rather enjoyed the salsa verde, capers and lemon juice having a particular affinity with chicken.

The restaurant really lends itself to take-out – at least half a dozen people came in to pick up orders while we were eating – and,

although this column doesn't usually get too much into price, Wildacre is so reasonable you could bring 10 hungry people for dinner, they could eat their fill of chicken and sides and you'd get change from \$200.

Years ago, when I lived in Spain and would come home in the proverbial wee small hours of the morning after a night discoing on the Costa del Sol, we would pull over at a spot called Pollo Stop just off the highway as the sun was coming up. It was a shack with a grill, simple as anything, but the taste of that chicken has never left me. Wildacre, in all its shiny newness, with its QR codes and fancy contactless payment, could hardly be a more different setup. But that great chicken taste – that is something special when you find it. And it's something the Pollo Stop of old and Wildacre of new have in common.

For more, visit [wildacrerotisserie.com](http://wildacrerotisserie.com).

## TABLE TALK



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

## BCW Celebrates Hollywood On Hudson with Special Reception and Tour of Lionsgate Studio in Yonkers

**M**ore than 100 business leaders and BCW members attended a special reception at iPark in Yonkers recently to get a behind-the-scenes peek at the Great Point Studios/Lionsgate facility that is transforming Yonkers into Hollywood on Hudson.



From left, Deputy County Executive Ken Jenkins, BCW Chairman Jamie Schutzer, National Resources President Joe Cotter, BCW President and CEO Marsha Gordon, Yonkers Mayor Mike Spano and Great Point Studios CEO Robert Halmi

Great Point Studios CEO Robert Halmi, Yonkers Mayor Mike Spano and New York State Senate Majority Leader Andrea Stewart-Cousins attended the January 5th reception, where they described a city that is quickly becoming the East Coast equivalent of Burbank, California, a satellite community of Los Angeles where many media and entertainment companies operate production facilities.

Halmi, a Westchester County native, has repeatedly stated that he chose Yonkers to build three film and television production studio campuses because the city lies within a critical 25-mile radius from Manhattan.

“We have everything on campus, from all the latest technology, lights, LED panels, flying cameras, anything anybody could need to make whatever they could dream of,” said Halmi, adding that his facility will transform Yonkers. “We’re building a business that will be here forever and people will move to be here. People will think that they’re coming to Hollywood, but they’re coming to Yonkers. It’s going to be the same thing.”

By the completion of construction in December 2023, the \$500 million Great Point Studios in Yonkers will be the largest media production facility in the Northeast, and it will consist of three locations. The location in downtown Yonkers on Wells Avenue will be the headquarters and primary production center. The South Campus at the former Rising Ground/Leake & Watts property will house the

largest LED screen stage in the United States. The North Campus on North Broadway will be leased by Mediapro, a European film and television production company that also occupies space at the Wells Avenue location.

“This is truly Hollywood on the Hudson and I’m very excited about that,” said Mayor Spano. “We know it means jobs. We know that it means revenues for the city. We also know that it means people will have a new idea about Yonkers.”

“We all know somebody who is going to be inspired by what happens here,” said State Sen. Andrea Stewart-Cousins. “We will compete with Hollywood with the talent and the vision, and with the cooperation of all the people here, we will become everything we all envision.”

Last month, the Connecticut-based iPark, an entity of National Resources, closed on its \$52.6 million acquisition of the former Rising Ground/Leake & Watts complex. Great Point Studios’ South Campus will also house a new media high school for the Yonkers Public Schools. The new school will open unprecedented opportunities for Yonkers youth interested in media careers at a time of explosive content production due to online streaming.

“From the fiber optic network that Great Point Studios is creating to allow instant editing of footage on site as it is recorded, to the educational initiative that will allow Yonkers students to land six-figure media jobs upon graduation, this company is at the forefront of innovation,” said BCW President & CEO Marsha Gordon.



BCW members touring Lionsgate complex on January 12



**BCW** BUSINESS COUNCIL OF WESTCHESTER

**2023  
NEW YEAR  
BLAST**

January 9, 2023  
Westchester Marriott,  
Tarrytown



# GOOD THINGS

## BIG Y DONATED 1.5 MILLION MEALS

Big Y's annual Sack Hunger campaign provided funds for the four food banks within its two-state marketing area. In turn, these food banks supported local soup kitchens, food pantries, senior food programs, day care centers and many others of the 2,100 member agencies that they help every day. Their goal is to maximize access to nutritious food and other resources that support food security for those at risk of hunger.

For \$5, customers supported Sack Hunger at Big Y's 72 supermarkets or its table and vine fine wines and liquors. Every \$5 donation brought 10 meals to those in need of support. Big Y's Sack Hunger campaign started in 2010 when 740 meals were donated. With this year's 1.5 million meals, the program continues to grow.

According to Big Y president and CEO, Charles L. D'Amour, "We appreciate the generosity of our customers and employees in helping us to support our friends and neighbors... Being able to provide another 1.5



million meals through our Sack Hunger program helps us to fulfill our mission to feed families."

One of the largest independently owned supermarket chains in New England, Big Y Foods Inc. operates locations throughout Massachusetts and Connecticut. It has been recognized by Forbes as a Best-in-State Employer in Massachusetts and Connecticut, as well as 2018 Employer of Choice by the Employers Association of the Northeast. Founded in 1936 by brothers Paul and Gerald D'Amour, the store was named after an intersection in Chicopee, Massachusetts, where two roads converge to form a "Y".

## HOSPITAL PRESIDENT AND CEO NAMED TO NATION'S STANDARDS-SETTING ORGANIZATION

White Plains Hospital President and CEO Susan Fox has been appointed to the Board of Commissioners of The Joint Commission, the nation's oldest and largest standards-setting and accrediting body in health care. As an independent, nonprofit organization, The Joint Commission credits and certifies more than 22,000 health-care organizations and programs in the United States.

"I am honored to have been appointed to the Board of Commissioners for The Joint Commission and was grateful to be nominated by the American Hospital Association as one of their representatives," Fox said. "It is very special to represent White Plains Hospital and our commitment to quality on the national stage."

Beginning her career as a pediatric intensive care nurse, Fox has held various strategic and operational positions throughout her career, including as a health-care consultant for Ernst & Young and managing the physician enterprise for a large health system, before joining White Plains Hospital. After serving in several executive leadership roles at the hospital, Fox was named CEO in 2015. She has more than 35 years of progressive and diverse accomplishments in health system management and holds leadership roles in several professional organizations, including as the chair of the Board of the Westchester County Association.

## SOCIAL GATHERING FOR LGBTQAI+ AND ALLIES

Children, youth, families, singles and every combo are welcome Sunday, June 29 from 5 to 7 p.m. at The Tomes-Higgins House, which is next to Christ Church Greenwich, 216 E. Putnam Ave. in Greenwich, for a social gathering for the LGBTQ+ community and the people who love and support them.

Christ Church is a community of people committed to living the way of God's unconditional, unselfish love for every human being regardless of gender, sexual identity or orientation.

Childcare will be available during the event. Register with Deacon Susie McNiff at [smcniff@christchurchgreenwich.org](mailto:smcniff@christchurchgreenwich.org).

Three hundred volunteers annually serve on more than 40 commissions, committees, guilds and task forces to carry out the work of the church. In addition, the church hosts and supports more than 20 community meetings per week.



Deacon Susie McNiff

## COUNCIL OF INDUSTRY STRESSES NEED FOR TECH-EDUCATED WORKFORCE



Elisha Tropper, center, president and CEO, Cambridge Security Seals with, from left, Council of Industry President and CEO Harold King and Johnnieanne Hansel, vice president. Photo by Kathy Kahn.

The Hudson Valley, home to many large manufacturers, including IBM, is having a hiring crisis: a shortage of skilled workers to fill a variety of jobs. It's a subject Council of Industry President and CEO Harold King shared with members of the Rockland Business Association members at

its January luncheon. Of the challenges, King said energy, or the lack thereof, will make for an interesting few years, particularly with the increased call for electricity. "However, he said, 60% -70% of our challenge remains centered on workforce development."

When companies began deploying business overseas 30 years ago, training programs that were once the mainstay of large manufacturers dried up, along with traditional shop classes in middle and high schools, said King. "The word is getting out. It's just going to take time."

### CONNECT WITH WESTFAIR COMMUNICATIONS



[westfaironline.com](http://westfaironline.com)

## CMG PROMOTES EXEC TO MANAGING DIRECTOR

Christopher Reenock was recently appointed by Carter Morse & Goodrich to managing director.

“Since joining CMG in 2020, Chris has played an integral role in the growth of our firm, including a meaningful role in several of our largest transactions over that time,” said Michael Carter, founder and managing partner of Carter Morse & Goodrich. “He provides a deep analytical approach, which is very appreciated by our clients especially given the extensive due diligence conducted by buyers in to-day’s environment. Chris will play a major role driving CMG forward for years to come.”

Previously, Reenock was a director at a New York City-based boutique investment bank, where he advised companies on sell-side and buy-side M&A, capital raises and strategic advisory assignments across mul-



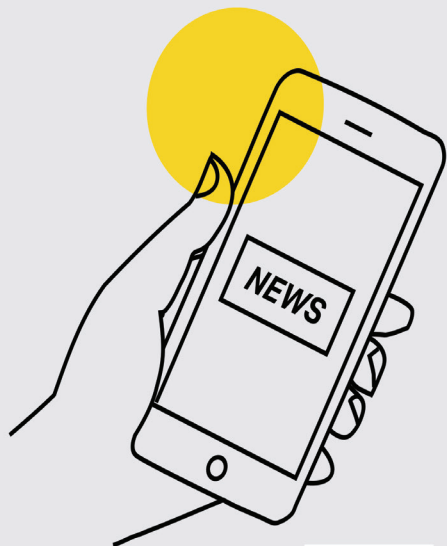
Christopher Reenock

tip sectors. Prior to that, he was a senior analyst at Citigroup.

Reenock earned his MBA from the Wharton School of the University of Pennsylvania with a double major in finance and management, and his Bachelor of Arts degree in English and government from Georgetown University

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## MGM FOCUSES ON 'WHAT MATTERS'



Photo by Empire City Casino by MGM Resorts.

An MLK Day of Service event, which Empire City Casino by MGM Resorts participated in honored the legacy of Dr. Martin Luther King Jr. by support-

ing the Food Bank of New York. Employee volunteers sorted items and packed them into 550 senior meal boxes, enough to provide close to

5,000 meals. This is part of “Focused on What Matters,” MGM Resorts’ wider commitment to social impact and sustainability.

## IT'S SCOUT COOKIE SEASON

Girl Scouts Heart of the Hudson Inc. (GSHH) in Montgomery kicked off its 2023 Girl Scout Cookie season in the Hudson Valley, which officially begins Feb 10 as Girl Scouts and their troops rally their communities to support the world’s largest entrepreneurial program for girls. Every box of cookies sold provides invaluable experiences for Girl Scouts such as service projects, troop travel and summer camp for girls across the country.

Starting Feb. 27, consumers can order their favorite cookies for shipment,

directly to their front door, including the new Raspberry Rally™ cookie. In addition to online ordering, consumers can use the Cookie Finder to locate a booth near them, beginning March 10 and purchase cookies in-person from girls at the cookie booths.

Helen Wronski, interim CEO of GSHH, said, “The Girl Scout Cookie Program is a time-honored tradition that provides our Girl Scouts with the opportunity to get out into their communities and demonstrate what they’ve learned

through the Girl Scout Leadership Experience, particularly in the life skills and entrepreneurial pillars. The skills practiced and honed through this program will benefit the Girl Scouts throughout the rest of their lives in academic and professional pursuits....”

Girl Scouts Heart of the Hudson serves over 22,000 members throughout its seven-county footprint, which encompasses Westchester, Rockland, Putnam, Orange, Dutchess, Sullivan and Ulster counties.

## Yes She Can<sup>INC</sup><sup>TM</sup>

Marjorie Madfis recently stepped down from the position of president of the Yes You Can Board of Directors knowing that she had been helpful in continuing the innovation and impact the organization has had on improving the lives of its participants, their families and the community. The organization she founded has served as a model for others who believe that people with autism deserve customized and effective training to enable them to join the workforce and gain greater independence.

Madfis credits her daughter Isabelle

with the inspiration and motivation to create Yes She Can. "While my business skills, especially my expertise in strategy, planning and marketing were an advantage, I could not do it alone. I benefited from many people who offered their expertise pro bono and later from dedicated and highly skilled employees," said Madfis.

"Yes She Can was a work in progress for me prior to incorporation," said Madfis. "When I shared my concept with professionals in the autism world, and received positive responses, I knew it was time to undertake

this endeavor. I benefited from the guidance from many experienced leaders and members of NonProfit Westchester, Volunteer New York, and Pro Bono Partnership.

Our launch of Advocates for Adults with Autism in 2016 was supported by a committee and winning significant grants from generous funders.

Our state, county and municipal elected representatives have been very supportive of the important work we have done and remained engaged in understanding the needs of people with disabilities.

### YONKERS HOUSING AUTHORITY'S NEW HIRE

Danielle Brown has been named assistant leased housing director of the Yonkers Housing Authority (YHA). Her more than 30 years' experience as a program manager included administrative housing development for the New York City Department of Housing Preservation and Development, where she was responsible for rental-assistance cash awards that coordinate and ensure successful permanent housing placements under HPD/HDC housing programs 421A. Brown was also in charge of monitoring compliance for Housing Choice Voucher (S8), state and

city rental subsidies programs, including for the city's shelter homeless population.

Brown spent nearly two decades as the chairman and clinical director at "Alice B. Robinson Family Trust." She is a Mount Vernon native with a master's degree in social work and a Bachelor of Arts degree from the City University of New York.

The Municipal Housing Authority for the city of Yonkers (MHACY) is the largest provider of affordable housing in the city and the second-largest public housing authority in New York state.



Danielle Brown

### TWO NEW BOARD MEMBERS AT WCC

The Westchester Community College (WCC) Foundation has announced the addition of two new members to its board. The foundation, which has been supporting the college's efforts to provide access to quality education and skills for success for over five decades, has named André G. Early and Jeremy Sunshine as new board members.

"Board Chair Dr. Thomas Lee, said, "The foundation continues to provide critical support in the lives of so many SUNY WCC students, support without which these students would not be able to complete their studies. The foundation is dedicated to supporting the college in the pursuit of its mission to provide an accessible, high quality and affordable education that meets the needs of our diverse community."

Early is deputy commissioner for the Westchester County Department of Parks, Recreation and Conservation. Previously, he served as commissioner and deputy commissioner for the Greenburgh Department of Community Resources at the Theodore D. Young Community



André G. Early

Center. He was elected to the WCC Foundation Board of Directors in 2022.

