



## ADDITIONAL AFFORDABLE SENIOR HOUSING SOUGHT IN GREENBURGH

BY PETER KATZ

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The developer who successfully transformed a former WESTHELP site on the grounds of Westchester Community College in Greenburgh into a 74-unit affordable housing complex for seniors age 62 and older wants to add another 62 units.

Developer Mark Soja of the Marathon Development Group in Peekskill has gone to the Greenburgh Town Board seeking to work with it on the environmental review for the proposed expansion, with the Town

Board acting as lead agency for the review. The land is owned by Westchester County and is located within the Town of Greenburgh. Greenburgh's approval of the site plan is not necessary because of the county's jurisdiction. Greenburgh supported Soja's first senior housing plan at the site.

When the Mayfair Apartments development first opened in September 2021, Greenburgh Town Supervisor Paul Feiner said, "The lucky seniors who live here will be able to take advantage of Greenburgh programs and services and be within walking distance

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## Dawning of DEI: A new strategy for workforce diversity

BY PHIL HALL

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**T**he pursuit of diversity in the workforce is hardly a new concept, but it gained a new urgency in the aftermath of the protests sparked by the 2020 death of George Floyd in Minneapolis police custody.

Today, many companies and organizations are giving the subject a greater priority by creating executive positions

focused primarily on diversity – or to be more precise, on diversity, equity and inclusion (DEI). But will this new DEI environment achieve the results it desires?

Amri B. Johnson, founder and CEO of the consultancy Inclusion Wins and author of the recently published book "Reconstructing Inclusion: Making DEI Accessible, Actionable, and Sustainable," explained that DEI goes beyond the facile incorporation of dif-

ferent demographics into a single setting.

"Diversity is any mixture of similar and different attributes and their respective tensions and complexities," Johnson said. "Equity is about fairness and access to information and context. And inclusion is about creating the conditions for people to thrive and contribute their best at work."

Johnson recalled the initial aim for greater workplace diversity in the 1970s, when the civil

rights movement and women's movement started to dismantle the racial and gender barriers in many companies and organizations. But two generations later, Johnson acknowledged there is still an ongoing effort to dismantle those barriers.

"I think the answer is that we're human – and in our humanity, we're flawed," he explained. "And because we're flawed and human, we have preferences, we have certain traditions that we follow, and

there are things that are convenient to us. If somebody that we encountered doesn't necessarily match that, sometimes – depending on your orientation, your levels of exposure, who you are exposed to – it leads you to being in a place where you might unintentionally not necessarily want to interact with somebody."

Johnson added that this biased knee-jerk reaction is "usually not a conscious

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# Introducing ElliQ, a robot companion for elderly New Yorkers



The ElliQ robot.  
Contributed photo.

BY EDWARD ARRIAZA

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**I**ntuition Robotics CEO and co-founder Dor Skuler knew he wanted to make a huge, positive impact in the world following his time as a senior executive at the software company Alcatel-Lucent.

“My daughter asked me if what I’m doing is so important that I’m never home,” Skuler recalled. “While I truly believe that networking is important, I didn’t feel it’s important enough.”

In 2016, Skuler teamed with Roy Amir and Itai Mendelsohn in founding Intuition Robotics, a Tel Aviv-based company focused on creating a product to help alleviate social isolation, made for and with input by older adults.

Skuler was inspired by his grandfather’s experiences with

home health aides, one of whom found success by forming an empathetic relationship by sharing some of the older man’s interests.

Skuler called attention to a “caregiver crunch,” wherein the number of U.S. caregivers are inadequate to meet the ever-increasing elderly population in need of care. He realized the potential of technology in providing aid.

“For us to be able to impact this huge issue of older adults and their loneliness and social isolation and to help them motivate themselves to live happier, healthier lives,” Skuler said, “we need to be able to create technology that has empathy, that can build a relationship.”

The result was ElliQ, a voice-activated robot that provides companionship and assistance in a proactive manner, such as initiating conversations or pro-

viding internet access in an intuitive fashion. ElliQ can remind people to take medications at certain times, and it also offers a wellness coach-worthy slate of activities ranging from cognitive games to stress-reduction activities to an assessment of general and emotional health. ElliQ can also engage people to pursue painting sessions.

“ElliQ will invite you to paint with her,” Skuler said. “You’ll say what you want her to paint and then, using generative AI called DALL-E, ElliQ will generate that picture.”

ElliQ launched in March 2022 and is currently being used in nearly all counties of New York, according to Greg Olsen, director of the New York State Office for the Aging, which has partnered with Intuition Robotics. He noted the enthusiastic reception among older adults to the robot

companion – according to recent data, 28% of users converse with ElliQ, about 25% look at things in entertainment with the help of ElliQ and 27% looking into health and wellness.

“The initial data that’s come out already is exceeding I think what (Intuition Robotics) had in terms of acceptance rate, minutes-use a day, the interactions, how many days a week it’s being used,” Olsen said. “We’re really impressed so far.”

The Intuition Robotics team aims to make their robot a long-term solution, with Skuler acknowledging that “this population doesn’t need a short-term intervention. They need a roommate to move in with them and support them and grow with them and build a relationship with them.”

Skuler and Olsen stressed that ElliQ is not meant to replace interactions with human caretakers and families, but instead supplements and promotes such relations. ElliQ motivates seniors to interact with family members, such as by encouraging them to send a selfie to relatives or facilitating video calls with them.

“It’s not a human being replacement, it doesn’t replace our community services,” Olsen said. “But we have to understand we live in a tech environment and there’s many tools in the toolbox we can make available to let the consumer choose what works best for them and measure these things to see if they’re effective or not. That’s what we’re going to continue to do.”

## Rep. Ryan demands utility CEO’s resignation

BY PHIL HALL

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**R**ep. Pat Ryan (D-NY) used a floor speech at the U.S. House of Representatives to demand the resignation of Charles A. Freni, CEO of Central Hudson Gas & Electric.

In an interview with WAMC, Ryan insisted that his decision to vent his frustration with Freni on Capitol Hill was justified.

“It’s been a year of my constit-

uents, Hudson Valley residents getting ripped off and screwed over, I believe, by Central Hudson,” he said. “And it’s at this point, become a fundamental breach of trust between pretty much everybody that I talked to who’s opening an electric bill and has little to no confidence that it’s going to be accurate and fair. We have to figure out how to restore that trust and of course, fix the issues.”

Ryan added that the utility



Pat Ryan

needs “a leader who’s going to take that on who’s going to take accountability for the failures, and then get to the hard work of rebuilding that trust with the community. So, it was a decision I didn’t take lightly, but calling for accountability of a leader of an organization that I think has systemically failed, I believe is what’s called for right now.”

Freni did not publicly comment on Ryan’s statements.

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# Trina Fontaine brings a Wall Street skill set to running the Mount Kisco Interfaith Food Pantry

BY PHIL HALL

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Over the past three years, food insecurity has become a growing concern for too many Americans. Between the supply chain disruptions during the pandemic and inflation-fueled price spikes on supermarket items, the availability and cost of food has created waves of stress in households across the nation.

Not surprisingly, food pantries have seen a dramatic increase in new inquiries from people who cannot afford to feed their households. Within Westchester, the Mount Kisco Interfaith Food Pantry is supported by 14 faith-based congregations to provide food aid to the town's residents and those in the neighboring localities.

Last month, the organization named Trina Fontaine as its first full-time executive director. Fontaine is no stranger to running nonprofits – she was previously senior development director at the Cystic Fibrosis Foundation's Greater New York Chapter – and she is also an expert with the financial services world through her analyst work at Lehman Brothers and Merrill Lynch. She was well acquainted with the pantry prior to taking on her new role.

"I've been familiar with the organization for probably about 20 years," she said. "I am a parishioner at St. Stephen's Episcopal Church here in Mount Kisco, and we are one of the 14 congregational members that support the pantry. I've been involved from the beginning in terms of volunteering by helping out at the food distributions, and I spent a couple of years representing St. Stephen's on the board. And my husband does home deliveries – I've done home deliveries recently, so I've always been very aware of it."

Fontaine praised the pantry's ability to respond to the socioeconomic challenges of the past three years, observing that it was able to meet a doubling in demand with a mostly all-volunteer staff.

The pantry is open to the public on Wednesdays between 3:30 p.m. and 7:00 p.m. and later from 9:00 p.m. to 11:00 p.m., with home deliveries made on Thursdays.

"We are the only weekly choice pan-

try, which means that people go through and – based on the size of their family – they are able to choose certain quantities of various proteins, vegetables, fruit groups, carbs, etc. that they want," she said "They're not just like given a bag. And the other thing unique about us is the quality of the food that we serve – we are very committed to providing nutritious food. We have a lot of produce and the quality of our protein is high."

The Mount Kisco Interfaith Food Pantry works with local supermarkets, restaurants and food wholesalers to stock its shelves, and Fontaine also credited the nonprofit Feeding Westchester for being an important supplier to her organization and similar initiatives in the region.

"They provide many different food pantries in the area with food, and at very reasonable prices," she said. "We're able to purchase food more affordably through them than we would if we had to go to a supermarket. That being said, because of the demand for food we are not always able to get enough of the high-quality provisions that we like to include for our guests."

While the pantry has traditionally placed an emphasis on cash donations that would enable it to purchase food from Feeding Westchester, Fontaine admitted that "these days we need more food" and, thus, works with food drives sponsored by local schools and community groups to help maintain a full inventory.

But with inflation remaining stuck at elevated heights and food prices showing no immediate evidence of declining, the pantry's board opted to bring on Fontaine as a full-time executive director rather than continue with a volunteer-driving endeavor. In her new capacity, Fontaine will be tapping into her Wall Street skill set to focus on funding development and collaborations within the community that will help to strengthen its organizational infrastructure. She noted that while the 14 congregations supporting the pantry "responded very generously during Covid," the inflation-burdened economy resulted in a rise in expenses while revenue input softened.

Fontaine stressed that fund development will be a priority for the coming



Trina Fontaine.  
Contributed photo.

## THE MOUNT KISCO INTERFAITH FOOD PANTRY



year, with a focus on building a more diversified revenue stream.

"I have experience with special events, individual giving and grants," she said, adding that she will also prioritize "helping to streamline our operations and taking a look analytically of where we can be, hopefully saving some money by working to do things more efficiently and collaborating with the community. I think everybody's resources are

strained, whether they're serving people with food or other services, and I think there are nice opportunities to collaborate with other nonprofits in the area."

And while the pantry has operated mostly with volunteers, Fontaine added she was "hoping to attract volunteers with all sorts of different skills, and people who might be interested in leadership positions on committees and, maybe eventually, the board."

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thing, but it happens. So, we're still talking about it because we haven't really made it normative in our organization. There are still some situations where people miss out and we're not consistently creating the conditions for everyone to thrive."

In the wake of George Floyd's death, Johnson stated that some companies abruptly realized that more work could be done to reshape their environments, but he cautioned that DEI is not a stopgap solution.

"Some companies are doing well because they thought about it systemically, while others are struggling a bit because they just reacted to a particular negative event that happened in the media and they felt like they had to react to it," he said. "I hope that we can get to having more companies that look at this more systemically. But right now, I think there are still too few that that are in that space."