As an executive director and market team lead at J.P. Morgan Private Bank, serving the Westchester County area, Sunshine leads a group of bankers and specialists who customize strategies for the complex needs of affluent families, business owners and institutions. He has nearly 25 years experience in wealth management and earned a Bachelor of Science degree in finance, with high honors, from the University of Florida. He lends his time and resources to organizations that promote student advancement



Jeremy Sunshine  
Photos by Lifetouch JPM Private Bank.

through educational opportunities. Westchester Community College provides more than 20,000 credit and noncredit, full-time and part-time students with an education taught by award-winning faculty at one of the lowest tuition rates in New York state.

Since its founding in 1969, Westchester Community College Foundation, a nonprofit organization, has raised funds to meet college and student needs not covered by public funds, distributing more than \$2 million in scholarships and between \$2 million and \$3 million in program support annually.

### PERSONAL CARE MANAGERS HELP COORDINATE TOTAL CARE

The U.S. medical system typically spends about 15 minutes with each patient. This can be a problem for any patient, but particularly those who may be new to this country, have minimal or no medical insurance, speak little English or have not seen a doctor in months or even years.

These are the realities of many patients at Open Door Family Medical Center, which is why the federally qualified health center offers "wrap around" care coordination services for its patients.

For patients who are generally healthy or managing noncritical, uncomplicated conditions, this means making sure they understand what the doctor just told them and educating them on next steps. For those patients with multiple chronic medical conditions Open Door provides a personal care manager to accompany them to appointments with their medical specialists. Such services may hook patients up with a registered dietitian so they eat better, introduce them to a Spanish-speaking specialist, re-

fer them to services offered by resources in the community or help them fill out the paperwork necessary for them to receive additional medical services.

Patient advocacy services at Open Door, has been trending up since the end of the pandemic with more than 21,500 visits at its sites in Ossining, Brewster, Port Chester, Mamaroneck, Sleepy Hollow, Mount Kisco and Saugerties.

Andrea Ruggiero, executive vice president. Community Health at Open Door, said, "Our patients have really complex lives and it goes beyond health care. It impacts the way they live – the food they eat, where they live and their mental health..."

Karen Mandel, Open Door's senior director of community health explained, "Our patients have multiple stressors in their lives. Some are undocumented immigrants, some are recent arrivals, some are low income and some have little or no insurance. These are all things that automatically set them back when it comes to managing their health care..."



### NEW WORKS SHOWCASING ARTISTIC ACTIVITIES

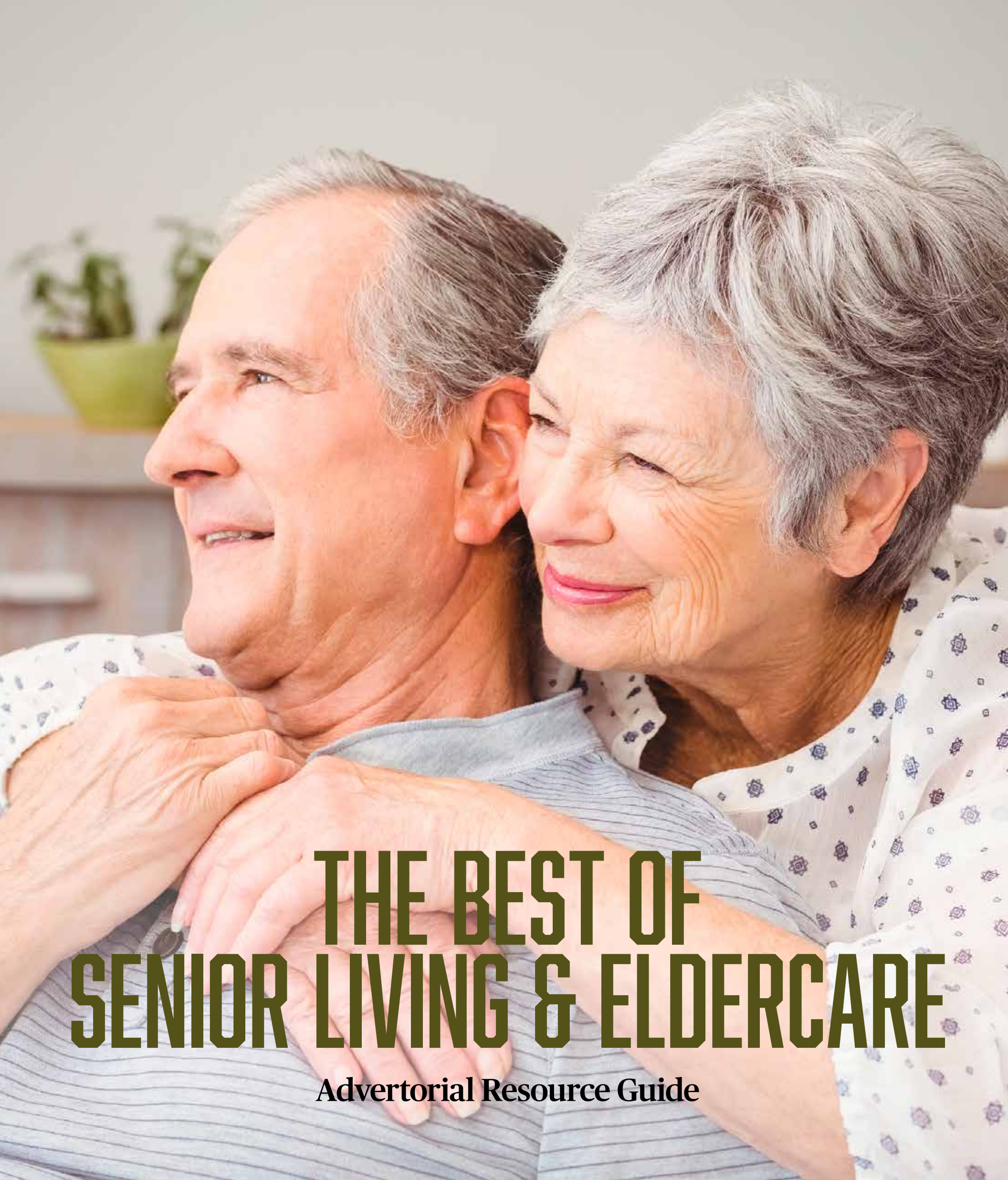
"Hard Return: 9 Experiments for this Moment" is a unique artist and scholar co-curated exhibition that will transform the Neuberger Museum of Art into a site of collaboration, investigation and performance with a series of nine distinct artist projects from early February to early May. The show experiments with different ways of shaping and understanding community while probing the influence of history on the present.

Acclaimed performance artist and 2018 Guggenheim Fellow Kate Gilmore approached Neuberger Museum Director Tracy Fitzpatrick with the suggestion to create an exhibition featuring multiple works of performance art by her peers in the field; the project would be co-curated with performance art scholar Jonah Westerman. Both Gilmore and Westerman are on the faculty of Purchase College, SUNY. The Neuberger Museum is located at the heart of the Purchase College campus in

Westchester County, New York.

Participating artists Jesus Benavente, Daniel Bozhkov, Nao Bustamante, Patty Chang, Emily Coates, Brendan Fernandes, Amber Hawk Swanson, Autumn Knight, and Alix Pearlstein have been commissioned to create diverse, participatory, durational week-long projects that explore fundamental questions about art's ability to challenge the present and imagine what it takes to begin again.

The Neuberger Museum of Art opened on the campus of Purchase College, State University of New York, in 1974 with a core collection donated by Roy R. Neuberger, one of the greatest private collectors, philanthropists and arts advocates of the 20<sup>th</sup> century. Today, critically acclaimed exhibitions, tours, lectures and interactive programs for patrons of all ages make the Neuberger a center of teaching and learning for all stages of life.



# THE BEST OF SENIOR LIVING & ELDERCARE

Advertorial Resource Guide

# There is No Place Like Home

By: Maria Scaros, Executive Director, The Greens at Greenwich



*“The ache for “home” lives in all of us, the safe place where we go as we are and are not questioned.” — Maya Angelou*

There are songs, poems and quotes expressing the human “ache” for home, and over the course of our lives, we all relate to it from time to time. For those whose experience of Home was not one of love and acceptance, a wishful Home is imagined. It is created later in life and holds a belated safety and comfort.

Growing up in upper Manhattan, I clearly recall our second-floor railroad apartment where I lived with my mother, father, sister, brother, and grandmother. After my father died, my mother finally moved closer to my sister and to a safer neighborhood. My siblings and I stood in the empty space together and a whoosh of emotions swept over us. This was where our dreams and memories were born and where everyone felt they belonged. This was our starting place. The ache for it to be as it was began that day, and every now and then, the ache for the love and comfort of that time swells within my heart.

My story is not unique. Whether real or imagined, home is a feeling. When we long for home, it is usually not the home of today, but the home of our childhood, real or imagined. That is where the magic was. That is where everything felt it would be okay and a loving embrace was always waiting. And so, “Home” is a loaded word. It is so much more than a place or a building. Home is a feeling.

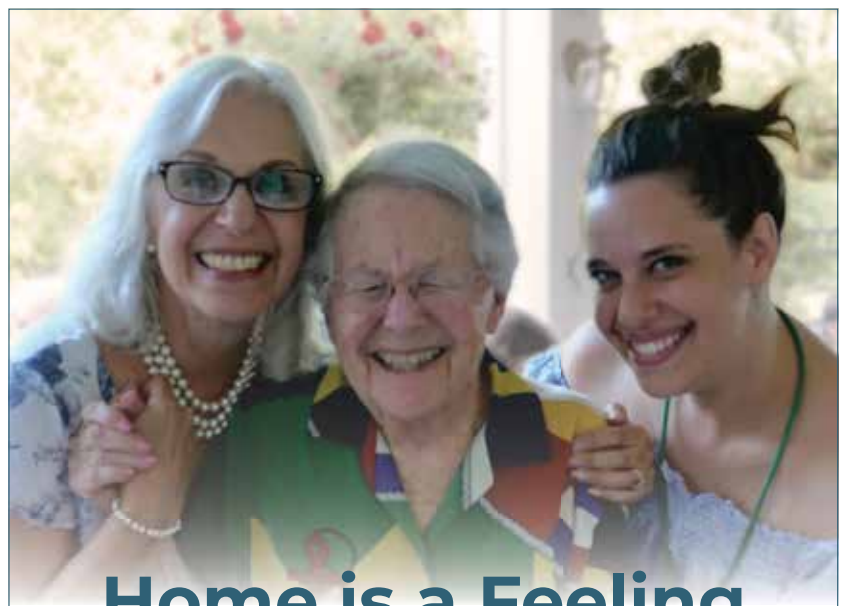
As we age, we miss the home of our youth and privately reminisce, feeling the bittersweetness of an innocent time. People who are memory impaired and find themselves in unfamiliar places and afraid will seek “Home”. They will demand to go “Home”. They don’t recognize their home. What are they looking for? They seek the feelings associated with their earliest home, safety, familiarity, love and reassurance. They seek the feelings of the child whose every need was met at home.

There comes a time when their

house may not be safe for them. Caring for an individual with memory impairment becomes difficult to manage. The best place for your loved one is a community that will feel like home. It is a place where they are safe, well cared for, and loved. It is also a place where they can make new friends and feel unconditional acceptance at this time

in their journey.

At The Greens at Greenwich, a small memory care assisted living community on the border of Westchester County and Greenwich, CT., we understand that “Home is a feeling”. We provide the comfort, safety, love and understanding that “Home” represents. The Greens becomes “Home,” where every need is met.



## Home is a Feeling

*Discover The Greens at Greenwich*

We are a small intimate assisted living community for your loved one with memory impairment. The Greens provides safety, comfort, and a loving home filled with laughter and joy.

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## AT WARTBURG, YOU CAN LIVE YOUR BEST LIFE

Wartburg is unlike any retirement community you have ever seen before. We believe that the quality of life is as important as the quality of care. Wartburg's gated, lush 34-acre campus with 24-hour security is tucked behind a quiet residential neighborhood near the Mount Vernon-Pelham border. Since its beginnings as an orphanage more than 155 years ago, to the award-winning, comprehensive older adult care community, Wartburg offers a gold standard of living and care options.

We remain vigilant and dedicated to creating a community of care where seniors can avail themselves of the benefits of an urban lifestyle in a park-like setting, with the peace of mind that comes from knowing there is a team ready to help them as their needs change.

Whether you need temporary assistance or ongoing services, Wartburg has the support you need to live independently for as long as possible in a community that cares. We offer everything from independent senior living and assisted living options to nursing home facility. We also offer adult day care, palliative care, hospice care and respite care. If you live



COMING SOON

independently, but require assistance, we offer in-home support for your daily needs and can also provide rehabilitation and skilled nursing services.

We are building for the future! Slated for opening in Fall 2023, the New Living Center will be a state-of-the-art facility that will bring resources



and support to those affected by Alzheimer's and dementia related diseases. The building will consist of 64 beds, made up of 32 single suites and 32 companion suites.

At Wartburg, you can age in place gracefully and secure that your health and safety are our priority. At Wartburg, you can live your best life.



One Wartburg Place, Mount Vernon, NY 10552 | 914-699-0800 | [www.Wartburg.org](http://www.Wartburg.org)

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**COURT CASES**

**U.S. Bankruptcy Court**

White Plains & Poughkeepsie  
Local business cases, Jan. 18- 24

**Jerome Lesser Greenberg, Nyack re. Empire Chiropractic PC, Nyack,** 23-22056-SHL: Chapter 7: assets \$31,998, liabilities \$907,943. Attorney: Julie Cvek Curley.

**Ismael Vargas, Yonkers re. property management firms,** 23-22061: Chapter 11: assets \$2,057,278, liabilities \$1,404,087. Attorney: H. Bruce Bronson.

**U.S. District Court**

White Plains  
Local business cases, Jan. 18- 24

**Fresh Franchise, New York City vs. Fresh Beginnings Yonkers, et al,** 23-cv-423-NSR: Trademark infringement. Attorneys: Jeffrey I. Carton, Stanislav Sharovskiy and Craig M. Cepler.

**John Adamo, Bayville, New Jersey vs. Yonkers Contracting Company Inc.,** 23-cv-489-VB: Family and Medical Leave Act. Attorney: Philip H. Seelig.

**Westchester County Fair Housing Board vs. Community Housing Management Corp., Elmsford, et al,** 23-cv-519-CS: Fair Housing Act. Attorney: Christopher J. Inzero.

**David Anderson vs. Hudson National Golf Club, Croton-on-Hudson, et al,** 23-cv-522-KMK: Fair Labor Standards Act, class action. Attorney: Clifford R. Tucker.

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

**Thomas Matthews, Roanoke, Virginia vs. Gerber Life Insurance Co., White Plains,** 23-cv-552-VB: Telephone Consumer Protection Act, class action. Attorney: Edward A. Broderick.

**Sean K. Healy, Union County, New Jersey vs. CareMount Medical PC, Mount Kisco,** 23-cv-565-KMK: Employment discrimination. Attorney: Bruce E. Menken.

**Patsy Brenner aka Patsy Schneider, Sparrow Bush vs. President Container Group, Middletown,** 23-cv-589: Americans with Disabilities Act. Attorney: Jordan A. El-Hag.

**DEEDS**

**Above \$1 million**

**127 South Terrace Avenue LLC,** Stuart, Florida. Seller: South Terrace Auto LLC, Mount Vernon. Property: 127 Terrace Ave., Mount Vernon. Amount: \$1.3 million. Filed Jan. 11.

**5 Wampus Close LLC,** Armonk. Seller: Stewart Lorie, Scarsdale. Property: 5 Wampus Close, North Castle. Amount: \$1.7 million. Filed Jan. 13.

**Acme Realty,** Scarsdale. Seller: Montgomery RMR LLC, New Rochelle. Property: 407 Mamaroneck Ave., Mamaroneck. Amount: \$3.4 million. Filed Jan. 10.

**Azfd Hardy LLC,** New York. Seller: 750 McLean Realty Inc., Yonkers. Property: 45 W. Red Oak Lane, Harrison. Amount: \$5.2 million. Filed Jan. 13.

**BSA Associates LLC,** New York. Seller: Tarrytown Shopping Center LLC, New York. Property: 350 S. Broadway, Greenburgh. Amount: \$2.3 million. Filed Jan. 9.

**Buckout Developers LLC,** New Rochelle. Seller: Cesar Andrade and Marie Anthoine, Stamford, Connecticut. Property: 3 Hayden Lane, Harrison. Amount: \$2.1 million. Filed Jan. 12.

**C&R Building LLC,** Yonkers. Seller: 133 Lay LLC, Brooklyn. Property: 133 Lake Ave., Yonkers. Amount: \$1.2 million. Filed Jan. 10.

**LI Parcel E LLC,** Fort Washington, Pennsylvania. Seller: Emmanuel B. Fua and Sophia Partosa, Brooklyn. Property: 313 Palisades Blvd., Mount Pleasant. Amount: \$1.3 million. Filed Jan. 9.

**Melesi, Judi C. and Gail Megaloudis,** Boca Raton, Florida. Seller: 1652 Central Park Avenue LLC, Chestnut Ridge. Property: 1652 Central Park Ave., Yonkers. Amount: \$2.1 million. Filed Jan. 10.

**Parrino, Gasper R., et al,** Briarcliff Manor. Seller: M&T Bank, Buffalo. Property: 123 Marlborough Road, Ossining. Amount: \$1.3 million. Filed Jan. 13.

**Patchens New Rochelle Inc.,** New Rochelle. Seller: Mel-Mar Realty Corp. Bronx. Property: 357 Huguenot St., New Rochelle. Amount: \$1.3 million. Filed Jan. 10.

**Patouhas, Philip J. and Christine Patouhas,** Rye. Seller: 61 Grandview Development LLC, Purchase. Property: 183 Grace Church St., Rye. Amount: \$1.5 million. Filed Jan. 13.

**SC Rye Brook Partners LP,** Pawling. Seller: Robin L. and Paul Shainberg, Rye. Property: 6 Mulberry Court, Rye. Amount: \$1.3 million. Filed Jan. 10.

**Vernon Industries Inc.,** Mount Vernon. Seller: 130 Miller Place LLC, Mount Vernon. Property: 130 Miller Place, Mount Vernon. Amount: \$1.3 million. Filed Jan. 11.

**Zappico Assoc LLC,** Hawthorne. Seller: Rahul Poddar and Trishna Jalan, Boca Raton, Florida. Property: 140 Old Colony Road, Greenburgh. Amount: \$1.9 million. Filed Jan. 10.

**Below \$1 million**

**11 Garfield LLC,** Yonkers. Seller: Muslim American Society of Upper New York, Yonkers. Property: 11 Garfield St., Yonkers. Amount: \$650,000. Filed Jan. 13.

**113 Capital-12 Penwood LLC,** Bedford Corners. Seller: David Vargas and Laura Garcia, Pelham. Property: 6 Pell Place, Pelham. Amount: \$712,000. Filed Jan. 10.

**1900 Capital Trust II,** Greenville, South Carolina. Seller: DDNY Global Inc., New Rochelle. Property: 630 Lafayette Ave., Mount Vernon. Amount: \$455,000. Filed Jan. 9.

**7 North James LLC,** Tarrytown. Seller: Katie Poleski, Peekskill. Property: 7 N. James St., Peekskill. Amount: \$200,000. Filed Jan. 9.

**Branco, Angelo,** Mount Vernon. Seller: Pace Home Buyers LLC, New Rochelle. Property: 12 Primrose Ave., Mount Vernon. Amount: \$400,000. Filed Jan. 11.

**Bunting, Kenneth,** White Plains. Seller: US Bank NA, Ewing, New Jersey. Property: 35 S. Eighth St., Mount Vernon. Amount: \$719,000. Filed Jan. 13.

**Buonassisi, Joseph R.,** White Plains. Seller: WP Bradford Avenue LLC, Bronx. Property: Bradford Avenue, Greenburgh. Amount: \$208,000. Filed Jan. 12.

**Diresta, Thomas,** Tarrytown. Seller: Tan Family 821 LLC, Tarrytown. Property: 821 Sherman Ave., Mount Pleasant. Amount: \$730,000. Filed Jan. 9.

**Dolger, Elva V.,** Mount Kisco. Seller: Red Oak NY USA LLC, New Rochelle. Property: 34 Red Oak Lane, New Castle. Amount: \$545,000. Filed Jan. 10.

**Equity Ventures Group LLC,** Stamford, Connecticut. Seller: Carlos H.B. Arias, Peekskill. Property: 1800 Seabury Place, Peekskill. Amount: \$476,000. Filed Jan. 13.

**Gift Realty LLC,** Staten Island. Seller: Broomes Development Corporation, Manhasset. Property: 53 Fox Island Road, Rye. Amount: \$240,000. Filed Jan. 9.

**Headless Horseman Entities Inc,** Ossining. Seller: Headless Horseman Stables LLC, White Plains. Property: 410 N. Broadway, Mount Pleasant. Amount: \$500,000. Filed Jan. 12.

**Hedgerow Properties LLC,** Weston, Connecticut. Seller: Chris Cheon and Claire Sook, Queens. Property: 396 Roberts Ave., Yonkers. Amount: \$305,000. Filed Jan. 13.

**Hernandez, Cristian,** Yonkers. Seller: 366 Way LLC, Brooklyn. Property: 366 Warburton Ave., Yonkers. Amount: \$625,000. Filed Jan. 11.

**Langner, Tina, et al,** Mount Kisco. Seller: 22 Kisona Avenue LLC, Katonah. Property: 22 Kisona Road, Mount Kisco. Amount: \$625,000. Filed Jan. 13.

**Madhusoodanan, Manesh, et al,** Yonkers. Seller: 120 Waverly LLC, Brooklyn. Property: 108 Oak St., Yonkers. Amount: \$725,000. Filed Jan. 13.

**Madison Bay LLC,** Great Neck. Seller: Dan J. Zou and Xue Hang Huang, Mount Vernon. Property: 37 Sunset Drive, Yonkers. Amount: \$601,000. Filed Jan. 11.

**Martell, Marie L.,** Somers. Seller: Erne Shannon Properties Inc., Yonkers. Property: 948 McLean Ave., Yonkers. Amount: \$815,000. Filed Jan. 9.

**Nantucket Sound Sons LLC,** New York. Seller: Marsel and Anduela Praela, Yorktown Heights. Property: 385 Kear St., Yorktown. Amount: \$700,000. Filed Jan. 11.

**Pace Home Buyers LLC,** New Rochelle. Seller: 12 Primrose Avenue LLC, Great Neck. Property: 12 Primrose Ave., Mount Vernon. Amount: \$435,000. Filed Jan. 12.

**Panthers Partners LLC,** Brewster. Seller: Cheryl Palermo, Somers. Property: 116A Heritage Hills, Somers. Amount: \$450,000. Filed Jan. 9.

**PI Capital Partners LLC,** Yorktown Heights. Seller: Erica M. Piloza and Donny R. Zambrano, Yorktown Heights. Property: 251 Sparkle Road, Yorktown. Amount: \$450,000. Filed Jan. 13.

**Putnam, Mary and Daniel Putnam,** White Plains. Seller: JBRN Corp, White Plains. Property: 5 Northview Place, White Plains. Amount: \$900,000. Filed Jan. 11.

**Rigg, Lon and Evelyn Seda,** Mount Vernon. Seller: Browns Realty Services Ltd., Mount Vernon. Property: 27 Sycamore Ave., Mount Vernon. Amount: \$498,000. Filed Jan. 10.

**SGB Realty Group LLC,** Monroe. Seller: Jessica Rodriguez, Harrison. Property: 3 Scenic Drive, Lewisboro. Amount: \$843,000. Filed Jan. 13.

**SGFH Realty Inc.,** New Rochelle. Seller: May 195AB Park LLC, White Plains. Property: 195 Park Ave., Harrison. Amount: \$900,000. Filed Jan. 11.

**SGFH Realty Inc.,** New Rochelle. Seller: JLS 195CD Park LLC, West Harrison. Property: 195 Park Court, Harrison. Amount: \$900,000. Filed Jan. 13.

**Stiefvater, Scott M.,** Pelham. Seller: Due 3 LLC, Pleasantville. Property: 303 Wolfs Lane, Pelham. Amount: \$499,000. Filed Jan. 11.

**Thomas, Sina A.,** New City. Seller: Sunny Renovation Management LLC, Forest Hills. Property: 183 Croton Ave., Ossining. Amount: \$274,000. Filed Jan. 11.

**Vallar, William L. Jr. and Rosanne Vallar,** Larchmont. Seller: Myrtle Boulevard Properties LLC, Scarsdale. Property: 67 Myrtle Blvd., Mamaroneck. Amount: \$715,000. Filed Jan. 9.

**Vergari, Mark,** Yonkers. Seller: ISCARTER LLC, Yonkers. Property: 111 Caryl Ave., Yonkers. Amount: \$525,000. Filed Jan. 9.

**Vitiello, Silvio and Rae Ellen Vitiello,** Yonkers. Seller: K&K Manning LLC, Yonkers. Property: 10 Manning Ave., Yonkers. Amount: \$800,000. Filed Jan. 12.

**FEDERAL TAX LIENS**

**\$10,000 or greater,**

Westchester County, Jan. 18 - 24

**Bracey, Chawntane M.,** New Rochelle, 2011, 2018 - 2020 personal income, \$11,963.

# Facts & Figures

**Cooper, Gary:** New Rochelle, 2016 - 2019 personal income, \$41,931.

**Cromwell, Carol:** Hartsdale, 2017, 2019 personal income, \$40,647.

**Kasarda, Steven C.:** Hartsdale, 2021 personal income, \$32,614.

**Mandell, Mitchell and Monica Mandell:** Harrison, 2021 personal income, \$92,717.

**O'Byrne, John and Patricia O'Byrne:** New Rochelle, 2010 - 2011, 2019 - 2020 personal income, \$275,008.

**Pagan, Michael and Paula Pagan:** Valhalla, 2021 personal income, \$45,357.

**Powell, Andrea:** Bedford, 2021 personal income, \$48,473.

**Prinz, John:** Briarcliff Manor, 2017 - 2019 personal income, \$73,693.

**Romero, Edilia Bautista:** Yonkers, 2005 - 2006, 2008 personal income, \$11,780.

**Rubin, Greg and Elsa Rubin:** Mamaroneck, 2018 - 2021 personal income, \$30,692.

**Scher, Anthony:** Bedford, 2021 personal income, \$48,473.

**Shipman, Deparmer:** New Rochelle, 2016 - 2021 personal income, \$28,284.

**Silberman, Julie:** Pleasantville, 2020 - 2021 personal income, \$137,634.

**Spiegelman, Howard:** Pleasantville, 2020 - 2021 personal income, \$137,634.

**Thomas, Trace:** Hastings-on-Hudson, 2013, 2016, 2020 - 2021 personal income, \$48,993.

**Wilmot, Hugh Jr.:** Hastings-on-Hudson, 2013, 2016, 2020 - 2021 personal income, \$48,993.

**Younger, David S. and Holly S. Younger:** Scarsdale, 2021 personal income, \$109,416.

## JUDGMENTS

**1702 LLC,** New City. \$13,384 in favor of Sprague Operating Resources LLC, Harrison. Filed Jan. 5.

**1726 Davidson LLC,** New City. \$47,180 in favor of Sprague Operating Resources LLC, Harrison. Filed Jan. 5.

**2179 Realty Construction LLC,** New City. \$14,754 in favor of Sprague Operating Resources LLC, Harrison. Filed Jan. 5.

**Basa, Daniel L.,** Yonkers. \$6,020 in favor of Capital One Bank USA NA, Richmond, Virginia. Filed Jan. 17.

**Benjamin, Arlene,** Tarrytown. \$8,792 in favor of Salant Gregory, White Plains. Filed Jan. 11.

**Bermeo, Victor,** Yonkers. \$25,767 in favor of Old National Bank, Gurnee, Illinois. Filed Jan. 12.

**Bevilacqua, Louis,** Somers. \$13,655 in favor of Capital One Bank USA NA, Richmond, Virginia. Filed Jan. 17.

**Bhagat, Hanif, et al,** West Harrison \$759,227 in favor of Itria Ventures LLC, New York. Filed Jan. 13.

**Byrne, Katherine M.,** Bronxville. \$2,825 in favor of Capital One Bank USA NA, Glen Allen, Virginia. Filed Jan. 17.

**Carens, Edward M.,** Armonk. \$10,895 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 6.

**Carey, Andrew S.,** Rye Brook. \$47,866 in favor of Bank of America NA, Charlotte, North Carolina. Filed Jan. 17.

**Glover, Anthony D.,** Cortlandt Manor. \$14,515 in favor of TD Auto Finance LLC, Jacksonville, Florida. Filed Jan. 6.

**Godoy, Daisy V.,** Larchmont. \$7,583 in favor of UHG I LLC, Englewood, Colorado. Filed Jan. 12.

**Gray, Tante and Taydren Gray,** Ossining. \$16,330 in favor of Municipal Credit Union, New York. Filed Jan. 10.

**LGN Materials & Solutions Inc.,** Mount Vernon. \$10,169 in favor of Praxair Surface Technology Inc., Concord, New Hampshire. Filed Jan. 6.

**Lopez, Luis E.,** Harrison. \$82,811 in favor of Bank of America NA, Charlotte, North Carolina. Filed Jan. 17.

**McClendon, Michelle,** Ossining. \$9,586 in favor of Capital One NA, Richmond, Virginia. Filed Jan. 17.

**McGlynn, Brendan T.,** Sleepy Hollow. \$6,223 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed Jan. 6.

**Memue, Jonathan C.,** Mount Kisco. \$9,232 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 6.

**Pitman, Alexander L.,** Mount Vernon. \$13,319 in favor of Bank of America NA, Charlotte, North Carolina. Filed Jan. 17.