In a few highly publicized cases, employees have demanded their corporate leaders show their seriousness about embracing DEI – most notably at Netflix in the fall of 2021 when transgender employees objected to the humor aimed at their demographic in a Dave Chappelle special and at the Walt Disney Co. in early 2022 when then-CEO Bob Chapek initially remained conspicuously silent over Florida legislation that many LGBTQ employees found offensive – Chapek eventually came out against the legislation, earning the wrath of many conservative lawmakers and commentators.

Johnson defined himself as a "proponent of light over heat," adding that "most of the time, if we shine light on something and we can have a cool-headed dialogue about it, we can we can move in a particular direction together." Johnson believed that creating a position specifically for DEI issues could solve disagreements and restore common ground between divided sides.

"That's where a skilled diversity, equity and inclusion practitioner comes in and says, 'We have to process the emotional content and context,'" he said. "And then we have to go into



Illustration by Gert Altmann / Pixabay



Amri B. Johnson



Don Scott



Erika Wesley



Melissa Roy

dialogue with care for each other in our common humanity that really called us to action after George Floyd."

### The Regional Response

Within the Westchester/Hudson Valley and Fairfield County region, new attention on DEI is occurring within the academic setting.

At Rockland Community College in Suffern, the recently launched program "From Industry to Instructors: Teaching for Professionals" is seeking out a greater diversity of instructors who could share their insight

and experiences with students.

"We know that our enrollment has dramatically changed over the last 10 years," said Melissa Roy, chief diversity officer for the college. "We have a far more diverse population of students – more than half of our students now identify as students of color. However, our instructional or teaching workforce does not reflect the same diversity. We were thinking about ways we could go about increasing the diversity of our workforce – primarily in the teaching ranks."

The program provides both active and retired business pro-

fessionals with the ability offer what Roy terms a "real world ready" perspective of what will be expected of them when they leave the classrooms and go into the working world.

"We're looking to do a little something extra for this current generation," she said. "We married the two ideas of trying to find new folks to work with us in the classroom and bring great ideas to our students with this desire to give back."

At Fairfield University, Dr. Don C. Sawyer III, will be joining the school on July 1 as the new vice president of diversity, inclusion and belonging; he will also join the faculty as an associate professor in the Department of Sociology and Anthropology. In his vice president's role, Sawyer will chair the President's Working Group on Diversity and Inclusive Excellence.

Sawyer pointed out that the new position was result of conversations between faculty, staff and students on how to address DEI concerns. For his part, Sawyer pledged to build on that foundation of conversations.

"My first priority would be to listen, because it's an inaugural role and it's a building opportunity," he said. "As a new person coming in, I think I owe it to everyone who has been there to listen and to see what things have worked and what things have not worked, and what their visions are for the future – and

to use that with my past experiences to help chart a path for the institution."

Sawyer was previously vice president for equity, inclusion, and leadership development at Quinnipiac University's Department of Cultural & Global Engagement, and while he expressed satisfaction that more DEI leadership roles were being created he also warned that they must go beyond the corporate equivalent of window dressing.

"You have to show that there's an institutional commitment," he said. "Corporations have to guard against that. If I felt that it was just going to be like a trophy position or tokenized position, it would not have been a position that I considered."

One of the newest DEI officers in the region is Erika K. Wesley, who became the first director of equity, diversity, and inclusion at the Westport Country Playhouse in December. Wesley noted that her work would ensure a more "ensure inclusive environment for all visiting artists, as well as full-time staff," and would also reach out to the audiences that support the playhouse.

"Externally, we're looking at Westport as a community that has so many organizations and corporations that are focused on DEI," she said. "I've been looking to build relationships there. And I'm also working on creating a committee that will be comprised of on one-part board of trustees, two-part staff, and three-part community members. My goal is to be able to help me incubate some ideas for how we can move forward with our equity work."

Wesley recommended that organizations seeking to incorporate DEI principles into their structure need to remember the most crucial elements of this equation.

"All efforts of DEI are centered around people," she said. "One of the greatest value-adds for having this role is ensuring that you treat people well. And that should be all of our priority. The second thing is that all work needs to be done in a way that has legs. Equity work is not just something that's done in the immediate, but it has long-term sustainability."

# Inside Citrin Cooperman's acquisition of Berdon LLP

BY PHIL HALL

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**C**itrin Cooperman Advisors LLC, one of the nation's largest and fastest-growing professional services firms, completed its acquisition of the nonattest business of the New York City-based accounting, tax and consulting firm Berdon LLP.

According to Citrin Cooperman, the addition of Berdon's \$110 million in revenue and 450 partners and associates will result in a combined firm that will generate an expected annual revenue of more than \$600 million, handled by a team of over 2,400 professionals. The financial terms of the transaction were not disclosed; Citrin Cooperman is headquartered in New York City and has regional offices in Norwalk and White Plains.

In an exclusive interview with the Business Journals, Citrin Cooperman CEO Alan Badey offered insight on the acquisition.

## What was the genesis of this acquisition?

While this transaction has been over a year in the making, we have worked with Berdon on many projects in the past and are confident that the cultures of both firms are very much aligned. We have long admired Berdon and their well-earned reputation for client service and technical expertise. Our values, cultures and industry niches align perfectly with each other, and we look forward to working closely with the Berdon team.

## What does Berdon bring to Citrin Cooperman that your company did not already have?

The combination of our two firms will expand capabilities in our shared core industries including real estate, construction, family office, and manufacturing and distribution while providing and expanding a deep roster of consulting and advisory services for their combined clients. We are also now positioned as one of the largest firms in the New



Alan Badey.  
Contributed photo.

York Metro area, all of which enable us to better service our clients.

## Berdon marks your tenth acquisition in the past 15 months. What do you look for when considering a potential acquisition?

Citrin Cooperman is focused on our people. Putting together smart, creative, talented people in a team culture, creates a great work environment and great services to our clients. It is the number one thing we look at when considering a com-

bination.

## Can we expect more merger and acquisition activity from Citrin Cooperman in 2023?

Our growth strategy is to provide the path to success for all of our people. In line with this, ensuring that we continue to serve our client base with quality personalized services encompassing their growing needs. To accomplish this, we continue to grow both organically and inorganically.

## Outside of the merger and acquisition activities, what are the priorities that will dominate your company's focus this year?

Our goal has always been to put our people and our clients first, and will remain a top priority for us as we continually look for ways to evolve with the industry and the market through:

- Transforming and evolving our position in the marketplace as a true professional services firm, focused on assisting our clients in achieving their financial and business goals;
- Investing in talent including industry and service line specialists in our current footprint and, strategically, in other geographies;
- Growing organically and inorganically including expanding into other complimentary advisory service lines; and
- Investing in evolving technologies which will make our firm more efficient and reduce the cost of the delivery of our services.

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## 1 Greenburgh—

to the Westchester Community College where they can take courses and participate in inter-generational learning.”

Soja said his plan would involve converting the existing administrative building at the site into 14 units of housing and constructing new housing units on land within the grounds.

Soja said that he hoped to be able to submit site plans in two to three months. He anticipated conversion of the administrative building and new construction would take approximately 18 months.

The six-acre site originally featured nine buildings, which were in need of substantial renovation and upgrades. State financing of \$17 million went into the development.

The development was designed with a number of “green” features, including: Energy Star Certification under Low-Rise New Construction Program; solar panels; rigid insulation for the exterior walls and foundation, and additional insulation in the attics, which brings the total insulation level to approximately R-49; LED lighting throughout the complex; high-efficiency heating and cooling units for each apartment; water-conserving fixtures; and native and noninvasive landscaping.

Soja said that over the past 20 years Marathon has developed more than 1,800 units of affordable rental housing with about 1,000 of the units in Westchester. He said that with Mayfair Apartments more than 575 seniors applied for a unit and the development was fully rented very quickly.

“Today we still have more than 275



Mark Soja, lower left, Paul Feiner, lower center during Greenburgh Town Board work session,

lower-income seniors looking for an affordable apartment,” Soja said. “Based on this tremendous demand and the space we have at the property we’d like your support for adding 62 additional units. We reached the 62 units based upon the layout of the site and the Town of Greenburgh zoning code. Under Greenburgh zoning, senior housing can have less than one parking space per unit for affordable housing.”

Soja said that about 60% of the residents in the existing 74 units applied for parking permits. He explained that they feel able to convert the administration building into apartments since plans to have an outside organization come into the administration building and provide services to the seniors did not work out. He also said that Westchester Community College did not need the space in

the administration building.

He said that a new building would be constructed along the perimeter of a parking area. Soja said it would be a 2-1/2-story elevator building containing 48 apartments.

“Based upon the wait list we have we could rent it up in no time at all,” Soja said. “The county executive supports the project and we’d like the town to support it as well.”

Soja said that current amenities in the development include a community room, a computer room, laundry rooms in the existing buildings, a walking path and outdoor seating spaces. He also said he could add an exercise room as part of the expanded development.

Soja said his company has worked with Greenburgh’s water department and fire department to resolve water pressure

issues for the site.

Greenburgh anticipates soliciting feedback from its Planning Board even though the board is not required to vote approvals for the project. The Town Board plans to have a public hearing on the plan, either itself or through the Planning Board.

When Feiner asked whether he had reached out to community organizations, Soja said, “I have not reached out to civic associations yet, no.”

Feiner said that in the two years the existing development has been in place he had not received any complaints.

Soja explained that there had been some complaints from a neighbor that the developer removed some trees but he said they planted new ones that were 12 to 16 feet tall to restore screening.

## Wife to pay \$700,000 to settle federal claim against Rye health care fraudster

BY BILL HELTZEL

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**R**ye eye surgeon Ameet Goyal was a “broken and humbled” man before he was sentenced to prison last year for health care fraud, his attorneys told a federal judge, but he was prepared to endure “only because he is supported by loving family and friends.”

Now his wife is backing him again by agreeing to pay \$700,000 to the government to settle a forfeiture judgment.

Goyal overbilled Medicare and private insurance plans by \$3.6 million from 2010 to 2017, according to court records, at his ophthalmology practices in Rye, Mount Kisco, Wappingers Falls and Greenwich, Connecticut.

Essentially, he submitted insurance claims for lucrative, complex surgeries when simpler operations or no surgeries

had been performed.

Goyal boasted to one of his colleagues that insurance companies were too stupid to catch him, according to the prosecutors’ sentencing memorandum.

But he got noticed, for instance, for submitting seven times more claims for a grafting procedure than all doctors in New York, New Jersey and Connecticut.

He was accused of health care fraud and other charges in 2019 and pleaded guilty in 2021. U.S. District Judge Cathy Seibel ordered him to forfeit \$3.6 million and last March sentenced him to 8 years in prison.

He has paid nearly \$1.8 million, according to a stipulation agreement approved by Judge Seibel on Jan. 19, leaving a balance of \$1,809,146.

But he still owned a house on Holly Drive in Rye with his wife, Alka Goyal.

The 5 bedroom, 6.5 bath, 9,200-square-



Ameet Goyal

foot house is worth \$1.6 million to nearly \$2 million, according to estimates by the Zillow and Redfin online real estate marketplaces.

The government agreed to accept \$700,000 from Alka Goyal as representing the value of her husband’s interest in the property, according to the stipulation agreement.

The government also agreed to no longer seek forfeiture of the house, allow his interest to be transferred to his wife, and to treat the \$700,000 payment as full satisfaction of all government claims against the property.

The payment will bring the total of forfeited assets to \$2,490,854, or 69% of the \$3.6 million forfeiture order.

Goyal, 59, is currently imprisoned at the U.S. Penitentiary at Canaan in northeast Pennsylvania. He is scheduled for release in February 2029.



## Gerber Life Insurance

### Gerber Life accused of benefiting from pesty telemarketing

BY BILL HELTZEL

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When Thomas Matthews answered his home telephone in August 2022, a telltale pause and click alerted him to the likelihood that the call had been placed by a telemarketer using autodial technology.

Now Matthews is going after the purported beneficiary of that call, Gerber Life Insurance Co. of White Plains, for allegedly violating the federal Telephone Consumer Protection Act.

Matthews, of Roanoke, Virginia, filed a class action lawsuit on Jan. 23 in U.S. District Court, White Plains, on behalf of potentially thousands of consumers who may have received “annoying and intrusive” calls for Gerber Life’s benefit.

Telemarketing campaigns can reach thousands of individuals a day, according to the complaint. Matthews is demanding up to \$1,500 per call for individuals on the federal Do Not Call Registry.

He says he registered in 2021. A year later, on Aug. 29, 2022, he received the “pause and click” call from an eastern Virginia area code. The caller identified himself as Ray from Legacy Quotes calling on behalf of Gerber Life Insurance, the complaint states.

Matthews said he was not interested and he hung up.

Four days later, he received another call from the same number and he rejected it.

On Sept. 15 he received a pause and click call from a Pontiac, Michigan area code. The caller said he was with Legacy Quotes, according to the complaint. Matthews was transferred to an 800-area code number associated with Gerber Life and he spoke with a woman who said she worked for Gerber.

Matthews claims that the proximity and similarity of the three calls, includ-



ing the pause and click sounds, indicate en masse telemarketing that might violate the Telephone Consumer Protection Act.

The TCPA was enacted in 1991 in response to public outrage over the proliferation of intrusive, unsolicited telemarketing, the complaint states. The Federal Communications Commission established the Do Not Call Registry that prohibits solicitations to those telephone numbers.

The rules also apply to companies on whose behalf the telemarketers act. In this case, Matthews alleges, Gerber Life became liable for the actions taken by Legacy Quotes when the telemarketer transferred calls to the insurance company.

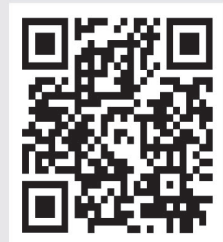
The media relations department for Gerber Life’s parent company, Western & Southern Finance Group, did not reply to an email asking for Gerber’s side of the story.

The complaint is seeking an award of damages for individuals whose telephones have been listed on the Do Not Call Registry for at least 31 days and who have received more than one telemarketing call on behalf of Gerber Life within 12 months during any period in the past four years.

The class action complaint was filed by attorneys Edward A. Broderick, Boston; Anthony I. Paronich, Hingham, Massachusetts; and Andrew W. Heidarpour, Washington, D.C.

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Chartered financial analyst Timothy Baker – principal owner of Metric Financial, a Simsbury, Connecticut-based investment management and financial-planning firm – offers tips for weathering the inflationary storm. Photograph courtesy Metric Financial.

## Staying the course in uncertain economic times

BY TIMOTHY BAKER, CFA

Although there are no guarantees in life, one thing is certain – the cost of living for Americans continues to escalate daily. Inflation, unemployment and other global factors are causing financial concern and confusion. As the principal owner of Metric Financial, a Simsbury, Connecticut-based investment management and financial planning firm that offers educational sessions and public seminars on creating and preserving wealth for your retirement, I'd like to offer some tips that will

help you stay fiscally afloat while navigating the current economic tide.

The No. 1 question I'm asked by clients and the general public is, "What should I do to protect my money during a recession?" I challenge all investors to ignore the daily ups and downs of the stock markets during these turbulent times since disruptions in the market are quite the norm. Just as we saw in the dot.com bust of 2000, the 9/11 tragedy, the financial crisis of '08 and the "Covid crash," stocks rebounded, and we can expect that history will once again repeat itself.

Reacting – or more accurately, over-

reacting – to current events is a risky business as a person can lose even more money on daily, fluctuating stock prices and having to pay taxes on capital gains as well as high financial adviser fees to process the transaction. It's also important to note that there is little correlation between economic activity and stock market returns. The data is mixed on when and how stocks will react to recessions, which are themselves difficult to define.

Good investors need to keep saving, have a plan and let their financial needs drive their investments, not predictions or fears about what financial markets

might do tomorrow. Indeed, our research shows that those who buy and hold for at least a five-year period have seen a 91% chance of a positive return on their investments.

One of the recent trends I've seen on the stock market as a result of the current volatile economy is that investors are now trading in their high-priced mutual funds in favor of cheaper Exchange-Traded Funds, or ETFs, which passively track an index, like the S&P 500. ETFs seek to beat the market with their particular stock picks, as opposed to relying on active fund managers. But there is plenty of data to show that such a strategy is in vain.

On the other hand, ETFs have a structure that makes capital-gains distributions rare. This means that ETFs are more tax-efficient, which can have a significant effect on long-term wealth creation for an individual.

Despite the rising interest rates by the Federal Reserve, I encourage people to diversify their portfolio according to their risk tolerance, monitor their investments as they relate to inflation and have a long-term time horizon in which they do not try to "time the market," which could be financially devastating.

Lastly, work with a financial adviser whom you trust, one who fully discloses any fees involved. My main mission is to educate people on what they are paying for financial planning services as fees can have a huge effect over time. The mission of Metric Financial is to offer investors a fairer fee so that they can keep more of their returns while getting the same or more services. Our primary approach with new clients working with an adviser is to show them how reducing fees can significantly improve their financial picture over time.

For more, visit [metricfin.com](https://metricfin.com) or call 860-256-5895.

The New York Stock Exchange, which has seen stocks and bonds bounce like a knuckleball in inflationary times. Courtesy Alliances by Alisa Media Relations.



COMPILED BY PHIL HALL

## Professorship endowed at Iona's business school

Investor Mario J. Gabelli has established an endowed professorship in finance at Iona University's LaPenta School of Business.

In addition to this gift, Gabelli made a pledge to advance strategic initiatives on Iona's new campus in Bronxville, home to the NewYork-Presbyterian Iona School of Health Sciences. Gabelli is the founder, chairman and CEO of GAMCO Investors, headquartered in Greenwich, Conn.

"It is amazing the difference a good education can make in an individual's future success," said Gabelli.

## Cannabis research event coming to UConn

The University of Connecticut will hold a symposium on March 16-17 that will enable the business community, scientists, scholars and students to share information on the emerging field of cannabis research.

Topics covered during the symposium will include cannabis genetics and biology, clinical applications of cannabis, enhancing cannabis production and cannabis law. The event will be held at UConn's Storrs campus and registration can be completed on the school's website.

"We are hopeful that this conference will serve as a nexus for conversation and networking between industry and academia," said S. Pamir Alpay, interim vice president for research.

## Mastercard's NFT product lead resigns, citing harassment

Mastercard's former Non-Fungible Token (NFT) Product Lead announced his resignation in a lengthy Twitter post, accusing the Purchase-headquartered company of harassment and withholding his salary.

Satvik Sethi shared the news of his resignation by identifying himself as spending the past year in a role where he "evangelized Web3 for Mastercard leadership & regional teams, as well as all our Fortune 500 clients & partners." However, Sethi – an Indian citizen – stated the Purchase-headquartered company took advantage of his immigration status.

"While I have a lot to be grateful for, when I moved from NYC to London because of visa issues, my salary was cut by 40% with my workload increasing 200%," he added. "I had to work side jobs this past year to make ends meet, alongside all the things I was building and contributing in Web3. At Mastercard, I was a victim of harassment & emotional

distress caused by a series of mismanaged processes, miscommunication, internal inefficiency. There were months at a time when I wouldn't receive my salary until I begged across the hierarchy for it, among many other issues."

Sethi also stated the company disregarded the terms of his employment contract and stated concern that Mastercard would "try to discredit me or downplay my contributions." He added that he is being forced to return to India because his work visa for the U.K. will no longer be valid.

Sethi asked the Twitter audience to show solidarity by purchasing an NFT of his resignation letter.

"If you want to support me, you can mint my resignation for 0.023 ETH," he said. "A piece of my personal history from the year I leaped."

## New UCC report scam targets CT businesses

Connecticut Attorney General William Tong issued a warning against a new potential government imposter scam targeting Connecticut businesses.

The scam involves a company called C F Division Services LLC, also known as CT UCC Statement Service, which attempts to get businesses to pay \$90 for a copy of a

Uniform Commercial Code (UCC) report. UCC reports can be filed and accessed for free via the Secretary of the State's website and do not need to be accessed with payment to a third party.

"This company has zero affiliation with the State of Connecticut, and their costly services are entirely unnecessary," said Tong. "If you receive this solicitation, do not respond. If you have paid any money to this business, please file a report with my office. We are investigating this company and will not hesitate to use the full extent of our authority to protect businesses and consumers from deceptive practices."

Westchester & Fairfield County  
**Business Journals**  
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Gen Z will make up about 27% of the workforce in the world. Many individuals from this generation are coming of age and establishing their place in society.

Each year, Westfair Business Journals hosts events which provides a forum for industry leaders to have innovative and thought-provoking dialogues while making meaningful connections.

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



## Hydrate to help arthritis pain

BY GIOVANNI ROSELLI

“You can’t go through life allowing pain to dictate how you behave.” – Adam Braverman, “Parenthood”

Arthritis and inflammation have been two of the biggest concerns in the health and wellness industry for some time now. Given so much talk about these challenges, I thought it would be a good idea to break them down in an article.

It is important for everyone, regardless of who you are, to stay hydrated. We all have heard about the importance of water, and I have written about it in past articles. What I’d like to look at this month is hydration specific to those experiencing frequent joint pain. Since water is vital in helping your body function at its best, a lack of it can increase joint inflammation and lessen the amount of fluids that cushion your joints, which in turn can lead to achy joints.

One way hydration contributes to joint health is through reducing cartilage friction. Cartilage is tissue that covers the ends of your bones and allows them to glide over one another without the bones rub-

bing. Some studies suggest that 65 to 80% of your cartilage is made of water – which means that when you are properly hydrated, the friction between your bones is reduced. Think of cartilage like a sponge. When a sponge is hydrated, it’s easy to manipulate since it is soft and wet. However, if a sponge is dry, it becomes stiff and difficult to use.