**Pluchino, Elizabeth and Salvatore Pluchino,** Staten Island. \$149,579 in favor of Oakwood Center LLC, Yonkers. Filed Jan. 13.

**Reyes-Silva, Nadia,** New Rochelle. \$6,660 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 11.

**Robinson, Kevin,** Bronxville. \$4,804 in favor of Bank of America NA, Charlotte, North Carolina. Filed Jan. 17.

**Schiller, Frederick P.,** Mount Vernon. \$13,084 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 12.

**Senora Angels Home Health & Services LLC and Gene D. Smith,** Chesapeake, Virginia. \$23,710 in favor of Prosperum Capital LLC, New York. Filed Jan. 10.

**Tompkins, Charles,** Mount Kisco. \$4,219 in favor of Jefferson Capital Systems LLC, St. Cloud, Minnesota. Filed Jan. 11.

**Walker, Monique A.,** Verplanck. \$9,017 in favor of New City Funding Corp, Stony Point. Filed Jan. 9.

**Wall, Fred T.,** White Plains. \$6,135 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 5.

**Wallace, Rose,** Bronxville. \$5,637 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Jan. 11.

**Walsh, Tara,** Chappaqua. \$332,080 in favor of Russell Stephen, San Francisco, California. Filed Jan. 13.

**Williams, Troy L.,** Ossining. \$6,622 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 11.

**Wilson, Stacy A.,** Mount Vernon. \$3,158 in favor of Bank of America NA, Charlotte, North Carolina. Filed Jan. 17.

**Yun, Kil C.,** Armonk. \$631,954 in favor of Milky Way II LLC, Fort Lauderdale, Florida. Filed Jan. 6.

## LIS PENDENS

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

**Albert, Astrid D.,** as owner. Filed by Bank of America N A. Action: Foreclosure of a mortgage in the principal amount of \$847,500 affecting property located at 99 Colonial Ave., Larchmont. Filed Jan. 17.

**American Express Centurion Bank, et al,** as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$748,000 affecting property located at 346 Milton Road, Rye. Filed Jan. 13.

**Association of Oakridge Condominium Inc., et al,** as owner. Filed by US Bank NA Trust. Action: Foreclosure of a mortgage in the principal amount of \$404,000 affecting property located at 18 Fox Run, Unit 18, South Salem. Filed Jan. 17.

**Bank of America NA,** as owner. Filed by Federal Home Loan Mortgage Corporate Trust. Action: Foreclosure of a mortgage in the principal amount of \$325,000 affecting property located at 99 Aberfoyle Road, New Rochelle. Filed Jan. 17.

**Bank of America NA, et al,** as owner. Filed by Deutsche Bank National Trust Corporate Trust. Action: Foreclosure of a mortgage in the principal amount of \$235,300 affecting property located at 706 Warburton Ave., Yonkers. Filed Jan. 17.

**Capital One Bank USA NA, et al,** as owner. Filed by HSBC Bank USA National Trust. Action: Foreclosure of a mortgage in the principal amount of \$342,000 affecting property located at 32 Tibbetts Road, Yonkers. Filed Jan. 13.

**Daugherty, Sean,** as owner. Filed by Rocket Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$245,726 affecting property located at 251 Henry St., Cortlandt. Filed Jan. 13.

**Geraghty, Paul,** as owner. Filed by Wilmington Savings Fund Society Trust. Action: Foreclosure of a mortgage in the principal amount of \$50,000 affecting property located at 73 Hill View Ave., Yonkers. Filed Jan. 16.

**Hoffman, Gary,** as owner. Filed by US Bank Trust National Association Trust. Action: Foreclosure of a mortgage in the principal amount of \$336,000 affecting property located at 223 Nelson Ave., Peekskill. Filed Jan. 9.

**Jawahir, Rangee,** as owner. Filed by Freedom Mortgage Corporation. Action: Foreclosure of a mortgage in the principal amount of \$357,651 affecting property located at 40 S. Ninth Ave., Mount Vernon. Filed Jan. 10.

**JPMorgan Chase Bank NA,** as owner. Filed by United Asset Management LLC. Action: Foreclosure of a mortgage in the principal amount of \$528,000 affecting property located at 81 Gallows Hill Road, Cortlandt Manor. Filed Jan. 11.

**Magro, Michael A.,** as owner. Filed by Federal Home Loan Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$391,500 affecting property located at 131 Stonewall Court, Yorktown Heights. Filed Jan. 11.

**Medina, Nicolasa,** as owner. Filed by Federal Home Loan Mortgage Corporate Trust. Action: Foreclosure of a mortgage in the principal amount of \$361,000 affecting property located at 63 Pleasantville Road, Ossining. Filed Jan. 17.

**Moss, Michael J.,** as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$88,700 affecting property located at 75 Jared Drive, White Plains. Filed Jan. 10.

**Ponce, Isaias,** as owner. Filed by MTGLQ Investors LP. Action: Foreclosure of a mortgage in the principal amount of \$469,600 affecting property located at 224 Sommerville Place, Yonkers. Filed Jan. 9.

**Prentice, Cecilia,** as owner. Filed by Hudson City Savings Bank. Action: Foreclosure of a mortgage in the principal amount of \$360,000 affecting property located at 29 Saint Pauls Place, Mount Vernon. Filed Jan. 9.

# Facts & Figures

**Roccafiorita Corp.**, as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$407,000 affecting property located at 53 College Hill Road, Montrose. Filed Jan. 12.

**Santos, Xiomel O.**, as owner. Filed by Citibank NA. Action: Foreclosure of a mortgage in the principal amount of \$484,560 affecting property located at 24 Northfield Ave., Dobbs Ferry. Filed Jan. 11.

**Series 2006-Ar4**, as owner. Filed by Citibank NA. Action: Foreclosure of a mortgage in the principal amount of \$75,000 affecting property located at 114 Nelson Ave., Peekskill. Filed Jan. 11.

**Singer Energy Group LLC**, as owner. Filed by US Bank Trust National Association Trust. Action: Foreclosure of a mortgage in the principal amount of \$190,000 affecting property located at 3 Ramapo Road, Ossining. Filed Jan. 10.

**Sullivan, Julianne**, as owner. Filed by Wilmington Savings Fund Society FSB. Action: Foreclosure of a mortgage in the principal amount of \$500,000 affecting property located at 42 Stratford Road, Scarsdale. Filed Jan. 11.

**Target National Bank**, as owner. Filed by the State of New York Mortgage Agency. Action: Foreclosure of a mortgage in the principal amount of \$215,600 affecting property located at 10 Hortons Mill Road, White Plains. Filed Jan. 5.

**Town of Yorktown**, as owner. Filed by Freedom Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$394,000 affecting property located at 2807 Hedwig Drive, Yorktown Heights. Filed Jan. 9.

**Vallejos, Janice**, as owner. Filed by Bank of America NA. Action: Foreclosure of a mortgage in the principal amount of \$193,000 affecting property located at 456 Beach Ave., Mamaroneck. Filed Jan. 11.

**Westchester County Clerk**, as owner. Filed by JPMorgan Chase Bank National Association. Action: Foreclosure of a mortgage in the principal amount of \$225,000 affecting property located at 21 N. Ridge St., Rye. Filed Jan. 6.

**Westchester Towne Houses Condominium Board of Managers**, as owner. Filed by Wilmington Savings Fund Society FSB. Action: Foreclosure of a mortgage in the principal amount of \$284,000 affecting property located at 412 N. Broadway, Unit 17, Yonkers. Filed Jan. 11.

**Williams, Tanya**, as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$315,000 affecting property located at 5 Risley Place, New Rochelle. Filed Jan. 5.

**Winthrop Capital LLC**, as owner. Filed by US Bank Trust National Association. Action: Foreclosure of a mortgage in the principal amount of \$72,720 affecting property located at 23 Water Grant St., Yonkers. Filed Jan. 9.

**Wolfeld Plastic Surgery**, as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$304,705 affecting property located at 3665 Old Crompond Road, Cortlandt Manor. Filed Jan. 11.

**XYZ Corp.**, as owner. Filed by Fairview Loans IV LLC. Action: Foreclosure of a mortgage in the principal amount of \$1,700,000 affecting property located at 669 Dobbs Ferry Road, White Plains. Filed Jan. 5.

## MECHANIC'S LIENS

**Abdoud, Nareen**, Scarsdale. \$44,483 in favor of Cool Pool Inc., Nanuet. Filed Jan. 9.

**Allstate Capitol LLC**, New Rochelle. \$426,787 in favor of Hivolts Electrical Inc., Brooklyn. Filed Jan. 9.

**Centre Pointe Developers LLC**, New Rochelle. \$511,462 in favor of Hivolts Electrical Inc., Brooklyn. Filed Jan. 9.

**Crossroads Joint Venture LLC**, Greenburgh. \$106,896 in favor of Elite Steel Fabricators & Erecto, Ronkonkoma. Filed Jan. 9.

**Gdh Building Corp.**, New Rochelle. \$2,500 in favor of Foam Insulators Corp., New Rochelle. Filed Jan. 9.

**MSB Halstead Holding LLC**, Harrison. \$11,200 in favor of Archer Plumbing & Heating Inc., White Plains. Filed Jan. 11.

**Sullivan, Mack**, Cortlandt Manor. \$84,547 in favor of East Haven Builders Supply -US L., East Haven, Connecticut. Filed Jan. 12.

**Zwerling, Alison L. and Craig H. Zwerling**, Scarsdale. \$23,600 in favor of Lea-Rome Excavating LLC, Rye. Filed Jan. 11.

## NEW BUSINESSES

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

## SOLE PROPRIETORSHIPS

**Ai Reflections**, 746 Mamaroneck Ave., Mamaroneck, 10543. c/o Jared Sossin. Filed Jan. 9.

**Autism Yellow Car**, P.O. Box 43, Purchase, 10577. c/o Viktoriia Chernova. Filed Jan. 9.

**Bedford Nursery**, 235 Greenwich Road, Bedford, 10506. c/o Rosa DiGuglielmo. Filed Jan. 9.

**Distrito 814-Area 49- Aa**, 180 S. Broadway 4, White Plains, 10605. c/o Aracely Escobar. Filed Jan. 9.

**Donis Cleaning**, 141 Greenwich Road, Bedford, 10506. c/o Edi Estuardo Donis Cardona. Filed Jan. 10.

**Eterna Basics**, 39 Somerset Drive, Yonkers, 10710. c/o Emil Caliboso. Filed Jan. 10.

**Ortega Construction**, 104 Prospect Ave., White Plains, 10607. c/o Christian A. Ortega Jimenez. Filed Jan. 10.

**Rtl Security**, P.O. Box 698, Amawalk 698, 10501. c/o Lisa Jensen. Filed Jan. 9.

**Sandbox Academy Daycare**, 62 Pine St., 2, Yonkers, 10701. c/o Ideline Lizmar Gomez. Filed Jan. 10.

**Sweetsbyjanet**, 71 Soundview St., Portchester, 10573. c/o Janet Rangel. Filed Jan. 9.

**Turf & Scape**, 69 Anderson Ave., Scarsdale, 10583. c/o Matthew Holt. Filed Jan. 9.

## HUDSON VALLEY

### BUILDING LOANS

#### Above \$1 million

**Northeast Community Bank**, as owner. Lender: Excelsior Developers LLC. Property: 97 Acres Road, Monroe. Amount: \$26.6 million. Filed Jan. 10.

**Northeast Community Bank**, as owner. Lender: PC Builders Inc. Property: 75 Forest Road, Monroe. Amount: \$10 million. Filed Jan. 11.

**Orange Bank & Trust Co.**, as owner. Lender: Golf Links Apartments LLC. Property: in Wawayanda. Amount: \$5.4 million. Filed Jan. 9.

**Salisbury Bank & Trust Co.**, as owner. Lender: Gina M. Mazzarelli and Lawrence N. Rothstein. Property: 11 Anchor Drive, Newburgh. Amount: \$1.7 million. Filed Jan. 10.

**TD Bank**, as owner. Lender: Freund Capital LLC and Imperial Foods Inc. Property: 1 Police Drive, Goshen. Amount: \$7.3 million. Filed Jan. 6.

#### Below \$1 million

**7366 South Broadway LLC**, as owner. Lender: SCF Lane Holdings LLC. Property: in Red Hook. Amount: \$110,000. Filed Jan. 12.

**Leach Daniel J.**, as owner. Lender: Primelending. Property: in Hyde Park. Amount: \$182,000. Filed Jan. 10.

**Prince, Mark and Liliana Prince**, as owner. Lender: Walden Savings Bank. Property: in LaGrange. Amount: \$650,000. Filed Jan. 12.

**Upstate Modernist LLC**, as owner. Lender: Patch Lending LLC. Property: in Clinton. Amount: \$287,000. Filed Jan. 11.

### DEEDS

#### Below \$1 million

**110 Rod and Gun Club Inc.**, Verbank. Seller: Kevin Donohue, Poughquag. Property: in LaGrange. Amount: \$14,500. Filed Jan. 17.

**7366 South Broadway LLC**, Brooklyn. Seller: Henry Webster, Maryland. Property: in Red Hook. Amount: \$775,000. Filed Jan. 12.

**Bank of America NA**, Charlotte, North Carolina. Seller: Eileen Busacca, Poughkeepsie. Property: 14 Memory Lane, Poughkeepsie. Amount: \$299,000. Filed Jan. 19.

**Deeb Properties Inc.**, Poughkeepsie. Seller: Quantum View Holdings LLC. Wappingers Falls. Property: in Clinton. Amount: \$100,000. Filed Jan. 12.

**Eastern View Developers Ltd.**, Wappingers Falls. Seller: Marjorie H. Zysk Trust, Middleburgh. Property: in Fishkill. Amount: \$175,000. Filed Jan. 13.

**Hudson Riverview 34 LLC**, Hyde Park. Seller: Deborah A. Howe, Astoria, Oregon. Property: in Hyde Park. Amount: \$89,000. Filed Jan. 12.

**Krupa Holdings LLC**, Armonk. Seller: Plush Holdings LLC, Wappingers Falls. Property: Airport Drive, Unit 1-4, Wappinger. Amount: \$272,500. Filed Jan. 12.

**Poughkeepsie**, town of Poughkeepsie. Seller: Marc Vumbico, Poughkeepsie. Property: in Poughkeepsie. Amount: \$75,000. Filed Jan. 13.

**Salameh Murad**, Clinton Corners. Seller: MTGLQ Investors LP, Dallas, Texas. Property: 3426 Route 82, Verbank. Amount: \$320,000. Filed Jan. 19.

**State Line 5 LLC**, Manhasset. Seller: Vito Lamorte, Pawling. Property: Union Ave., Millerton. Amount: \$65,000. Filed Jan. 13.