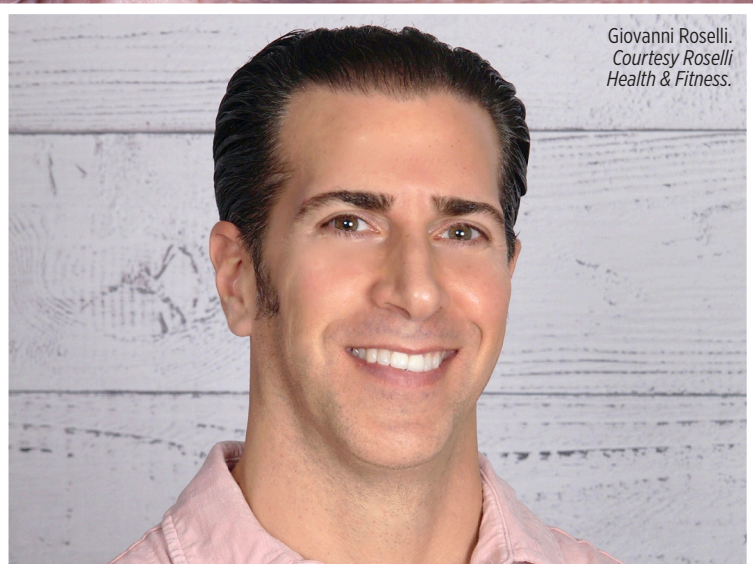
Another way hydration contributes to joint health is through improving joint lubrication through synovial fluid, which is made primarily of water. Synovial fluid is important, because it lubricates your joints, reducing friction. When you become dehydrated, your body may struggle to produce this fluid.

In addition, it is often said that winter and cold weather are culprits for arthritis pain. While cold weather is not the cause of arthritis, it can certainly exacerbate the condition, making winter a difficult time for those who suffer from it. Since our bodies are more sensitive when it gets cold, the arthritis pain you feel becomes greater. The cold temperatures slow blood circulation, which can cause muscle spasms and joint discomfort. Low temperatures can

also increase the thickness of the synovial fluid, making the joints stiffer and more susceptible to pain. (Arthritis sufferers don’t necessarily do better in warmer months. A fall in barometric pressure – as before a storm like a hurricane – can cause joints to expand, resulting in immense pain.)

With that being said, it is important to keep the discomfort at bay by knowing how to manage arthritis pain during wintery months. Some strategies include:

- **Layering up** – Bundle up with hats, gloves, scarves, boots and heavy coats, even if you don’t think you will be exposed to the cold for that long, because it’s just a quick walk to the car, the parking lot or the like.
- **Using a heating pad or electric blanket when sitting at home** – If you have ever been to a physical therapy clinic, there is a good chance that it uses heat when you first arrive. The use of heat aids in circulation. As with any electrical device, always follow the instructions.



Giovanni Roselli.  
Courtesy Roselli  
Health & Fitness.

- **Doing any type of movement/physical activity, as it helps increase circulation and distribute oxygen throughout the body** – There is a reason why a good workout starts with a warm-up. The ability of a body to warm up always make the body feel better and more prepared for the workout. The same can be said for arthritis. Performing activities that can get the body warmer, even if just doing some simple stretches, can be helpful.
- **Adding sound nutritional choices** – These help reduce inflammation, strengthen bones and boost the immune system.
- **Getting your vitamin D levels checked** – A deficiency in vitamin D can contribute to bone loss and has been linked to increased arthritis pain. As simple as it sounds, reminding yourself throughout the day to drink a glass of water can help ease the symptoms of joint pain. Furthermore, simple strategies such as keeping warm, being physically active, having a balanced diet and getting enough sunshine are great ways to relieve your pain and inflammation. Always remember that doing something, anything, always trumps a sedentary, nonactive lifestyle.

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# Two new fire trucks blessed, put into service

BY PETER KATZ

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Yonkers has two new fire trucks in its fleet, representing a \$2.2 million investment to replace aging trucks currently in service. During a Jan. 31 event, Yonkers Fire Chaplain Fr. William Cleary blessed the trucks before they were put into service, one going to Ladder 70 at 2187 Central Park Ave., and the other going to Squad II at Station II at 433 Bronxville Rd.

Deputy Fire Commissioner John Folkerts said that planning for the new trucks began three years ago with preparation of the department's capital budget and specifications for the trucks.

Mayor Mike Spano pointed out that there was bipartisan support for allocating funds to buy the new trucks. He said that the city has put 17 new fire trucks into service in the past 10 years.

"What you're looking at today is the culmination of quite a few years of work, work that wouldn't



Mayor Spano speaking at fire truck event.

have happened if we didn't have the support of the City Council," Spano said. "We want to make sure that we are able to have the right equipment for the individuals who are going out there and put their lives on the line for us."

Fire Commissioner Anthony Pagano said, "It's state-of-the-art, it's the best. It's built just to meet the needs in the City of Yonkers: the hills; the narrow streets. You can't walk into a showroom and say, 'We'll take two of those and three of these.'

We sit down, we spec them out, we test them, we bring them back, we make sure they can perform what we need to save your life, to make sure the firefighters can save each others' lives, to make sure they can save the property that you live in."

Fr. Cleary led the gathering in prayers of thanks for those who worked to bring the new fire trucks to Yonkers as well as those who will be operating the apparatus. He then sprinkled each truck with holy water.



Fr. Cleary blesses one of the new Yonkers fire trucks.

# YPIE offers professional guidance to students

BY PETER KATZ

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More than 180 Yonkers high school and college students had an opportunity to receive some practical guidance in preparing for their educational and vocational futures during a series of virtual seminars organized by Yonkers Partners in Education (YPIE). The nonprofit defines its mission as partnering with students to ensure they are ready for, enroll in, and complete college. "We confront the challenges of a low-income, urban school district by providing families with equitable access to the critical tools and services necessary for college success," YPIE states.

Nearly 50 professionals across several industries shared their experiences and insights with the YPIE students during YPIE Career Week. The online sessions featured panel discussions followed



Students gathered virtually for the YPIE career sessions.

by breakout sessions with smaller groups of students.

Representatives from JPMorgan Chase, Regeneron, Webster Bank, Yonkers Contracting, NewYork-Presbyterian Westchester and PricewaterhouseCoopers participated.

"An education is really important for your future success," Margaret Lane, financial crimes analyst at Webster Bank told the students. "Whatever school you go to, wherever you end up, whatever you do, hard work, commitment

speaks for itself. Believe in yourself, and you'll be successful. Give yourself time to figure out what you want to do. Don't be too hard on yourself, but an education is really important for your future success."

Luis Penichet, vice president/

commercial banker with JPMorgan Chase, urged, "Figure out how to add value and add it, whether that's in a classroom, (or) college internship."

Jean Saio, director at Regeneron suggested, "Mentors are very important. Find them. Keep them. Cultivate that relationship."

Michelle Friedberg, director of human resources at Yonkers Contracting Company, explained to the students that their resume is very important.

"Take your time to put it together," Friedberg said. "Do your homework. It's important real estate to who you are."

Viprali Bhatkar of Regeneron urged the students to surround themselves with people who are positive.

"Try to challenge yourself every day," Bhatkar said. "Pay attention to who you are and who you want to be. Always believe in the power of networking."



Spano, left of center in blue suit, with choir and band students. Photo by Maurice Mercado/City of Yonkers.

## Recognition for PEARLS Hawthorne School

BY PETER KATZ

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**P**EARLS Hawthorne School at 350 Hawthorne Ave. in Yonkers has been honored by Yonkers Mayor Mike Spano, Board of Education President Rev. Steve Lopez and Superintendent of Schools Dr. Edwin M. Quezada. The school received the mayor's School Spotlight Award and its band and choir activities were highlighted.

"PEARLS Hawthorne School con-

tinues to place a strong focus on the overall quality of education for our students," Spano said. "I commend Principal Marwan Sayegh, as well as the administrators, teachers, staff for fostering music education and recognizing its importance to a child's intellectual development. Special thanks to the choir and band students for dedicating their time and continuously giving back to Yonkers."

U.S. News & World Report noted that 87% of the students scored at or above the proficient level for math, and 82%

scored at or above that level for reading. The school's minority student enrollment is 79%. The student-teacher ratio is one teacher for every 16 students.

According to Quezada, "The benefits for students participating in visual and performing arts were documented by an analysis from the National Endowment for the Arts. Their study found that students' involvement in arts programs had positive outcomes including improved high school graduation rates and school engagement."

Since September 2022, PEARL

Hawthorne's band has performed at a Halloween parade, winter concerts, and for Nation PTA President Anna King. The chorus also performed for King, as well as at city Veterans Day event, Westchester East Putnam PTA luncheon, winter concerts and school open house nights.

Lopez said, "Music and art are a crucial component of the district's comprehensive curriculum because they contribute to students' overall academic and social-emotional success at school."

## Yonkers woman is a guest at State of the Union

BY PETER KATZ

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**C**heryl Brannan of Yonkers, who founded the nonprofit Sister to Sister International (STSI) and has been a longtime advocate for women's health, was a guest of Senate Majority Leader Chuck Schumer for President Biden's State of the Union address at the Capitol on Feb. 7.

Brannan was one of those who supported Schumer in his securing \$1 million

to fund renovations to maternal labor and infant delivery space at St. John's Riverside Hospital in Yonkers.

"When Cheryl and the frontline workers at St. John's Riverside raised alarms on the maternal health crisis I promised them I would not stop fighting until they got the funding needed to make critical renovations to the maternity ward to improve the care for the over 1,300 moms who come through the maternity unit every year," Schumer said.



Cheryl Brannan

STSI was established in 1994. A 2019 report by the organization found that Black women in the Hudson Valley were 2.3 times more likely to experience complications during birth than were other women.

In July of last year, Schumer held a news conference at St. John's Riverside Hospital during which he appeared with Brannan and pledged to propose measures to fight the maternal health crisis locally in Yonkers and to address racial disparities in the maternal health outcomes more broadly.

# Savor the food of love at these romantic restaurants

BY JEREMY WAYNE

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When it comes to romance (as opposed to sheer unbridled passion) the setting, the temperature, the ambiance – all must be in harmony to create the perfect environment. And here's another thing: Outside of the movies, it's no use gazing into someone's eyes if you can't hear them speak, and tables for two, where you sit opposite rather than adjacent to or alongside your partner, can create unromantic distance. Here, then, are six restaurants, all of them with round tables, where you can get up close and personal this Valentine's Day (Tuesday, Feb. 14):

With its long bar, eclectic art and mood lighting, Polpo restaurant and saloon – 22 years old and counting, and now with a second restaurant in Palm Beach, Florida – sets the right mood for love, especially in the evening. For one thing, this Greenwich restaurant's prerequisite round tables are nicely spaced in its bar room, backroom and upstairs dining room. For another, it has a rather splendid piano. (Even the most jaded among us finds it hard to resist "Besame Mucho" or "Perfidia" played on the ivories.) There's no special Valentine's menu, but a starter of a dozen oysters, say, or beef carpaccio – blood-red and created in Venice in the 1950s for the ravishing Contessa Amalia Nani Mocenigo, herself no slouch in the love department – would be the perfect start to a romantic dinner here.

Staying with the Italians – they wrote the book on amore, after all – the cozy Ron Rosa's Risotto restaurant and bar in Thornwood will be running a special "San Valentino" day menu featuring four risottos – two of them prepared with saffron. Produced from the crimson stigma of the crocus flower, this famously expensive spice, which costs around \$2,500 a pound, has a slightly medicinal taste, while at the



The piano bar at Ron Rosa's Polpo restaurant and saloon in Greenwich. Courtesy Polpo restaurant.



Saffron risotto at Risotto Italian restaurant and bar in Thornwood. Photograph by Jenni Li.

same time being extraordinarily subtle and soothing, and has long been known in Iran and those romantic plains of La Mancha, Spain, where the flower is most commonly grown as an aphrodisiac. Feb. 14 would certainly be an appropriate night to put that postulation to the test. "I'm just mad about saffron," crooned Donovan back in the '60s in his hit song "Mellow Yellow," and while he was in fact warbling about all kinds of psychedelia, as a genuine longtime lover myself of the pricy yellow seasoning, I'd nevertheless have to agree with him.

A restaurant I've recently been introduced to, Farmer & The Fish, strikes me as the perfect spot for an intimate Valentine's dinner. Actually, there are two restaurants, one in Purdy's and one in Sleepy Hollow, both championing locally grown produce, with 75% of it coming from their own farm within the 22-acre Purdy Land Trust in North Salem. The Purdy's restaurant

itself is located in a beautiful 18th-century house, and the reasonably priced prix fixe Valentine's menu will include lobster bisque and Long Island duck breast, with Red Velvet cake for dessert. At the Sleepy Hollow restaurant, meanwhile, oysters once again could be the way to go, with whole roasted branzino or Hidden Fjord salmon (from the Faroe Islands) for a main course. There's also a veritable stack of cruciferous vegetables on this menu. I mention this because greens such as Brussels sprouts, kale and especially bok choy are acknowledged as being good for balancing hormones and, by extension (if you'll pardon the expression), increasing libido. Let us say no more.

Sensuous black truffles, luscious chocolate, blood orange and passion fruit will all feature heavily on the special Valentine's Day menus at The Inn at Pound Ridge by Jean-Georges, which, with its roaring-fires-log-cabin coziness is a restaurant that

exudes romance no matter when you visit, but doubly so on Valentine's Day. With its soft lighting by lighting "luminary" Hervé Descottes, a well-considered wine list that steers clear of the "usual suspects," offering some really exciting choices instead, and staffers who never rush you even though with several sittings a night they might be tempted to, this favorite remains a class act. And do look out for those heart-shaped raspberry Linzer cookies, one of the inn's many stylish Valentine's Day treats.

Don't ask me why but there's something inherently romantic about being high up, or at the top of tall buildings. Think of Tom Hanks and Meg Ryan meeting at the Empire State Building ("Sleepless in Seattle's" homage to "An Affair to Remember") or Thomas O'Malley serenading Duchess against the backdrop of the Paris rooftops in "The Aristocats." If you think height might add spice to your Valentine's dinner, try to snag a reservation at the sophisticated Kanopi restaurant on the 42nd and 43rd floors of The Opus Westchester (formerly The Ritz-Carlton New York, Westchester) in White Plains. With an elaborate Portuguese tasting menu and the restaurant's heart-stopping views of the New York City skyline, the Hudson Valley and Long Island, you'll be guaranteed – if not an affair to remember – then at least an evening you will be unlikely to forget.

For more, visit [polporestaurantgreenwich.com](http://polporestaurantgreenwich.com); [risotto-restaurant.co](http://risotto-restaurant.co); [farmerandthefish.com](http://farmerandthefish.com); [theinnatpoundridge.com](http://theinnatpoundridge.com); [kanopievents.com](http://kanopievents.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."

## Westchester needs to invest in a more equitable workforce

BY LAURA ROSSI

As the home of some of the nation's richest neighborhoods by household income, Westchester County is often portrayed as a region of great wealth. But our county also has high rates of poverty and income disparity – issues that are directly correlated with race and ethnicity.

Simply put, our Black and Latino households do not benefit from the same economic opportunities as their white neighbors. The newest version of the Westchester Index – an initiative of the Westchester Community Foundation – clearly illustrates these disparities.

In Westchester County, the median income for white households is about \$116,000, nearly twice the amount earned by the median Black and Latino households. These discrepancies are about 15% more than the statewide and national averages and are concerning from both a social and economic perspective. According to the Economic Policy Institute, income inequality is a major deterrent to business growth – restricting spending power and the overall productivity of our workforce.

Together, we can begin to close our community's income gaps. But only if we work to truly understand and address their root causes.

That's why the Westchester Community Foundation re-launched the Westchester Index in the spring of 2022. This equity-focused community indicators website spans six topic areas including economic security, education and health – with the goal of understanding our county's disparities across racial, ethnic and socioeconomic divides and measuring our progress in addressing them.

The Index includes some truly sobering data. In addition to high levels of income disparity, it shows us that:

- 15% of Black and 13% of Latino residents in Westchester County live below the poverty line – roughly double the percentage of white and Asian residents.
- Black residents face the highest rate of unemployment of any ethnic group in our community.
- Nearly one out of five Black seniors are living in poverty, compared to about one out of 20 white seniors.



Laura Rossi. Contributed photo.



Illustration by Pabrita Katy / Pixabay.

If we can close these gaps and create more equitable opportunities for everyone in our community, we can build a stronger local economy.

Decades of research shows that creating access to good jobs is one of the surest solutions to poverty. By creating more diversified pathways to professional opportunities, we help people build sustainable career paths – and ensure business growth.

The Westchester Community Foundation has already started taking important steps toward advancing the workforce and shared prosperity. For example, we recently invited the tech nonprofit The Knowledge House to conduct IT training in three cities – Yonkers, Mount Vernon, and New Rochelle, where the data shows persistent high poverty rates and low levels of youth employment. Jobs in information technology pay better than jobs in other sectors that employ 16-to-24-year-olds in the county.

Through this grant, we will be able to

help an important segment of our workforce develop the skills it needs to succeed – and begin to address our region's income disparities. We can achieve even more by bringing more members of our community together to take action.

Because the Index provides data at the local municipal level, you can use the data to inform your decision-making in your community and to decide how you can best help create a more equitable and thriving region.

Finally, consider using our data as talking points to educate others. Share this information with your network to help motivate change within the business community, and beyond.

Together, we can make a difference in helping improve Westchester County's workforce and creating a community where everyone has an opportunity to thrive.

*Laura Rossi is executive director of Westchester Community Foundation.*

# HEI Hotels & Resorts' Rachel Moniz honored for bringing greater diversity to the lodging industry

BY PHIL HALL

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Last month, Rachel Moniz found herself in the lodging industry's spotlight during the 2023 Americas Lodging Investment Summit in Los Angeles. Moniz, a principal and chief operating officer for Norwalk-headquartered HEI Hotels & Resorts, was this year's recipient of the Paving the Way Award from the American Hotel and Lodging Association (AHLA) Foundation during its fifth annual Night of a Thousand Stars gala. The award honors a female hospitality company executive who has shown exemplary leadership skills that is recognized across the industry.

"Rachel is one of the rare individuals who makes an organization better not only by her own presence, but by the inspiration and devotion she instills in the people with whom she works and leads," said Anna Blue, president of the AHLA Foundation, in announcing the award. "Under her leadership, HEI has seen tremendous growth in the luxury, lifestyle and independent hotel spaces, received notable industry awards and significantly improved overall performance."

"Beyond the numbers and awards," Blue added, "Rachel leads the HEI Women in Leadership Council. In the past three years, under Rachel's purview and with support of the senior leadership team, HEI has achieved over 25% gender parity at the GM level, and she didn't stop there. Along with other senior leaders, Rachel helped develop programs for diversity, equity & inclusion, associate service culture, and so much more. Personally, she has proven to be an inspiration to us all."

Moniz stated she was unaware that she was nominated for award consideration, but add the greatest surprise was how she was put into the running for this tribute.

"What I found out later was members of my team from all different levels with-

in the organization – whether it was at the corporate regional property level or just people that I have tried to sponsor throughout their careers – put together a video and send it to the AHLA to nominate me for this award," she said. "So, it was really quite touching."

Moniz added that it was "nice to be able to go to the ceremony – I had my entire team there, because without them engaging and executing so many of the initiatives together with me, we wouldn't have these programs. So, I wanted to make sure that they are recognized, too."

Moniz joined HEI in 2014, albeit through circumstances beyond her control.

"I like to say that I came with a building," she said. "I was the general manager at the Liberty Hotel in Boston and HEI bought the hotel. I got a call from Ted Darnell (the company's CEO), and he said he wanted me to join the corporate team – he had a very specific role for me."

Moniz recalled that when she joined HEI, there were only three female general managers within the company, and she realized that she was "in a position where I could influence change." With the green light from the corporate leadership, Moniz began to focus on bringing diversity to the company's managerial ranks – initially focusing on elevating more women to leadership roles and more recently expanding the focus to include other demographics who have traditionally been absent from managerial roles.

"I had our very first conference with the members of that community, that group who were taking the platform that we established for women in leadership and are applying it now to underrepresented racial minorities," she said. "I had the most diverse group of people that all are on their way to becoming a general manager."

Moniz stressed that bringing diversity to managerial positions ensures a future supply of leaders from areas that were previously untapped.



"These programs always start with a small amount of people," she said. "The Women in Leadership Council had eight people when we I started it. Now we've got over 50 – that doesn't mean we have over 50 general managers, we have over 50 people and half are existing general managers and the other half are women and leadership members who are looking to become general managers."

Across the wider lodging industry, Moniz admitted she was unaware if "other hotel companies are focused on that gender parity at every level within

their organization." In order for that to occur, she observed, there would need to be "senior people that are supporting those programs."