**US Bank National Association**, St. Paul, Minnesota. Seller: Mario Cipriano, Poughkeepsie. Property: 203 Leetown Road, Stormville. Amount: \$429,000. Filed Jan. 12.

**Winnikee 218 LLC**, Pleasantville. Seller: City of Poughkeepsie. Property: in Poughkeepsie. Amount: \$1,500. Filed Jan. 13.

# Facts & Figures

## JUDGMENTS

**Acevedo, Jose**, Middletown. \$7,268 in favor of Capital One, Glen Allen, Virginia. Filed Jan. 4.

**Andryshak, Christopher** and **April Andryshak**, Warwick. \$2,300 in favor of Janet Rosario, Newburgh. Filed Jan. 10.

**Best Cleveland**, Middletown. \$1,922 in favor of Capital One Bank, Glen Allen, Virginia. Filed Jan. 10.

**Bien, Amber L.**, Middletown. \$4,454 in favor of Bank of America, Charlotte, North Carolina. Filed Jan. 11.

**Celentano, Thomas J.**, Newburgh. \$26,699 in favor of Bank of America, Charlotte, North Carolina. Filed Jan. 6.

**Consorti, Philip S.**, Newburgh. \$2,382 in favor of Cavalry SPV I LLC and Capital One Bank, Valhalla. Filed Jan. 11.

**Cruz, Camilo Jr.**, Washingtonville. \$14,720 in favor of Municipal Credit Union, New York. Filed Jan. 9.

**Cruz, Elizabeth**, Newburgh. \$1,233 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 5.

**Davis, Linda**, Highland Falls. \$2,966 in favor of American Express National Bank, Sandy, Utah. Filed Jan. 9.

**Delacruz, Jorge A.**, New Windsor. \$2,009 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Jan. 3.

**Diamond, Martin** and **Vincent Diamond**, Florida. 7,571 in favor of LCS Capital LLC, Centennial, Colorado. Filed Jan. 12.

**Duquesne, Richard P.**, Newburgh. \$10,486 in favor of Bank of America, Greensboro, North Carolina. Filed Jan. 9.

**Eisenhauer, Nicole Marie**, Fishkill. \$7,901 in favor of Greher Law Offices PC, New Windsor. Filed Jan. 9.

**El Jaad K. Sackey**, Middletown. \$4,386 in favor of Capital One, Glen Allen, Virginia. Filed Jan. 9.

**Ergas, Paula**, Monroe. \$15,735 in favor of Sunmark Credit Union, Latham. Filed Jan. 4.

**Evelyn, Nikita**, Highland Mills. \$3,452 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Jan. 4.

**Gabriel, Thomas**, Washingtonville. \$4,011 in favor of Citibank, Sioux Falls, South Dakota. Filed Jan. 4.

**Garcia, Luis F.**, Walden. \$4,209 in favor of Capital One Bank, Glen Allen, Virginia. Filed Jan. 12.

**Garcia, Rosemarie**, Newburgh. \$3,925 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 5.

**Gautier, Victor W.**, Monroe. \$2,877 in favor of Capital One Bank, Glen Allen, Virginia. Filed Jan. 11.

**Gildersleeve, Kenneth R.**, Walden. \$787 in favor of Capital One Bank, Glen Allen, Virginia. Filed Jan. 10.

**Giora Neeman LLC**, New York. \$175,620 in favor of Catania Mahon & Rider PLLC, Newburgh. Filed Jan. 5.

**Gold, Rachel**, Monroe. \$13,534 in favor of Capital One Bank, Glen Allen, Virginia. Filed Jan. 9.

**Good, Alonzo L.**, Newburgh. \$3,157 in favor of Capital One, Richmond, Virginia. Filed Jan. 11.

**Hamilton, Jacqueline E.**, Middletown. \$46,120 in favor of Bankers Healthcare Group LLC, Goshen. Filed Jan. 9.

**Harris, Monica L.**, Newburgh. \$2,853 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Jan. 5.

**Hirsch, Estee**, Monroe. \$8,601 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 4.

**Ibrahim, Iman A.**, Salisbury Mills. \$7,996 in favor of Bank of America, Charlotte, North Carolina. Filed Jan. 9.

**Jacobowitz, Joseph**, Monroe. \$18,469 in favor of Bank of America, Charlotte, North Carolina. Filed Jan. 9.

**Jerome, Thamar**, Goshen. \$13,222 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Jan. 10.

**Khalil, Waleed**, New Windsor. \$7,000 in favor of Citibank, Sioux Falls, South Dakota. Filed Jan. 3.

**Kinder Shpiel USA Inc.** and **Schwartz Joseph**, Brooklyn. \$159,958 in favor of TD Bank, Mount Laurel, New Jersey. Filed Jan. 10.

**Lane, Thomas R.**, New Windsor. \$10,340 in favor of Capital One, Glen Allen, Virginia. Filed Jan. 3.

**Laveglia, Maria R.**, Middletown. \$9,176 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Jan. 10.

**Leibowitz, Yishroal**, Monroe. \$3,765 in favor of Bank of America, Charlotte, North Carolina. Filed Jan. 6.

**Lopez, Dixon Tamara**, Newburgh. \$1,849 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 5.

**Lulay, Michael K.**, Slate Hill. \$9,533 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 11.

**Machia, John E.**, Warwick. \$1,526 in favor of Webster Bank and Sterling Bank, Jericho. Filed Jan. 6.

**Mancini, Michael** and **Laurie Mancini**, New Windsor. \$43,400 in favor of Belle Estates LLC, Spring Valley. Filed Jan. 4.

**Marchese, Deborah J.**, New Windsor. \$2,814 in favor of Capital One, Glen Allen, Virginia. Filed Jan. 12.

**Melendez, David Jr.**, Highland Falls. \$1,612 in favor of CKS Prime Investments LLC, Wall, New Jersey. Filed Jan. 6.

**Mimin, Yong** and **Ng Mimin**, Chester. \$22,377 in favor of 26 Bowery LLC, New York. Filed Jan. 9.

**Montosa, Phillip**, Newburgh. \$6,152 in favor of Synchrony Bank, Draper, Utah. Filed Jan. 5.

**Moore, Terrance G.**, Rock Tavern. \$7,540 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 4.

**Murray, Michael**, Greenwood Lake. \$4,807 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Jan. 9.

**Omauri Trucking** and **Sims Raymond**, Newburgh. \$157,958 in favor of LCF Group Inc., Lake Success. Filed Jan. 9.

**Orange County Snowboards Corp.**, Monroe. \$1,068 in favor of Webster Bank and Astoria Bank, Jericho. Filed Jan. 6.

**Ortiz, Santiago**, Highland Mills. \$5,237 in favor of Capital One Bank, Glen Allen, Virginia. Filed Jan. 9.

**Pearson, Taishai** and **Terrius McMillan**, Newburgh. \$8,079 in favor of New City Funding Corp, Stony Point. Filed Jan. 9.

**Pedroza, Jorge A.**, Harriman. \$4,408 in favor of Capital One Bank, Glen Allen, Virginia. Filed Jan. 9.

**Petrick, Tyler P.**, Middletown. \$6,064 in favor of Capital One Bank, Glen Allen, Virginia. Filed Jan. 12.

**Polatseck, Raizy**, Monroe. \$21,056 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Jan. 11.

**Prince, Tammy M.**, Warwick. \$3,394 in favor of Bank of America, Newark, Delaware. Filed Jan. 10.

**Roberts, William R.** and **Elizabeth A. Roberts**, Middletown. \$1,878 in favor of LCS Capital LLC, Centennial, Colorado. Filed Jan. 12.

**Rojas, Edith**, Newburgh. \$1,282 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 5.

**Ross, Christina A.**, Montgomery. \$9,140 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Jan. 4.

**Saladeen, Marcia N.**, Monroe. \$1,826 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 9.

**Santana, Isaac A.**, Pine Bush. \$4,189 in favor of Capital One Bank, Glen Allen, Virginia. Filed Jan. 12.

**Stanley, Dawn**, Chester. \$1,057 in favor of Webster Bank and Sterling Bank, Jericho. Filed Jan. 6.

**Tirnouer, Abraham**, Monroe. \$3,622 in favor of Bank of America, Charlotte, North Carolina. Filed Jan. 6.

**Tirnouer, Moses M.**, Monroe. \$3,361 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 9.

**Torrence, Lorna Y.**, Middletown. \$1,028 in favor of Cavalry SPV I LLC and Citibank, Valhalla. Filed Jan. 4.

**Troast, Dorothy M.**, Goshen. \$3,611 in favor of Capital One, Glen Allen, Virginia. Filed Jan. 3.

**Underwood, James**, New Windsor. \$1,498 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Jan. 4.

**Valastro, Jennifer K.**, Walden. \$6,227 in favor of Capital One Bank, Glen Allen, Virginia. Filed Jan. 12.

**Valastro, Jennifer**, Walden. \$4,536 in favor of Capital One Bank, Glen Allen, Virginia. Filed Jan. 3.

**Wallace, Emily S.**, Newburgh. \$3,764 in favor of Capital One Bank, Glen Allen, Virginia. Filed Jan. 5.

**Zegarra, Andy J.**, Newburgh. \$6,881 in favor of Bank of America, Charlotte, North Carolina. Filed Jan. 6.

## MECHANIC'S LIENS

**Branch, Miko, et al**, as owner. \$29,800 in favor of Dave Pulliam & Son Electric. Property: 424 Baker St., Poughkeepsie. Filed Jan. 13.

**Bruner, Christine**, as owner. \$7,000 in favor of Construction Pros. Property: 42 White Oak Circle Wingdale, Dover. Filed Jan. 17.

**Farrell JI Real Estate LLC**, as owner. \$4,934 in favor of Sherwin Williams Co. Property: 85 W. Merritt Blvd., Fishkill. Filed Jan. 13.

## NEW BUSINESSES

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

## PARTNERSHIPS

**127 Cabin Co**, 531 River Road, Montgomery 12549. c/o Evan Charles McGowan Brach and Courtney Rose Fisher. Filed Jan. 19.

## SOLE PROPRIETORSHIPS

**Chariot Enterprises**, 232 County Route 50, Middletown 10940. c/o Paul Herrera. Filed Jan. 17.

**Crownz Hair Studio**, 400 Route 211 East, Middletown 10940. c/o Latisha L. McCrae. Filed Jan. 19.

**Hice Opex**, 88 Benneywater Road, Port Jervis 12771. c/o Steven A. Hice. Filed Jan. 17.

**Hudson Valley Pro Clean**, 14 Kobbs Korner Road, Pine Bush 12566. c/o Scott E. Hyzer. Filed Jan. 19.

**Mike Fallon Photography**, 224 Commonwealth Ave., Middletown 10940. c/o Michael Edwin Fallon. Filed Jan. 17.

**No Stress No Mess Cleaning**, 3 Broadway, Cornwall-on-Hudson 12518. c/o Robert E. O'Brien Jr. Filed Jan. 20.

**Schuchiis Ink**, 72 Wisner Ave., Middletown 10940. c/o Antonio A. Vandunk Jr. Filed Jan. 20.

**Viajero Leather Co.**, 135 Old S. Plank Road, Walden 12586. c/o Jonathan Mitchell Esparza. Filed Jan. 17.

**Vonnies Smoke Shop & Juice Bar**, 81 Southfield Falls, Monroe 10950. c/o Mark Alis Odari Wilson. Filed Jan. 20.

BUILDING PERMITS

Commercial

**C&H Lew LLC**, Norwalk, contractor for C&H Lew LLC. Perform replacement alterations at 430 Main Ave., Norwalk. Estimated cost: \$1,000. Filed Dec. 1.

**HTFD Building Company LLC**, Norwalk, contractor for IO Monroe LLC. Construct a superstructure for Unit 150 at 10 Monroe St., Norwalk. Estimated cost: \$11,300,000. Filed Dec. 5.

**Pavarini North East Construction Company LLC**, Stamford, contractor for ESRT Metro Center LLC. Perform replacement alterations at 429 Washington Blvd., Stamford. Estimated cost: \$541,000. Filed Dec. 16.

**Pavarini North East Construction Company LLC**, Stamford, contractor for ESRT First Stamford Place LLC. Perform replacement alterations at 151 Greenwich Ave., Unit 300, Stamford. Estimated cost: \$1,071,000. Filed Dec. 28.

**Pavarini North East Construction Company LLC**, Stamford, contractor for ESRT Metro Center LLC. Perform replacement alterations at 429 Washington Blvd., Stamford. Estimated cost: \$350,000. Filed Dec. 23.

**Pinto, Peter P. Jr.**, Stamford, contractor for Bicoastal Holdings. Demolish existing swimming pool and fishpond and construct a new swimming pool and patio at 110 Davenport Drive, Stamford. Estimated cost: \$180,000. Filed Dec. 20.

**R&M Custom Contractors LLC**, Norwalk, contractor for Q 350 ELY RE LLC. Renovate existing warm up area at 365 Martin Luther King Jr. Drive, Norwalk. Estimated cost: \$10,000. Filed Dec. 1.

**Sabia, Salvatore J.**, Old Greenwich, contractor for the city of Stamford. Supply and install an 80 KW generator with underground feeder and gas line and 400-amp transfer switch inside building at 200 Strawberry Hill Ave., Stamford. Estimated cost: \$139,500. Filed Dec. 9.

**Sambuceta Construction LLC**, Cortlandt Manor, New York, contractor for Cellco Partnership. Dish Wireless to install antennas and accessories on existing tower and ground equipment at Lot 4 Eastover Road, Stamford. Estimated cost: \$25,000. Filed Dec. 15.

**Shore Point Builders LLC**, Easton, contractor for Sara L. Levinson Living Trust. Renovate windows, stairs and BBQ area at 75 Partridge Road, Stamford. Estimated cost: \$80,000. Filed Dec. 6.

**Sign Pro Inc.**, Plantsville, contractor for GNA Associates LLC. Perform replacement alterations at 51 Bank St., Stamford. Estimated cost: \$3,700. Filed Dec. 12.

**Templar Construction LLC**, Mount Kisco, New York, contractor for BLT 333 Ludlow LLC. Finish demolished space with new walls, office fronts, ceilings, relocated or new HVAC, sprinklers and power at 1 Star Point, Stamford. Estimated cost: \$150,000. Filed Dec. 20.

**Turner Construction Company New York**, Cincinnati, Ohio, contractor for A&M Property Holding Corp. Perform replacement alterations at 200 Elm St., Stamford. Estimated cost: \$400,000. Filed Dec. 27.

**Young Developers LLC**, Hamden, contractor for the city of Stamford. Remove existing membrane roofing, insulation, strips, tapered edges and metal flashing at 100 Magee Ave., Stamford. Estimated cost: \$663,512. Filed Dec. 14.