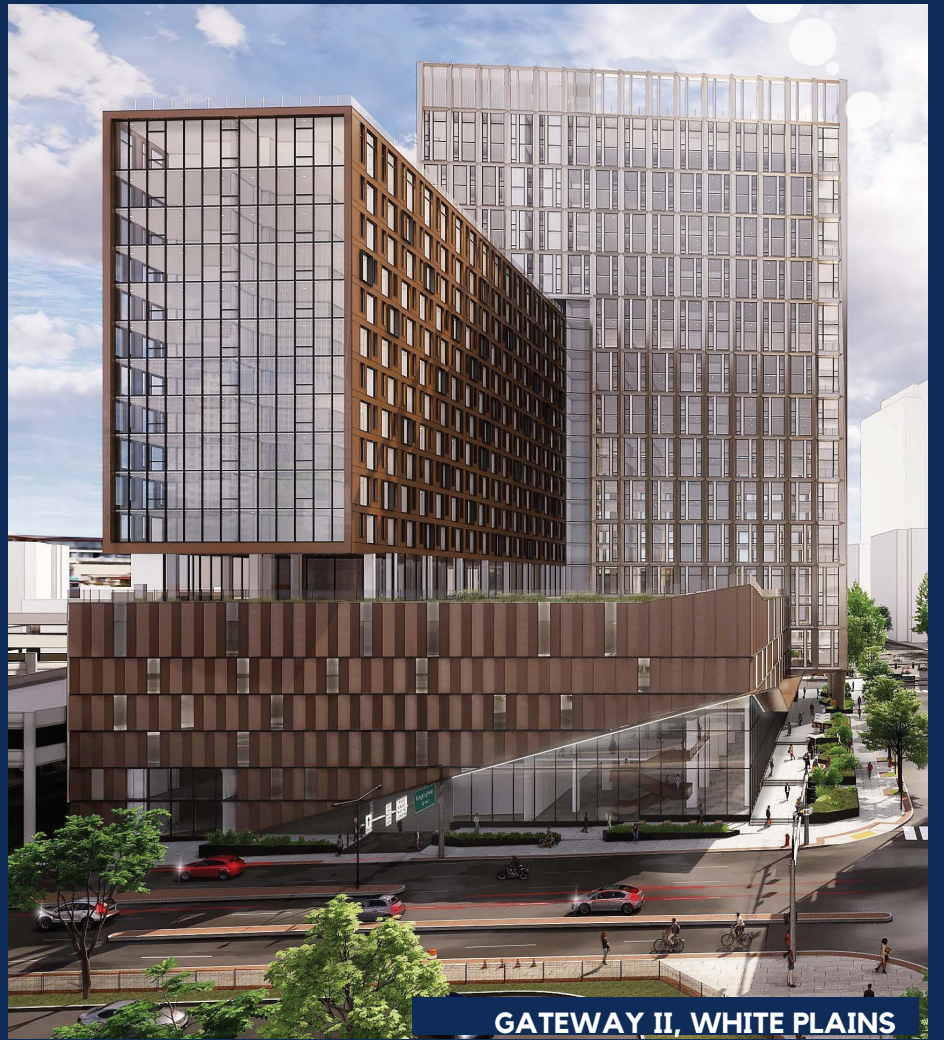
"You can't just say, 'Well, we have a committee and this is what we're doing,'" she said. "For it to be effective, you need to get in the weeds, like I do, in order to expect change until it starts to take a life of its own. And then, you still need to be involved. But it is much easier when you have a lot of people that are part of those touch points and milestones."



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The courtyard of Stamford Urby. Contributed photo.

## Stamford Urby brings new residential vibe to the city's downtown

BY JUSTIN MCGOWN

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“This is a project that has been a long time in the making,” said Dave Barry, founder and CEO of Urby, which opened a new apartment community in downtown Stamford that reanimated a once-dreary section of the city.

“Before we even got involved, the area was infamously called ‘the hole in the ground’ in Stamford because they had knocked a project down there previously and it sat vacant and derelict for a long time,” Barry added.

The “hole in the ground” was once found at 1 Greyrock Place, a prime parcel across the street from the Stamford Center Mall. Designed by the architecture firm Concrete Amsterdam, best known for its cutting-edge style in citizenM boutique hotel chain, Urby consists of 11 connected buildings of varying heights arranged around a central lush green courtyard. At the moment, 456 units are ready ahead of the completion of the second phase of construction, which also includes a dog run, a clock-tower, expanded bike storage, and additional outdoor space.

Urby is a joint venture between Barry and Brookfield Properties, a global developer. Urby also operates properties in New York City, Harrison, Jersey City, Newark and Dallas, and future developments are underway in Philadelphia, Miami and Washington D.C. According to Barry, the company’s approach to real estate development is more than just the sum of its amenities.

“I feel like we’re creating a set of values, a design with a point of view which could be explained emotionally,” he said. “We are also servicing these spaces and then putting it all together to evoke a feeling in our residents.”

Urby’s main entrance is adjacent to a café run by Turning Point Coffee Roasters, a local business outfitted in the latest stylings and featuring a lush jungle mural by Brooklyn based artist Jenna Snyder-Phillips. The café provides a space for the broader community to brush against Urby, while providing residents with easy access to coffee, pastries, and a place to hang out more inviting than a simple lobby. Outside of business hours, the café also hosts events for residents.

The lobby, where a concierge is on duty around the clock to ensure easy access to

service, also features a hydration station for filling water bottles and posters detailing scheduled events and fitness classes. A sense of community is also fostered among Urby residents through a digital platform where residents can discuss community matters, view upcoming events and vote on decisions like what films to screen at the outdoor amphitheater.

Stamford Urby residents will also have access to a communal kitchen where neighbors can meet and interact through thoughtful programming and social happenings. The development boasts a 7,000 square-foot fitness facility with strength and cardio equipment, such as Peloton and Life Fitness, a turf-lined cross-fit zone for functional training, and a large fitness studio which hosts regular fitness programming.

Barry viewed those elements coming together to form a set of pillars.

“First is the café which serves as an informal socialization and work from home space,” he said. “Second would be our fitness space. The third pillar is the outdoors.”

The outdoors is particularly central to the Stamford Urby – the lush bamboo groves provide a winding path with quaint grilling areas and fire pits as well as access

to the raised pool deck, fully-equipped gym and a 1,000 square foot work-from-home space dubbed The Library.

“We have an amazing architect,” Barry said of the landscaping in the courtyard. “His name is Bas Smets, out of Belgium, and he’s super esteemed.”

Smets was recently awarded the contract to design the landscaping on Île de la Cité in Paris, ahead of Notre Dame’s reopening after the famous cathedral was damaged by fire in 2019. Barry stated that a skilled landscape architect such as Smets was needed in part because Urby’s courtyard, which is entirely above the building’s underground parking, presented a unique design challenge.

With the completion of its second phase, the Stamford Urby will have 632 units, including 42 affordable housing units ranging from studios to two-bedroom apartments. Furnished units are available for short to medium term stays as well. Pre-leasing for the second phase of the development is now underway and monthly rents range from \$2,075 for studios, \$2,450 for one-bedroom layouts, and \$2,925 for two-bedroom floor plans. Occupancy for the newest apartments will begin in February 2023.

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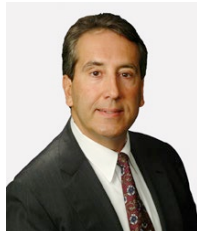
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# Titan Concrete partner accused of looting the New Rochelle company

BY BILL HELTZEL

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**A** purported co-owner of Titan Concrete Inc. has petitioned Westchester Supreme Court to dissolve the New Rochelle corporation because his partner is allegedly looting and wasting assets.

Peter J. Mestousis, of Pelham, claims that Michael Saccente Jr. has “looted, wasted or diverted Titan’s assets for non-corporate purposes,” according to the Jan. 13 petition, “by using Titan’s accounts as his own personal piggy bank.”

Titan outside counsel Jason Samuels said in an email that the company does not comment on pending litigation. “Nevertheless, we have been advised that the claims made and relief sought in the lawsuit are baseless.”

Titan supplies concrete for commercial and residential jobs in New York City, the Hudson Valley and western Connecticut, according to its website. It has facilities in Carmel, Putnam County; the Hunts Points section of the Bronx; and Stamford, Connecticut.

Mestousis claims he paid about \$6 million to buy a 50% interest in Titan and a related company, leaving Saccente with the other 50%, and that he loaned Titan another \$2 million last year, “none of which has been repaid.”

Mestousis alleges a variety of misdeeds:

- Saccente failed to deposit money from cash-on-delivery jobs and kept the cash for himself.
- Payroll checks bounced on Dec. 23 and Jan. 3 because of insufficient funds.
- The payroll was covered by a “lop-sided” \$1 million loan from Canon Advance LLC that netted \$900,000 and requires Titan to pay \$11,250 a day until \$1.35 million is fully paid.
- Some of the money Mestousis loaned Titan last year was used to pay delinquent sales taxes that were incurred before Mestousis bought into the company and thus were Saccente’s personal obligation.
- On Jan. 6 Saccente stopped payments on eight checks to Mestousis totaling \$157,855 that were meant to repay him for money advanced to pay vendors in October.
- Saccente makes weekly cash pay-



Titan Concrete on the job

ments to his father and allows his father to use a Titan debit card, even though he is not on the payroll.

- Saccente is diverting rent from several tenants on the Carmel property they co-own.
- Titan pays about \$5,000 a week to a close friend of Saccente’s who bills for hours not worked and \$1,677 a month on leases for two trucks the friend does not need for work.
- As of Jan. 9, the company had an undeposited funds balance of \$6.6 million for customer funds received but not deposited.

Mestousis says he has been “frozen out of the management, administration and control” of Titan, and his access to financial statements and bank accounts has been cut off.

The only way he can get a fair return on his investment, Mestousis argues, is to liquidate the company.

His attorney, Anthony Piscionere, of Rye, is asking the court to dissolve the company, appoint a receiver to sell the assets, order Saccente to account for all monies he has received in operating the business, and direct Saccente and Titan to pay Mestousis what he is due.

On Jan. 17, Supreme Court Justice Gretchen Walsh ordered Saccente and “all persons interested in ... Titan Concrete” to explain why Mestousis’s demands should not be approved. A show cause hearing is scheduled for Feb. 10.

# Cortlandt Manor couple demands \$250,000 for leaky \$76,000 pool

BY BILL HELTZEL

Bheltzel@westfairinc.com

**A** Cortlandt Manor couple is demanding \$250,000 to fix a \$76,000 swimming pool and hot tub that they claim sprung leaks less than a year after installation.

Thomas and Thammasack Gatto accused Lang Pools Inc., Grumman Engineering and engineer Ralph G. Mastromonaco of negligence, in a complaint filed Jan. 23 in Westchester Supreme Court.

"It will cost at least \$250,000 to repair and cure all of the defective and deviating conditions throughout the pool and hot tub," the complaint states, "and to bring the pool and hot tub into compliance with the contract."

Mastromonaco, a professional engineer based in Croton-on-Hudson, called the lawsuit frivolous.

"My firm had nothing to do with the

design of the pool," he said. "This is an example of attorneys looking for a deep pocket. Nothing more."

Lang Pools and Grumman Engineering, both based in Norwalk, Connecticut, did not reply to email requests for their sides of the story.

In 2018, Thomas Gatto made a deal with Lang Pools to install a 23-foot-by-40-foot concrete swimming pool and raised wall spa for \$72,450, according to the contract. Lang Pools allegedly hired Grumman Engineering to help design the pool.

Gatto hired Mastromonaco to prepare a site plan and building permit application, for \$3,000 to \$4,000, bringing the costs to as much as \$76,450.

Work began in March 2020. In May 2020 the location had to be shifted because it encroached on a restricted wetland area, the complaint states, and a portion of the original excavation had to be backfilled.



The job was completed in August 2020. The following November, the pool and spa were closed for the winter.

When the Gattos opened the pool in June 2021, the complaint states, they noticed cracks. They hired Thornton Tomasetti Inc., a structural engineering firm, to explain what happened.

Thornton Tomasetti Inc. concluded that the hot tub and portions of the pool had settled because the soil was insufficiently compacted, according to the lawsuit. The firm recommended demolition and reconstruction.

The Gattos estimated the cost of the project at \$250,000, including temporary repairs made to prevent more damage, demolition and new construction, fees paid to Thornton Tomasetti Inc., and the cost of buying water to continuously fill the leaky pool.

They sent a claim to Lang Pools and Grumman Engineering, according to the lawsuit, but the businesses have failed to fix the problems or compensate the Gattos.

The Gattos are represented by White Plains attorneys Thomas S. Tripodianos and Frank Gramarossa.

# Armonk man sues former friend and attorney over condo deal

BY BILL HELTZEL

Bheltzel@westfairinc.com

**A**n Armonk man claims that a "close and trusted friend and adviser" of many decades exploited their relationship to extort excessive fees on a condo deal.

Myril Kaplan is demanding \$576,119 from his former friend, Alan P. Rosefelde, of Miami Beach, and from the Norman Newman Trust, in a complaint filed Jan. 31 in Westchester Supreme Court.

"It is regrettable that Mr. Kaplan's greed has caused him to betray a 50-year friendship by suing the family of his recently departed partner," Rosefelde replied in an email. "The Newman family looks forward to righting this wrong in court."

The object of the dispute is a condominium unit in Bal Harbor Florida that was owned by M&N Partners Inc.

The condo was sold last year for \$2,175,000, according to a Dade County, Florida property record.

Kaplan and Norman Newman formed M&N in 2015, according to Florida corporation records, and made Kaplan's home in Armonk its principal place of business.

Kaplan and the Norman Newman Trust each own half of M&N, according to the complaint.

Last year Kaplan proposed selling the condo and using a real estate swap to defer the capital gains.

Rosefelde represented Kaplan, M&N and the Newman Trust during negotiations, the complaint states. He served as M&N's vice president, director, attorney and accountant, and is allegedly a beneficiary of the Newman Trust.

He used his positions to "leverage" a \$476,119 "dissident shareholder" fee to approve the sale, according to the complaint, and structured the deal to make Kaplan the total owner of M&N and thus solely responsible for \$200,000 in taxes on the sale.

Kaplan, who says he is more than 85 years old, claims that Rosefelde took advantage of his advanced age, failed to fully disclose the nature of the deal, failed to avoid conflicts of interest and profited at his expense.

He accused his former attorney of breach of fiduciary duty and attorney malpractice, and he is asking the court to declare the condo transaction as a "product of fraud."

Kaplan is represented by Tarrytown attorney Richard B. Feldman.

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**BUSINESS AFTER HOURS**

You're Invited to Emma's Restaurant for a Business After Hours networking event on Thursday, February 23 with the Bridgeport Regional Business Council and Trumbull Chamber of Commerce!

Emma's was opened at 942 White Plains Road in Trumbull in November 2022 and is your neighborhood hangout spot featuring dishes with a "youthful vibe", like crustless grilled cheese, pigs in a blanket, pasta with butter, ice cream floats, and more. Emma's also offers a unique self-pour technology for beer, wine, or seltzer.

Join the BRBC and Trumbull Chamber of Commerce for a fun gathering. One drink ticket and appetizers included with admission! **Register here:** <https://web.brbc.org/events/Business-After-Hours-at-Emma-s-Restaurant-4783/details>

**Hosted by the Trumbull Chamber of Commerce**

**Emma's Restaurant in Trumbull**  
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**February 23, 2023**  
**4:00-6:00 pm**  
**\$20 BRBC Members / \$30 All Others**

**WILTON CHAMBER OF COMMERCE**

Circle of Care, a Wilton based nonprofit that supports CT children with cancer and their families, will have their 9th Annual Walk/Run on Sunday morning, April 30th at Merwin Meadows in Wilton. Sponsorship opportunities are available at a variety of financial levels with marketing for your company.

*Please reach out to Lisa Williams or Tracy Cramer at 203-663-6893 if interested.*

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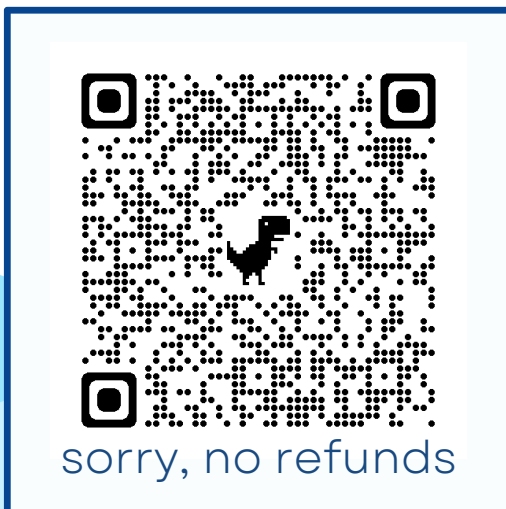
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Register at [www.stamfordchamber.com](http://www.stamfordchamber.com)



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**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**

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:

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- common day to day scenarios and recommendations on approaches

Register at [www.stamfordchamber.com](http://www.stamfordchamber.com)



Rendering of a proposed new lodge at Camp Victory Lake.



## Zoning loss for Camp Victory Lake

BY PETER KATZ

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

**R**epresentatives of the Northeastern Conference Corporation of the Seventh-day Adventist are expected to be back in Hyde Park in March when the town's Planning Board resumes a public hearing on the organization's application to expand its overnight camp facility and conference center. The facility is known as Camp Victory Lake and is located on 114 acres. Hyde Park's Zoning Board rejected the issuance of variances for building heights and required setbacks that would be needed for the expansion project as it is now proposed. The organization asked the Planning Board to push back further consideration of its application until March while it decides how it wants to proceed in view of the Zoning Board's negative decision.

The camping and conference facility has been owned by the organization for about 50 years. It can accommodate about 5,000 guests, including overnight facilities for 1,397 people. The new mas-

ter plan proposes expansion to accommodate a total of 10,230 day-guests, but the organization says it does not expect that many people to be on the site at one time.

The Master Plan proposes expansion to accommodate a total of 1,702 overnight guests. The organization again says it does not anticipate actually having that many there at one time. The proposal would allow an increase in the number of events that could be held at the site.

"The full implementation of the Master Plan will result in facilities being developed to accommodate current guest attendance, without necessarily implying that all the facilities will be filled to their maximum capacity," a report prepared by Rennia Engineering Design of Dover Plains, New York, said. "The camp is used by them conference to host many religious events and summer camp programs for both members and local families. Upon completion of the proposed Master Plan the camp would have access to a number of new recreational, lodging, and administrative facilities."

According to Rennia, Camp Victory Lake has dormitories for girls and boys, tent platforms, recreational facilities, an administrative building, and a motel for visiting church members. The motel would be doubled in size if the full Master Plan is implemented.

The Master Plan shows 27 projects as part of the overall expansion. These include three new dormitories, an amphitheater, expanded dining hall, new administrative buildings, a welcome center, a multipurpose youth center, basketball courts, a gate house, walkways, patio areas and much more.

The existing swimming pool complex would be increased in size, and it is suggested that a splash park for toddlers might be added.

A new 47,130 square-foot religious sanctuary is being proposed. It would provide space for large religious gatherings as well as offices and classrooms. The main auditorium would have 3,954 seats. There would be two parking areas adjacent to the building. Some cabins, which currently exist on or near the site of the proposed sanctuary building,

would be moved while others would be demolished.

According to the engineering firm's report, Camp Victory Lake is estimated to currently have 1,083 car parking spaces on various grass fields throughout the site. The proposed Master Plan would create 1,210 parking spaces. In addition, there would be 20 parking spaces dedicated for use by buses.

While the camp is most heavily used during the summer months, there is reduced activity at other times of the year.

Water service at the camp is through the use of on-site wells. It is anticipated that the wells would be adequate to supply water needs even after the proposed expansion. There is an on-site wastewater treatment plant. The outflow is fed into Fallkill Creek, which flows through the property.

A full build-out of all the items anticipated in the Master Plan would result in 33.57 acres of land being disturbed. The build-out would be done in phases so that not more than five acres would be distributed at any one time.



## Catering to a market segment in New City

BY PETER KATZ

pkatz@westfairinc.com

**W**ith the global catering services market growing at 4.5% a year and expected to reach \$614.47 billion this year according to the research firm Beroe, Inc., a catering venue in New City in Rockland County is has been making expansion efforts of its own. RH241 Farm to Family, owned by Andrew Michaels, is located at 241 S. Little Tor Road. They specialize in farm fresh and locally sourced ingredients.

In addition to the food service it offers for private events, RH241 offers a lunch menu and other takeout service through its walkup ordering window featuring items such as Crunchy Asian Chicken Salad, Roasted Veggie Hummus Bowl and RH241 Tuna Sandwich.

“The pandemic rocked our industry perhaps harder than any other,” Michaels told the Business Journals. “We’re in the business of bringing people together and the virus forced us apart. But that hiatus gave us time to really explore the options for this new

multi-functional space.”

Michaels has nearly twenty years of experience in the catering field and has built a reputation as one of the premier private chefs in the area. Michaels wanted to bring his farm-driven cuisine to a wider audience and provide a unique venue in Rockland. The farm-driven food theme fits nicely with views from his facility of the historic Cropsey Community Farm across the street. The 25 acres of farmland were saved from development and are home not only to crops but to a popular farmers’ market as well.

Michaels became interested in food preparation as a child, cooking at home. After college he landed his first job working for a company in the event business where he learned about hospitality and creating events. He launched his first food venture in 2012 selling an ice cream sandwich he named SMUSH.

“As a kid I worked at the local Häagen-Dazs and at my father’s frozen yogurt store,” Michaels said. “I knew I wanted to move into real food. I started my catering compa-



Part of the interior of RH241 in New City.

ny. The response so far has been tremendous and I am excited to open the new venue and welcome people looking for a unique culinary and party experience.”

Michaels said that micro-weddings are growing in popularity and he hopes to appeal to that market segment at his venue that can seat up to 90.

“We will also be hosting special events which are trending now including unique paint and sip nights and chef table supper club

options, and of course the space is available for business meetings and events,” Michaels said.

“We have fully recovered from the impact of the pandemic. We are excited about the opportunity to finally open our renovated space. We gutted it in February of 2020 and then everything was on hold for a four-month period. It was after that point that we decided, like many others, to pivot and see how we could change our business model,” Michaels said. “We opened

‘The Window’ and offered breakfast and lunch featuring creative choices that you wouldn’t find anywhere nearby such as Korean-Kimchi Short Rib Tacos and Filet Mignon French Dip Sandwiches as well as fun coffee items like our Cookies ‘n Cream Lattes and an array of fresh baked goods like Crème Brule donuts. It was incredibly well-received and has sustained us over the past several years. We are looking forward to getting back to a new normal at RH241.”

## New agenda on climate change in Ulster

BY PETER KATZ

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**U**lster County Executive Jen Metzger has signed an Executive Order with more than a dozen directives to help deal with climate change.

The Executive Order directs that all county government buildings be assessed to see whether on-site solar and electricity storage can be added with a goal of making sure that all electricity used in the buildings comes from renewable sources by 2030. Another directive sets a goal of achieving reductions of community-wide greenhouse gas emissions of 40% by 2030 and 85% by 2050.