Residential

**A&A Quality Home Improvement LLC**, Norwalk, contractor for Paul Thomas Seymour. Add one and 1/2 story with one-car garage at residence at 202 Rowayton Ave., Norwalk. Estimated cost: \$140,000. Filed Dec. 1.

**Able Construction Inc.**, Norwalk, contractor for White Barn LLC. Finish attic at 2 White Barns Lane, Unit 2C, Norwalk. Estimated cost: \$10,000. Filed Dec. 5.

**Arbito, Lourdes**, Norwalk, contractor for Lourdes Arbito. Repair detached car garage, replace old garage doors and install new roof shingles at 2 Charles St., Norwalk. Estimated cost: \$14,000. Filed Dec. 1.

**Bankside Partners LLC**, Norwalk, contractor for William P. Fornshell. Install a generator next to masonry stonewall at 38 Orchard Hill Road, Norwalk. Estimated cost: \$12,500. Filed Dec. 1.

**Coastal Property Services LLC**, Norwalk, contractor for Business Credit REO LLC. Install six skylights, replace two windows and install new front-entry door at 3 Crest Road, Norwalk. Estimated cost: \$18,000. Filed Dec. 1.

**Flemming, Bryan M.**, Norwalk, contractor for Nicholas M. Sotire. Install a generator at side of a single-family residence at 183 West Rocks Road, Norwalk. Estimated cost: \$11,637. Filed Dec. 2.

**Murray, Andrew and Julie Murray**, Norwalk, contractor for Andrew and Julie Murray. Remodel kitchen at 22 Duck Pond Road, Norwalk. Estimated cost: \$40,000. Filed Dec. 5.

**Precision Contracting & Design LLC**, Stamford, contractor for Ivanka Donovan. Renovate kitchen without changes to the existing layout at 81 Courtland Ave., Unit 89, Stamford. Estimated cost: \$2,000. Filed Dec. 2.

**Reeb, Christopher J.**, Wilton, contractor for Michael and Christa M. Bistolos. Install new Generac air-cooled Generator at 40 Indian Rock Road, Stamford. Estimated cost: \$18,000. Filed Dec. 16.

**Remodeling Consultants of Fairfield Inc.**, Mamaroneck, New York, contractor for Jeffrey T. DeLorenzo and Fiona B. Wallace. Renovate master suite, including remodel of master bathroom and new partition walls for closets and new stairs to attic at 42 Brightside Drive, Stamford. Estimated cost: \$210,000. Filed Dec. 9.

**Rick's Main Roofing Ltd.**, Norwalk, contractor for Elizabeth M. and Renwick V. Quesada. Remove existing asphalt shingles and replace with a GAF weather-stopper roofing system at 26 Blue Rock Drive, Stamford. Estimated cost: \$15,380. Filed Dec. 2.

**Rola, Michael Zacalifornia**, Norwalk, contractor for Robyn and Joshua Neto. Add a one-story chimney chase for boiler exhaust stack at 6 Dogwood Lane, Stamford. Estimated cost: \$1,500. Filed Dec. 9.

**Roofing Solutions of Connecticut LLC**, Norwalk, contractor for Robert M. and Hillary E. Zitter. Remove existing roof and re-roof 41 East Lane, Stamford. Estimated cost: \$24,500. Filed Dec. 23.

**Rosa California, Carpentry & Marine Company Inc.**, Greenwich, contractor for Alexandria Ann Russell. Renovate bathroom, including replacing the vanity, bathtub, shower body, retiling of floor and shower area, mirror and repainting at 61 Seaview Ave., Unit C-16, Stamford. Estimated cost: \$20,000. Filed Dec. 22.

**Rychlik, Michael J.**, Stamford, contractor for John Konrad. Construct two bedrooms and one bathroom on top of existing structure at 19 Snow Crystal Lane, Stamford. Estimated cost: \$100,000. Filed Dec. 5.

**SA Construction and Services LLC**, Norwalk, contractor for Jose Vega. Add two stories at 13 Edlie Ave., Norwalk. Estimated cost: \$15,000. Filed Dec. 1.

**Samtay Inc.**, Ridgefield, contractor for Julian Brown Brugo. Legalize and repair interior alteration work performed, including bathroom with electrical, plumbing and HVAC throughout the dwelling, and insulate attic at 27 Lewelyn Road, Stamford. Estimated cost: \$35,000. Filed Dec. 2.

**Sandberg, Jason T.**, Glastonbury, contractor for William Brian Wilcox. Install roof-mounted solar panels at 29 Mohegan Ave., Stamford. Estimated cost: \$38,722. Filed Dec. 2.

**Shane, Gorman and Molly K. Shane**, Norwalk, contractor for Gorman Shane. Build an addition at front of single-family residence at 49 Barbara Drive, Norwalk. Estimated cost: \$70,000. Filed Dec. 1.

**Shcheglyuk, Ivan**, Stamford, contractor for Migunov Oleksii. Remove nonbearing wall, renovate bathroom and laundry at 255 Strawberry Hill Ave., Unit D7, Stamford. Estimated cost: \$20,000. Filed Dec. 2.

**Shcheglyuk, Ivan**, Stamford, contractor for Ulyanov Family Trust. Install air-cooled Generac generator in front of house at 963 Rock Rimmer Road, Stamford. Estimated cost: \$16,000. Filed Dec. 5.

**Sunpower Corporate Systems**, Richmond, California, contractor for Robert L. Ewing and Sue E. Grayson. Install roof-mounted solar panels at 23 Pheasant Lane, Stamford. Estimated cost: \$30,798. Filed Dec. 8.

**Sunrun Installation Services Inc.**, San Francisco, California, contractor for Terry S. Newman and David B. Rubin. Install roof-mounted solar panels at 185 Canfield Drive, Stamford. Estimated cost: \$35,843. Filed Dec. 1.

**Sunrun Installation Services Inc.**, San Francisco, California, contractor for Michael Kozyuk and Lyubov. Install roof-mounted solar panels at 9 Fowler St., Stamford. Estimated cost: \$19,452. Filed Dec. 1.

**Sunrun Installation Services Inc.**, San Francisco, California, contractor for Jean Andre and Jean Lucrece. Install roof-mounted solar panels at 291 Culloden Road, Stamford. Estimated cost: \$32,965. Filed Dec. 13.

**Sunrun Installation Services Inc.**, San Francisco, California, contractor for Vincent and Kristen Sessano. Install roof-mounted solar panels at 47 Lolly Lane, Stamford. Estimated cost: \$46,472. Filed Dec. 2.

**Sunrun Installation Services Inc.**, San Francisco, California, contractor for Christopher Michael Rossi and Nicole Piccininni. Install roof-mounted solar panels at 666 W. Hill Road, Stamford. Estimated cost: \$42,764. Filed Dec. 2.

**Sunrun Installation Services Inc.**, San Francisco, California, contractor for Juan L. Alvarado-Santos and Maritza L. Martinez. Install roof-mounted solar panels at 55 Van Buskirk Ave., Stamford. Estimated cost: \$23,056. Filed Dec. 13.

**Tomas, Joseph F.**, Norwalk, contractor for Sean H. DeJager. Install a generator at side of single-family residence at 19 Pumpkin Lane, Norwalk. Estimated cost: \$12,000. Filed Dec. 5.

**Tomas, Joseph F.**, Norwalk, contractor for Danielle S. Zandirad. Install a generator at side of single-family residence at 3 Toilsome Ave., Norwalk. Estimated cost: \$12,000. Filed Dec. 5.

COURT CASES

Bridgeport Superior Court

**Diaz-Hernandez, A., et al**, Bronx, New York. Filed by Glenda Lee Figueroa, Norwalk. Plaintiff's attorney: Katherine Polak, Stamford. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-612031I-S.

**Dushko, Olesya**, Trumbull. Filed by Rafael Brodie, Trumbull. Plaintiff's attorney: Perkins & Associates, Woodbridge. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-6120066-S.

**Odonoghue, Sarah**, Milford. Filed by Kori Dumas, Stratford. Plaintiff's attorney: Joseph M. Ametrano Jr., East Haven. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-6120192-S.

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

Questions and comments regarding this section should be directed to:

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

# Facts & Figures

**Polite, William** et al, Bridgeport. Filed by Latoya Elliston, Bridgeport. Plaintiff's attorney: Moore O'Brien & Foti, Middlebury. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-6120158-S.

## Danbury Superior Court

**Cooney, Dennis Francis**, et al, Danbury. Filed by Patrick Catalano, Danbury. Plaintiff's attorney: Ventura Law, Danbury. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-22-6044626-S.

**Homegoods Inc.**, et al, East Hartford. Filed by Catherina Gentile, Bethel. Plaintiff's attorney: Moore O'Brien & Foti, Middlebury. Action: The plaintiff was lawfully on the premises controlled and maintained by the defendants, when suddenly and without warning, six large pictures that were standing against a wall fell on her, thereby causing the plaintiff, to suffer injuries and losses. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-22-6044578-S.

**Marin, Johanna**, et al, Danbury. Filed by Rachael Warburton, Newtown. Plaintiff's attorney: Trantolo & Trantolo LLC, Waterbury. Action: The plaintiff suffered a collision caused by the defendants and sustained severe damages and injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-22-6044596-S.

**Palese, Steven**, Danbury. Filed by Velocity Investments LLC, Bronx, New York. Plaintiff's attorney: Steven Cohen Law Offices LLC, Bronx, New York. Action: The plaintiff acquired the defendant's credit debt who 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-22-6044332-S.

**Waters, Bridget Ann**, et al, Pawling, New York. Filed by Christopher Smith, Poughquag, New York. Plaintiff's attorney: Adelman Hirsch & Connors Lip, Bridgeport. Action: The plaintiff suffered a collision caused by the defendants and sustained severe damages and injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-22-6044615-S.

## Stamford Superior Court

**Aveni, Joann**, Stamford. Filed by Edgar Muralles, Norwalk. Plaintiff's attorney: Alex J. Martinez Law Offices LLC, Stamford. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-22-6058787-S.

**Clifford, Eve**, Westport. Filed by Patricia Buckley, Westport. Plaintiff's attorney: The Ment Law Group PC, Hartford. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-22-6059321-S.

**Ecp-pf Holdings Group Inc.**, et al, Orange. Filed by Valbona Lokaj, Stamford. Plaintiff's attorney: Millman & Millman, Westport. Action: The plaintiff was lawfully on the defendants' premises as a business invitee and was getting dressed in a private tanning room after completing a tanning session, when a ceiling grate fell from above and landed on her causing injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-22-6059094-S.

**Greenwich Hospital**, et al, Hartford. Filed by Khush Kirpalani Administrator, Old Greenwich. Plaintiff's attorney: Silver Golub & Teitell, Stamford. Action: The plaintiff suffered from medical practice that caused her death. The plaintiff died because of repeated failures by the defendant health-care providers at the hospital to recognize the fact that she was suffering from a cardiac condition. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-22-6058642-S.

**Jessen, Michael**, Cos Cob. Filed by Sean Naso, Stamford. Plaintiff's attorney: Perkins & Associates, Woodbridge. Action: The plaintiff was lawfully on the premises of the defendant when he was bitten by the defendant's dog causing him severe injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-22-6058842-S.

## DEEDS

### Commercial

**Cantore, Brian**, Fairfield. Seller: I, 654 Tunxis Hill Road LLC, Fairfield. Property: 654 Tunxis Hill Road, Fairfield. Amount: \$510,000. Filed Dec. 19.

**Deblasio, John J. and Barbara M. Deblasio**, Stamford. Seller: Chesterfield C18 LLC, Old Greenwich. Property: Bedford Street, Garage Unit G-2-4, Stamford. Amount: \$28,000. Filed Dec. 22.

**Holmberg, Jeffrey and Nicole Holmberg**, Fairfield. Seller: B II Builders LLC, Oxford. Property: 99 Lucille St., Fairfield. Amount: \$1,385,000. Filed Dec. 19.

**Icepick 58 LLC**, Greenwich. Seller: Michael J. Portera, Greenwich. Property: 32 Buena Vista Drive, Greenwich. Amount: \$1. Filed Jan. 6.

**JacqMar LLC**, Cambridge, Massachusetts. Seller: Joyce N. French, Greenwich. Property: 20 Church St., Greenwich. Amount: \$1. Filed Jan. 3.

**Laurelton Acquisition Group LLC**, Greenwich. Seller: Laurelton Nursing Home LLC, Fairview, North Carolina. Property: 1188 King St., Greenwich. Amount: \$10. Filed Jan. 5.

**Mehta, Nishit Khushal**, Stamford. Seller: 205 Weed Avenue LLC, Stamford. Property: 205 Weed Ave., Stamford. Amount: \$1,300,000. Filed Dec. 21.

**Parrota, Dante and Ana Ysabel Hubbard**, Stamford. Seller: 90 Russet Road LLC, Greenwich. Property: 89 Russet Road, Stamford. Amount: \$640,000. Filed Dec. 22.

**Perera, Channa**, Stratford. Seller: 215 Paddock Hill 29 LLC, Fairfield. Property: 215 Paddock Hill Lane, Unit 29, Fairfield. Amount: \$1,700,000. Filed Dec. 22.

### Residential

**Antonetz, Michael**, Norwalk. Seller: Gretchen Kuhn, Fairfield. Property: 74 Oldfield Drive, Fairfield. Amount: \$480,000. Filed Dec. 19.

**Avakian, David and Mari Tsovian**, Stamford. Seller: Kamal Vishindas Mahtani and Ekta Mahtani, Stamford. Property: 65 Glenbrook Road, Unit 7F, Stamford. Amount: \$317,485. Filed Dec. 20.

**Barnes, Michael A.**, Stamford. Seller: Rose Marie Vukzon, Stamford. Property: 62 Whitmore Lane, Stamford. Amount: \$275,000. Filed Dec. 20.

**Bednarczyk, Sophie**, Floral Park, New York. Seller: Craig M. Flanders and Elizabeth G. Flanders, Stamford. Property: 61 Seaview Ave., Unit 69, Stamford. Amount: \$439,000. Filed Dec. 22.

**Beganovic, Elma and Sead Beganovic**, Carmel, Indiana. Seller: Daniel Chvatik, Greenwich. Property: 69 Riverdale Ave., Unit 302, Greenwich. Amount: \$905,000. Filed Jan. 4.

**Brito, Danny and Ofelia M. Henriquez**, Bronx, New York. Seller: Nicholas R. Parente and Micheline M. Parente, Jefferson Valley, New York. Property: 165 Seaside Ave., Unit 2, Stamford. Amount: \$531,000. Filed Dec. 19.

**Caruso, Alexander and Nina Jacobson Caruso**, Darien. Seller: James J. Hannant and Judith A. Hannant, Fairfield. Property: 39 Quarter Horse Lane, Fairfield. Amount: \$1,351,550. Filed Dec. 19.

**Chevalier, Alexandra E.**, Washington, D.C. Seller: Manuel Chevalier, Madrid, Spain. Property: 51 Park Ave., Greenwich. Amount: \$687,000. Filed Jan. 4.

**Ciccotelli, Lisa Marie**, Manasquan, New Jersey. Seller: John C. Williams and Muriel B. Williams, Fairfield. Property: 173 Coach Lane, Fairfield. Amount: \$535,000. Filed Dec. 20.



# Facts & Figures

**Cohen, Jason R. and Sasha Cohen**, Greenwich. Seller: Marciella R. Bundesen, Florida. Seller: Marianne Wyman, Greenwich. Property: 10 Lantern Lane, Greenwich. Amount: \$0. Filed Jan. 3.

**DeDomenico, Edward J. and Dawn M. DeDomenico**, Naples, Greenwich. Seller: Timothy J. Yanoti and Felicity Kostakis Yanoti, Greenwich. Property: 118 Shore Road, Old Greenwich. Amount: \$1,765,000. Filed Jan. 6.

**Delia, Erzsebet**, Fairfield. Seller: Kristina Berencsi, Fairfield. Property: 37 Coburn St., Fairfield. Amount: \$280,000. Filed Dec. 22.

**DeRosa, Nubia Esperanza**, East Haven. Seller: Jennifer Cooney and Lisa Welch, Stamford. Property: 154 Cold Spring Road, Unit 52, Stamford. Amount: \$250,000. Filed Dec. 19.

**DiGiacomo, Anthony**, Stamford. Seller: Michelle LiFrieri and William T. Genco, Stamford. Property: 79 Courtland Ave., Unit 111, Stamford. Amount: \$395,000. Filed Dec. 20.

**Frost-Hamburg, Susan M. and Eric R. Hamburg**, Fairfield. Seller: Susan M. Hamburg, Fairfield. Property: Sturges Highway, Fairfield. Amount: \$N/A. Filed Dec. 20.

**Giordano, Nicholas Vito and Briana DeSpirito Toegemann**, Brooklyn, New York. Seller: Evin A. Liljengren, Fairfield. Property: 141 Nichols Ave., Fairfield. Amount: \$380,000. Filed Dec. 23.

**Grace, Claire D.**, Fairfield. Seller: Claire Grace, Fairfield. Property: Unit 8, Greenfield Hunt, Fairfield. Amount: \$N/A. Filed Dec. 20.

**Heckler, Andrew and Anna Ford**, Madison. Seller: Michael Lenz and Samantha Ladd, Stamford. Property: 71 Michael Road, Stamford. Amount: \$848,000. Filed Dec. 20.

**Ibanez, Brian and Allison Ibanez**, Greenwich. Seller: Bart Schectman, Greenwich. Property: 6 Circle Drive Extension, Greenwich. Amount: \$1,150,000. Filed Jan. 4.

**Imlah, Jonathan and Laura Aravena Imlah**, Old Greenwich. Seller: Timothy J. Yanoti and Felicity Kostakis Yanoti, Greenwich. Property: 118 Shore Road, Old Greenwich. Amount: \$1. Filed Jan. 5.

**Kellerman, Jill and Robert Kellerman**, Fairfield. Seller: Miranda C. Harrison, Fairfield. Property: 65 Roseville St., Fairfield. Amount: \$300,000. Filed Dec. 21.

**Kovalenko, Olga M.**, Stamford. Seller: Brandon Max Hintz, London, UK. Property: 61 Seaview Ave., Unit 53, Stamford. Amount: \$460,000. Filed Dec. 21.

**Lee, Helen Hsin-Yen**, San Bruno, California. Seller: Helen Hsin-Yen Lee, San Bruno, California. Property: 910 Hope St, Unit 9A, Stamford. Amount: \$N/A. Filed Dec. 20.

**Lowcock, Joshua and Margha Lowcock**, Stamford. Seller: Steven E. Ayres and Elizabeth M. Ayres, Newton, Massachusetts. Property: 105 Tower Ave., Stamford. Amount: \$630,000. Filed Dec. 21.

**Madonna, Philip S. and Kelsey Madonna**, Stamford. Seller: Joan T. Napier, Stamford. Property: 43 Waterbury Ave., Unit 2, Stamford. Amount: \$420,000. Filed Dec. 21.

**Marx, Joseph and Hayley Babineau**, Fairfield. Seller: Ronald Schwarz and Nancy E. Schwarz, Fairfield. Property: 876 Mill Plain Road, Fairfield. Amount: \$490,500. Filed Dec. 23.

**McBride, Scott J. and Melissa A. McBride**, New York, New York. Seller: Michael M. Errichetti and Margarita M. Errichetti, Greenwich. Property: 86 Rockwood Lane, Greenwich. Amount: \$1. Filed Jan. 6.

**McLaughlin, Connor**, Stamford. Seller: Jenny Cordero, Stamford. Property: 202 Soundview Ave., Unit 45, Stamford. Amount: \$310,000. Filed Dec. 22.

**Melchionne, Danny**, Stamford. Seller: Lillian Yance, Stamford. Property: 168 Belltown Road, Unit 48, Stamford. Amount: \$410,000. Filed Dec. 22.

**Montalvo, Alister Ricardo**, Stamford. Seller: Antonios Karantonis and Helen Karantonis, Stamford. Property: 61 Treat Ave., Stamford. Amount: \$509,000. Filed Dec. 19.

**Nepomuceno, Amelita V. and Arlene Cirelli**, Fairfield. Seller: Amelita Nepomuceno, Fairfield. Property: 82 Melody Lane, Fairfield. Amount: \$0. Filed Dec. 20.

**Parolin, Giuliano**, Stamford. Seller: Jennifer M. Perdichezzi, Stamford. Property: 66 Maple Tree Ave., Apt 6, Stamford. Amount: \$205,000. Filed Dec. 23.

**Pawar, Satyendra**, Stamford. Seller: Robert Shubs, Stamford. Property: 237 Strawberry Hill Ave., Stamford. Amount: \$415,000. Filed Dec. 22.

**Perlis, Michael S. and Margaret Perlis**, Greenwich. Seller: Michael S. Perlis, Old Greenwich. Property: 3 Little Cove Lane, Old Greenwich. Amount: \$0. Filed Jan. 3.

**Righini, Nicoletta and Pietro Berardi**, Stamford. Seller: Andrea Valerio and Marcella Branca, Stamford. Property: 5 Verplank Ave., Stamford. Amount: \$1,375,000. Filed Dec. 21.

**Sears, Brian J. and Sherry L. Sears**, Stamford. Seller: Kevin Arnone, New Canaan. Property: Palmer Landing Marina M03, Stamford. Amount: \$21,500. Filed Dec. 23.

**Serafim, Geni Marinho and Pedro C. Borges Serafim**, Port Chester, New York. Seller: Richard J. Fabbri, South Lake, Texas. Property: 91 Strawberry Hill Ave., Unit 735, Stamford. Amount: \$142,500. Filed Dec. 19.

**Sherwood, Robert J. and Sarah E. Sherwood**, Stamford. Seller: Christopher LiVolsi, Stamford. Property: 17 Mary Violet Road, Stamford. Amount: \$1,225,000. Filed Dec. 22.

**Stoebe, Charles R. and Michaela St. Onge**, Stamford. Seller: Lauren Boswell and Devendra Persaud, Stamford. Property: 10 Hubbard Court, Stamford. Amount: \$880,000. Filed Dec. 19.

**Tsurdinis, Eleanor**, Fairfield. Seller: Steven Campbell and Sharon Campbell, Fairfield. Property: 66 Hulls Highway, Unit 2F1, Fairfield. Amount: \$435,000. Filed Dec. 22.

**Wheeley, Thomas**, Brooklyn, New York. Seller: George N. Zoumboulis, Stamford. Property: 47 Sleepy Hollow Lane, Stamford. Amount: \$596,000. Filed Dec. 22.

**Yang, Hong**, Queens, New York. Seller: John Kastanaras and Simela Kastanaras, Easton. Property: 91 Pease Ave., Southport. Amount: \$500,000. Filed Dec. 19.

**Yanotl, Timothy J. and Felicity L. Kostakis**, Riverside. Seller: Kathleen A. Harrington, Riverside. Property: 27 Willowmere Circle, Riverside. Amount: \$N/A. Filed Jan. 6.

## MORTGAGES

**1555 Fairfield Beach LLC**, Fairfield, by Adam J. Hirsch. Lender: Leader Bank NA, 180 Massachusetts Ave., Arlington, Massachusetts. Property: 1555 Fairfield Beach Road, Fairfield. Amount: \$3,800,000. Filed Dec. 23.

**Acper LLC**, Stratford, by Gregory T. Lattanzi. Lender: BPL Mortgage Trust LLC, 1801 S. Meyers Road, Suite 10, Oakbrook Terrace, Illinois. Property: 215 Paddock Hill Lane, Fairfield. Amount: \$1,090,500. Filed Dec. 22.

**Baldwin III, Thomas G. and Robyn Lynn Baldwin**, Riverside, by Tom S. Ward Jr. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 151 Indian Head Road, Riverside. Amount: \$3,680,000. Filed Dec. 21.

**Berardi, Pietro and Nicoletta Righini**, Stamford, by Michael T. Nedder. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 5 Verplank Ave., Stamford. Amount: \$650,000. Filed Dec. 21.

**Blechman, Zak**, Stamford, by Gerald M. Stilt. Lender: Newtown Savings Bank, 39 Main St., Newtown. Property: 59 Harbor St., Stamford. Amount: \$611,250. Filed Dec. 19.

**Brennan Jr., Daniel, Fairfield**, by Zionamarquize Q. Bohannon. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 75 Spinning Wheel Road, Fairfield. Amount: \$75,000. Filed Dec. 20.

**Brito, Danny and Ofelia M. Henriquez**, Bronx, New York, by Robert V. Sisca. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 165 Seaside Ave., No. 2, Stamford. Amount: \$424,800. Filed Dec. 19.

**Cantore, Brian**, Fairfield, by Daniel T. Murtha. Lender: Newtown Savings Bank, 39 Main St., Newtown. Property: 654 Tunxis Hill Road, Fairfield. Amount: \$408,000. Filed Dec. 19.

**Caruso, Alexander and Nina Jacobson Caruso**, Darien, by Descera Daigle. Lender: US Bank NA, 4801 Frederica St., Owensboro, Kentucky. Property: 39 Quarter Horse Lane, Fairfield. Amount: \$1,081,240. Filed Dec. 19.

**Fingleton, Nicole Munzer and Matthew Fingleton**, Old Greenwich, by Jonathan J. Martin. Lender: Morgan Stanley Private Bank, 4270 Ivy Pointe Blvd, Suite 400, Cincinnati, Ohio. Property: 3 Wahneta Road, Old Greenwich. Amount: \$1,300,000. Filed Dec. 20.

**Franzetti, Lindsay**, Stamford, by Debra A. Gasbarri. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 24 Donata Lane, Stamford. Amount: \$100,000. Filed Dec. 20.

**Gildersleeve, Jeffrey H. and Emily Gildersleeve**, Greenwich, by Tom S. Ward Jr. Lender: Morgan Stanley Private Bank, 4270 Ivy Pointe Blvd, Suite 400, Cincinnati, Ohio. Property: 60 Club Road, Riverside. Amount: \$3,768,750. Filed Dec. 21.

**Giordano, Nicholas Vito and Briana Despirito Toegemann**, Fairfield, by Leah M. Parisi. Lender: Fairfield County Bank, 150 Danbury Road, Ridgefield. Property: 141 Nichols Ave., Fairfield. Amount: \$304,000. Filed Dec. 23.

**Giresi, Todd and Taylor Giresi**, Greenwich, by Robert B. Potash. Lender: US Bank NA, 4801 Frederica St., Owensboro, Kentucky. Property: 75 Cos Cob Ave, Unit 1, Cos Cob. Amount: \$410,000. Filed Dec. 23.

**Gonzalez, Peter and Lorena Gonzalez**, Fairfield, by Myrna McNeil. Lender: Spring EQ LLC, 100 W. Matsonford Road, Bldg. 5, Suite 100, Radnor, Pennsylvania. Property: 264 Winnepo Drive, Fairfield. Amount: \$90,000. Filed Dec. 22.

# Facts & Figures

**Gordon, Matthew** and **Diane Gordon**, Greenwich, by Gennare Bizzarro. Lender: First World Mortgage Corp., 127 Prospect Ave., West Hartford. Property: 30 High St., Greenwich. Amount: \$616,000. Filed Dec. 19.

**Granneberg, Catherine F.**, Southport, by Leah M. Parisi. Lender: US Bank NA, 4801 Frederica St., Owensboro, Kentucky. Property: 45 Church St., Southport. Amount: \$818,000. Filed Dec. 21.

**Heckler, Andrew** and **Anna Ford**, Madison, by Kevin C. Kaiser. Lender: US Bank NA, 4801 Frederica St., Owensboro, Kentucky. Property: 71 Michael Road, Stamford. Amount: \$763,200. Filed Dec. 20.

**Holmberg, Jeffrey T.** and **Nicole M. Holmberg**, Milford, by Descera Daigle. Lender: Sikorsky Financial Credit Union, 1000 Oronoque Lane, Stratford. Property: 99 Lucille St., Fairfield. Amount: \$1,100,000. Filed Dec. 19.

**Kosharsly, Boleslav** and **Karina Kosharsky**, Greenwich, by Robert B. Potash. Lender: First Republic Bank, 111 Pine St., San Francisco, California. Property: 17 Carrington Drive, Greenwich. Amount: \$1,500,000. Filed Dec.

19.

**Kozlowski, Caroline M.**, Greenwich, by Charles P. Abate. Lender: Bethpage Federal Credit Union, P.O. Box 2098, Glen Burnie, Maryland. Property: 51 Rodwell Avenue A, Greenwich. Amount: \$285,000. Filed Dec. 21.

**Lotty, Mark J.** and **Lauren Rocheleau**, Fairfield, by Peter Ambrose. Lender: Shana Rocheleau, 32 Bay Ave., Sea Cliff, New York. Property: 1442 Mill Plain Road, Fairfield. Amount: \$400,000. Filed Dec. 22.

**Martin, Suzanne B.**, Cos Cob, by Gary R. Khachlan. Lender: PFS Inc. 177 North St., Easton. Property: 34 Stickland Road, Greenwich. Amount: \$536,000. Filed Dec. 21.

**Marx, Joseph** and **Hayley Babineau**, Norwalk, by Kyri E. Bermudez. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 876 Mill Plain Road, Fairfield. Amount: \$440,500. Filed Dec. 23.

**McLaughlin, Jennifer P.**, Fairfield, by Kathleen M. Dunn. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 160 Henderson Road, Fairfield. Amount: \$260,000. Filed Dec. 20.

**Montenegro, Noah** and **Maria L Montenegro**, Stamford, by David P. Lasnick. Lender: Liberty Bank, 315 Main St., Middletown. Property: 45 Uncas Road, Stamford. Amount: \$50,000. Filed Dec. 23.

**Murray, Sachiko** Greenwich, by Sharon M. Jones. Lender: US Bank NA, 4801 Frederica St., Owensboro, Kentucky. Property: 20 Halock Drive, Greenwich. Amount: \$600,000. Filed Dec. 19.

**Ortiz, Norberto** and **Stephanie Ortiz**, Fairfield, by Rachel L. Domack. Lender: Liberty Bank, 315 Main St., Middletown. Property: 213 Knapps Highway, Fairfield. Amount: \$55,000. Filed Dec. 20.

**Ostrovsky, Elena A.**, Stamford, by Sharon M. Jones. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 16 Saxon Court, Stamford. Amount: \$315,000. Filed Dec. 16.

**Panaro, Joseph** and **Lauren Farella**, Stamford, by Ricky M. Capozza. Lender: Loandepot.com LLC, 6561 Irvine Center Drive, Irvine, California. Property: 271 Bridge St., Unit 253, Stamford. Amount: \$312,000. Filed Dec. 16.

**Parrotta, Dante** and **Ana Ysabel Hubbard**, Stamford, by Sharon M. Jones. Lender: Plaza Home Mortgage Inc., 9808 Scranton Road, San Diego, California. Property: 90 Russet Road, Stamford. Amount: \$448,000. Filed Dec. 22.

**Pascual, Marcus**, Stamford, by James Kavanagh. Lender: William Raveis Mortgage LLC, 7 Trap Falls Road, Shelton. Property: 240 Wardwell St., Unit 14, Stamford. Amount: \$190,000. Filed Dec. 16.

**Qaiser, Sheikh** and **Nahal Sheikh**, Stamford, by Susan Kohn. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 42 Highview Ave., Apt 9, Stamford. Amount: \$308,000. Filed Dec. 21.

**Rice, Neil O.** and **Carol A. Lasseter-Rice**, Fairfield, by Myrna McNeil. Lender: Flagstar Bank NA, 5151 Corporate Drive, Troy, Michigan. Property: 74 Southport Place, Southport. Amount: \$148,000. Filed Dec. 21.

**Risley, William S.** and **Madison Love**, Fairfield, by Leah M. Parisi. Lender: Prosperity Home Mortgage LLC, 14501 George Carter Way, Suite 300, Chantilly, Virginia. Property: 182 Riverview Circle, Fairfield. Amount: \$591,850. Filed Dec. 20.

**Ritch, Linda S.** and **Herald L. Ritch**, Greenwich, by Jeremy E. Kaye. Lender: First Republic Bank, 111 Pine St., San Francisco, California. Property: 10 Fort Hill Lane, Greenwich. Amount: \$1,000,000. Filed Dec. 20.

**Rozmus, Robert** and **Robert W. Rozmus**, Greenwich, by David W. Hopper. Lender: FM Home Loans LLC, 2329 Nostrand Ave., Third floor, Brooklyn, New York. Property: 102 Valley Road, Unit 23, Cos Cob. Amount: \$385,600. Filed Dec. 19.

**Rutter, Jacob** and **Ashley Rutter**, Stamford, by Michelle Hanover. Lender: PNC Bank NA, 222 Delaware Ave., Wilmington, Delaware. Property: 2588 High Ridge Road, Stamford. Amount: \$55,000. Filed Dec. 19.

**Santillo, Tara**, Greenwich, by Descera Daigle. Lender: Warshaw Capital LLC, 2777 Summer St., Suite 306, Stamford. Property: 1465 E. Putnam Ave., Apt. 212, Old Greenwich. Amount: \$249,200. Filed Dec. 19.

**Sherwood, Sarah E.** and **Robert J. Sherwood**, Stamford, by Jonathan T. Hoffman. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 17 Mary Violet Road, Stamford. Amount: \$475,000. Filed Dec. 22.

**Sherwood, Thomas R.** and **Margareth H. Sherwood**, Fairfield, by Jeffrey M. Wasikowski. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 820 Oldfield Road, Fairfield. Amount: \$468,050. Filed Dec. 22.

**Starr, Andrew Y.** and **Susheila K. Starr**, Old Greenwich, by Michelle Hanover. Lender: PNC Bank NA, 222 Delaware Ave., Wilmington, Delaware. Property: 136 Shore Road, Old Greenwich. Amount: \$500,000. Filed Dec. 20.

**Stoebe, Charles Robert** and **Michaela St. Onge** Stamford, by David P. Lasnick. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 10 Hubbard Court, Stamford. Amount: \$704,000. Filed Dec. 19.

**Whritenour, Robert** and **Cara Whritenour**, Cos Cob, by Kyri E. Bermudez. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 24 Tremont St., Cos Cob. Amount: \$647,200. Filed Dec. 23.

**Wu, Mark** and **Sharon Wu**, Aurora, Illinois, by Riddhi J Sodagar. Lender: PNC Bank NA, 222 Delaware Ave., Wilmington, Delaware. Property: 190 Weaver St., Greenwich. Amount: \$140,000. Filed Dec. 23.

## NEW BUSINESSES

**Creative Digital Solutions**, 27 Fifth St., Stamford 06905, c/o Timothy Michael Sheerin. Filed Dec. 28.

**Culinart @ One Stamford Realty**, 201 Tresser Blvd., Stamford 06901, c/o Ginamarie Patricelli. Filed Dec. 22.

**Dekole Thrift Boutique**, 95 Liberty St., Stamford 06902, c/o Vanina Joseph. Filed Dec. 30.

**Garden of Eaten**, 300 Main St., Stamford 06901, c/o Stamford Sushi LLC. Filed Dec. 21.

**Grimm's Plumbing Services**, 31 Harriet St., Norwalk 06851, c/o Zachary Grimm. Filed Dec. 8.

**Jooge Hair**, 44 Commerce Road, Stamford 06902, c/o Shear Genus Inc. Filed Dec. 30.

**Miracle Method of Fairfield County**, 205 Main St., Store 15, Norwalk 06851, c/o Jaime Gladhill. Filed Dec. 7.

**MRS Fuzziwig's Graphics TM**, 41 Chatham Drive, Norwalk 06854, c/o Berta Fumega. Filed Dec. 7.

**Nikki Winsor LLC**, 44 Commerce Road, Stamford 06902, c/o Nicola K. Winsor. Filed Dec. 22.

**Plant Care Solutions**, 304 Main Ave., Suite 363, Norwalk 06851, c/o Marc Dennis. Filed Dec. 8.

**The DBA Headache Cooperative of New England**, 279 Richards Ave., Norwalk 06850, c/o Paul Rizzoli, M.D. Filed Dec. 6.

**The Headache Cooperative of the Northeast**, 279 Richards Ave., Norwalk 06850, c/o Thomas Ward, M.D. Filed Dec. 6.

**Associate (Citadel Americas Services LLC – Greenwich, CT);** Mult pos avail. Offer'ng salary of \$125,000 - \$175,000 per year. Conduct differentiated, bottom-up fundamental fin rsrch & analysis of companies, bus models & industries. F/T. Reqs a Bach degree (or foreign equiv) in Fin, Econ, Engin, CS or a rel field. Edu, train, or exp must include the follow'g: perform'g sell-side equity rsrch, invstmnt banking, or invstmnt mngmnt; maintain'g detailed income statement models & relevant market data spreadsheets in MS Excel or sim; build'g, assess'g & manipulat'g models & communicat'g them to internal mngmnt & cross-functional stakeholders; analyz'g info in SEC docs, earn'gs transcripts & sell side res reports; conduct'g rsrch projects that examine industry growth & competitive dynamics, includ'g regulatory & tax dvlpmnts; &, conduct'g meet'gs & phone calls to communicate with senior management of companies under coverage. Resumes: citadelrecruitment@citadel.com. Job ID: 7028753.

**Analyst (Citadel Americas Services LLC – Greenwich, CT);** Multi. Pos. Avail. Offering salary of \$200,000 - \$250,000 per year. Analyze fin. statements & bus. strategies, build detailed fin. models & conduct comp. due diligence & channel checks. F/T. Reqs a Master's degree (or foreign equiv) in Finance, Accounting, Econ, Stats, Tech, Fin Engin or a related quant field & 2 yrs of exp in the job offered or performing fundamental equity research & analysis. In lieu of a Master's degree (or foreign equiv) in Finance, Accounting, Econ, Stats, Tech, Fin Engin or a related quantitative field & 2 yrs of exp in the job offered or performing fundamental equity research & analysis, will accept a Bachelor's degree (or foreign equiv) in Fin, Accounting, Econ, Stats, Techn, Fin Engin or a related quant field & 5 years of exp in the job offered or performing fundamental equity research & analysis. Education, training, or experience must include: Conducting equity valuations, corporate financial statement analysis & linear regression calculations on behalf of a global financial services institution; Financial modeling using MS Excel & VBA to project industry growth & forward company earnings; Obtaining & analyzing data from Bloomberg or similar third party source; Working as a long/short hedge fund analyst; & Presenting investment recommendations to clients or portfolio managers. Resumes: citadelrecruitment@citadel.com. Job ID: 7028750.

**VP Analyst, Gartner, Inc., Stamford, CT.** Analyze mrkt trends to create best bus practices. Produce & ld innovative & pragmatic rsrch content. Req Bach's deg or foreign equiv in Bus Econ, Comp Sci, Cybersecurity, Engg or rel discipline + 10 yrs post-bach's progressive rel relevant field or ind exp in process & automtn technologies, applied tech innvtn, & bus & process modelling techniques. Up to 25% travel req. Telecommuting permitted. To apply, please email resume to: Melissa.Lopez@gartner.com and reference job code #73955.

# LEGAL NOTICES

AT&T Mobility, LLC is proposing to modify an existing telecommunications facility on a 101 foot tall existing building located at 121 Westmoreland Avenue, White Plains, Westchester County, New York (N41° 01' 38.4, W73 46 39.4) at approximate center-line heights of 95 and 97 feet above ground level. AT&T Mobility, LLC invites comments from any interested party on the impact the proposed undertaking may have on any districts, sites, buildings, structures, or objects significant in American history, archaeology, engineering, or culture that are listed or determined eligible for listing in the National Register of Historic Places. Comments may be sent to Environmental Corporation of America, ATTN: Annamaria Howell, 1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004 or via email to publicnotice@eca.usa.com. Ms. Howell can be reached at (770) 667 2040 x 405 during normal business hours. Comments must be received within 30 days of the date of this notice. 22 003887 DLS. #63274

Notice is hereby given that an on premise liquor license, Serial #TBA has been applied for by 2011 Albany Post Road Corp d/b/a Yuka to sell beer, wine, cider and liquor at retail in a Restaurant. For on premises consumption under the ABC Law at 2011 Albany Post Road Croton on Hudson NY 10520. #63293

Notice is hereby given that an on premise liquor license, Serial #TBA has been applied for by S & P Hospitality Group LLC d/b/a Shiraz Kitchen to sell beer, wine, cider and liquor at retail in a Restaurant. For on premises consumption under the ABC Law at 80 Mamaroneck Ave White Plains NY 10605. #63298

Notice of Formation of Able Retired Pensionists, LLC. Arts. Of Org. Filed with SSNY on 8/31/22. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to Able Retired Pensionists LLC, 23 Chester Street, Mount Vernon, NY 10552. Purpose: any lawful act or activity. #63301

Vine Road Realty, LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 11/21/2022. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to Cad Development Corp., 495 New Rochelle Rd., Bronxville, NY 10708. General Purpose #63302

Notice of Formation of PAWPRINTS 2015 LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/17/2022. 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. #63308

CN BOOKKEEPING AND ACCOUNTING LLC. Art of Org. filed with the SSNY on 11/29/2022. Office: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, LEGALCORP SOLUTIONS 1060 Broadway Suite 100 ALBANY, NY 12204 Purpose: Any lawful purpose. #63309

Notice is hereby given that an On premise liquor license, Serial #1352974 has been applied for by Alessias Trattoria Corp to sell liquor, beer, wine and cider at retail at an on premises Restaurant. For on premises consumption under the ABC Law at 551 Halstead Avenue, Mamaroneck, New York 10543. #63311

Notice is hereby given that a Change in Class Application upgrading to an On Pেমises Liquor License, Serial #1327240 has been applied for by Churrasqueria Minerva Corp to sell liquor, beer, wine and cider at retail at an on premises Restaurant. For on premises consumption under the ABC Law at 413 Washington Street, Peekskill, New York 10566. #63312

Notice is hereby given that an Onpremise liquor license, Serial #1355198 has been applied for by Fire & Oak Wood Burning Kitchen & Grill LLC to sell liquor, beer, wine and cider at retail at an on premises Restaurant. For on premises consumption under the ABC Law at 2025 Albany Post Road, Croton on Hudson, New York 10520. #63313

Nehal Manente Physical Therapy, PLLC, Arts of Org. filed with Sec. of State of NY (SSNY) 11/30/2022. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 114 Orient St., Yonkers, NY 10704. Purpose: Physical Therapy #63314

NOTICE OF FORMATION OF Kismet Communications, LLC. Articles of Organization filed with SSNY on 12/27/22. Office is located at 85 Jefferson Avenue in Westchester County. SSNY designated as agent upon which process against it may be served to the office location above. Purpose: any lawful act or activity. #63316

RIGHT ROUTE LLC Articles of Organization filed with the SSNY on 12/23/2022. Office location: Westchester. SSNY designated as agent of LLC upon whom process against it may be served. SSNY mail process to 121 Main Street, Ossining, NY 10562. Any lawful purpose. #63317

WMI LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 1/6/2023. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 10 N James St., unit H, Peekskill, NY 10566. General Purpose #63318

Notice of Formation of JNJ Filings LLC Arts. of Org. filed with SSNY on 1/9/23, Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to 15 Moultrie Avenue, Yonkers, New York 10710 Purpose: Any lawful purpose. #63320

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Sealed bids will be received as set forth in Instructions to Bidders (<https://www.dot.ny.gov/bids-and-lettings/construction-contractors/important-info>) until 10:30 A.M. on Thursday, February 16, 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. Maps, Plans and Specifications may be seen at Electronic documents and Amendments which are posted to [www.dot.ny.gov/doing-business/opportunities/const-notices](http://www.dot.ny.gov/doing-business/opportunities/const-notices).

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.

BIDDERS SHOULD BE ADVISED THAT AWARD OF THESE CONTRACTS MAY BE CONTINGENT UPON THE PASSAGE OF A BUDGET APPROPRIATION BILL BY THE LEGISLATURE AND GOVERNOR OF THE STATE OF NEW YORK.

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

D264970, PIN 881657, Rockland, Westchester Cos., CATCH BASIN CLEANING - Various Locations, Bid Deposit: 5% of Bid (- \$40,000.00), Goals: MBE: 3.00%, WBE: 3.00%, SDVOB: 0.00%

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