The Executive Order sets a goal of diverting 100% of organic waste from landfills and incin-



Jen Metzger

erators by 2030. It also calls for studying the Ulster County Area Transit service with the goal of expanding routes and scheduling and continuing to fully electrify the fleet.

Among the other directives is one that requires county departments to develop plans to help residents and small businesses take advantage of state and federal assistance and incentives in becoming more energy efficient and adopting other environmentally-sound initiatives.

In the Executive Order, Metzger noted that Ulster County has seen significant increases in energy costs driven by the volatile prices of fossil fuels. She said that through continued efforts to become more energy efficient and switch to alternative fuels energy costs can be stabilized.

## YONKERS ARTIST DEBUTS HER SOLO-EXHIBITION



Artist Shanequa Benitez.

Shanequa Benitez, a mix-medium artist and Yonkers Arts' first Artist in Residence, will be unveiling her series of work on the historical topic and issues of redlining. Across the work in the exhibition, exploring redlining and its effects in Yonkers — one of the last cities in the United States that battled desegregation lawsuits up until the early '90s are revealed.

The Artist in Residence program is the result of a partnership between Yonkers Arts and the Municipal Housing Authority of Yonkers, which is supported by the Mulford Corp.

Redlining is defined as a discriminatory practice that consists of the systemic denial of services that has negatively impacted

the lives of people of color since its inception in 1933. In preparation, Benitez spent a large portion of her time in her residency researching this topic to fully understand all facets of the issue. "When I start new work my first question to self is, 'How do I feel?' The process usually starts with reference materials. I like using books, magazines, tv, current events and real-life experiences. I consider my work multidisciplinary. I reject the traditional standards of composition and design while conveying emotion and meaning rather than reality," explained Benitez.

Benitez's exhibition will be the first 'solo-exhibition' as the Yonkers Arts artist

in residence, featured at the Yonkers Arts Project Space & gallery. "I couldn't think of a better way to kick-off Black History Month than to feature this exhibition shedding light on a stain of our city's history," said Ray Wilcox, executive director of Yonkers Arts. "It's simply amazing to witness the amount of research, work and passion Shanequa put into this project. The art pieces are responses to recent historical events — how could we resist this conversation starter?"

This exhibition will be on view on Thursdays from 6 to 9 p.m. and Saturdays from noon to 4 p.m. in the Yonkers Arts Project Space at 216 Lake Ave. in Yonkers through April 7.

## CYBERSECURITY COMPANY DONATES \$250,000 IN SERVICES

Black Talon Security in Katonah, a leading New York-based national cybersecurity firm, announced it has donated \$250,000 of complimentary cybersecurity services and software licenses to more than half of state dental associations. Given the success of this cybersecurity initiative, Black Talon is extending the offer to sign up state and national dental associations for its services, free of charge, through the end of 2023 first quarter.

Following the cyberattack against the American Dental Association, many state associations were concerned about the security of their organizations. According to Gary Salman, CEO, Black Talon Security, this offering represents his company's way of supporting and protecting the dental community throughout the country.

"Preventing the theft of data and preserving business continuity must be a primary focus for all dental associations," said Salman. "The average cyberattack will force an organization to shut down for two weeks as well as have a negative impact on

its reputation and credibility. This does not even factor in the potential for ransomware attacks, which could cost anywhere from \$30,000 up to millions of dollars."

Black Talon is offering dental associations services to help identify vulnerabilities on computers and firewalls that hackers use to gain unauthorized access to networks and data. The services include:

- External Penetration Test performed by a Black Talon ethical hacker to help determine the overall security of the environment.
- Black Talon Academy, which contains various training modules to help employees identify email and internet-based threats.
- Security Risk Assessment to evaluate how and where hackers may attack.
- Artificial Intelligence (AI)-based threat detection known as Extended Detection and Response (XDR) for all computers and servers.
- Real-Time Internal Vulnerability

Management and Daily Firewall Scans.

- EAGLEI Security Portal – a real-time security portal that allows users to see security data in a central, easy-to-access location.
- Dedicated Project Managers – a team of project managers who will assist in the overall security process to ensure successful implementation.
- Virtual Chief Information Security Officer (vCISO) who will help protect an organization's infrastructure, data and people so that a full-time CISO does not need to be hired.

Black Talon Security secures 25,000 devices across the country and has trained more than 13,000 business professionals, many of whom are in the dental and health-care industries, on current cyber threats, including ransomware, phishing emails and social engineering.

Black Talon's services can be found at [blacktalonsecurity.com](http://blacktalonsecurity.com).

## ASSOCIATE CURATOR NAMED AT THE ALDRICH CONTEMPORARY ART MUSEUM

Eduardo Andres Alfonso has been named associate curator The Aldrich Contemporary Art Museum in Ridgefield, Connecticut. A curator and architect he will be using research to situate exhibition histories within larger social, economic and political contexts. Alfonso's curatorial practice engages audiences through new commissions and innovative exhibition design.

"I am thrilled to be joining the team at The Aldrich. I share their commitment to providing a launchpad for artists and am deeply inspired by the institution's nearly 60-year focus on curating watershed exhibitions for emerging artists and dedication to resurfacing overlooked practices. The Aldrich has been a significant part of the northeastern United States artistic ecosystem and I hope to honor this history while also expanding access to new audiences in the region."

Most recently Alfonso was the assistant curator of visual arts at The Shed in New York City. Previously, he completed a master's degree in curatorial studies at the Bard College Center for Curatorial Studies at Bard College. During his time attending CCS Bard, Alfonso was a curator-in-residence at EMPAC in Troy, New York, and a curatorial fellow at the Carpenter Center for the Visual Arts at Harvard University (2021).

Chief Curator Amy Smith-Stewart said, "Eduardo's artist-focused vision is shaped by an imaginative, collaborative and experimental approach to exhibition making. I am



Eduardo Andres Alfonso. Photo by Carrie Schneider.

excited to have him join the curatorial team and eager to see how he animates our programmatic commitment to emerging and underrecognized voices."

Alfonso was an adjunct lecturer at The Spitzer School of Architecture at City College (2018-20) and a visiting assistant tutor at the Royal Danish Academy of Fine Arts School of Architecture (2015). He received a bachelor's degree in architecture from The Cooper Union's Irwin S. Chanin School of Architecture (2014).

Founded by Larry Aldrich in 1964, The Aldrich Contemporary Art Museum is one of the oldest contemporary art museums in the United States. The museum is one of the few independent, noncollecting institutions in the country and the only museum in Connecticut solely dedicated to the presentation of contemporary art. The Aldrich is internationally recognized for its artist-centric programs and visionary exhibitions.

## NEWSWEEK NAMES GREATEST WORKPLACES FOR DIVERSITY 2023

Big Y Markets has been named one of America's Greatest Places for Diversity 2023 by Newsweek and Plant-A Insights Group, which conducted a large-scale employer study based upon more than 350,000 company reviews across six economic sectors and 34 different industries throughout the United States.

"...Employing a wide variety of people who feel comfortable and respected isn't a desirable perk, it is simply good business," said Newsweek.

Nationally, in the food retail sector, Big Y is one of only five companies to receive a total of 5 stars, its highest rating.

Big Y places a strong emphasis on employee experience and feedback focusing on flexibility, overall recognition, work/life balance and fostering a culture of caring and inclusion. Receiving this award highlights the importance of hearing and responding to every employee's voice. Big Y's first ERG,

Women L.E.A.D is focused on inspiring and empowering women to break barriers and seize opportunities for their personal and professional development through education, leadership, networking and mentoring. Big Y also has an active ERG called Y You Belong that is on a mission to ensure an inclusive and belonging culture that is fair and equitable by focusing on education, recruitment and retention and advancement and promotion.

According to Michael P. D'Amour, Big Y chief operating officer, "While our work in diversity, equity and inclusion is never done, all of us at Big Y are honored to be recognized through this national award. We remain grateful to our teams for their ongoing efforts to building a stronger community and caring culture."

Big Y Foods, Inc. is one of the largest independently owned supermarket chains in New England operating throughout Massachusetts and Connecticut.





## NEW PRESIDENT FOR REALTY ASSOCIATION



From left: Ron Garafalo; Maryann Tercasio; Tony D'Anzica, HGAR 2023 president; Jana Currier, HGAR interim CEO and COO; and Anthony Domathoti, HGAR's 2022 president.

The Hudson Gateway Association of Realtors® (HGAR) recently inaugurated Tony L. D'Anzica of Dynamax Realty NYC Inc. in Manhattan as its 2023 president. HGAR also appointed executive officers and directors at the installation gala.

D'Anzica began his career in 1997 at Borah, Goldstein, Altschuler, Nahins & Goidel, one of New York City's real estate law firms. In 2006, he became a licensed real estate broker and joined the former Manhattan Association of Realtors® (Manar). In 2010, D'Anzica became its director and six years later, he was elected president and in 2016, he spearheaded the merger of Manar with HGAR. With the merger complete, he joined the board as the regional director for Manhattan.

Since then, he has served on multiple HGAR committees, including co-chair of HGAR's Global Business Council responsible for expanding the annual Global Real Estate Summit from a collaboration between two local associations to an international event partnering with 11 Realtor® associations, including the National Association of Realtors and the Canadian Real Estate Association.

In addition, D'Anzica serves as a director of the National Association of Realtors® and the New York State Association of Realtors®.

Other 2023 HGAR executive officers installed include Carmen Bauman of Green Grass Real Estate Corp. in Bronxville as president-elect, Joseph Lippolis of BHHS Rivertowns Real Estate in Peekskill as treasurer, Vlora Sejdi of Keller Williams New York Realty in White Plains as secretary, Anthony Domathoti of Exit Realty Premium in the Bronx as immediate past president and Crystal Hawkins-Syska of Keller Williams New York Realty in White Plains as previous past president.



Tito Puente Jr., left, and Tony D'Anzica.



Carmen Bauman, left, HGAR president elect, and Nan Palumbo.  
Photos by John Vecchiolla.

New regional directors include Joseph Cosentino of Morris Park Realty Group in the Bronx as Bronx County regional director, Carole McCann of Hudson Heritage Realty in Washingtonville as Orange County regional director, Lee Presser of Exp Realty NYC in Manhattan as New York County Regional Director, Roberta Bangs of Howard Hanna Rand in New City as Rockland County regional director, Aaron Velez of Houlihan Lawrence in Somers as Putnam County regional director, and Roseann Paggiotta of Exp Realty in White Plains

as Westchester County regional director. The HGAR 2023 directors installed include Layla Boyles of Century 21 Realty Center, Monroe; Emran Bhuiyan of Exit Realty Premium, Bronx; Rey Hollingsworth Falu of Hollingsworth Real Estate Group, White Plains; Mackenzie Forsberg of Genesis Realty Group LLC, Bronx; Ron Garafalo of John J. Lease Realtors Inc., Middletown; Joseph Houlihan of Houlihan & O'Malley Real Estate Services, Bronxville; Ismail Kolya of Exp Realty, White Plains; Diane Mitchell of Wright Brothers Realty Estate Inc., Nyack; Timothy Mullowney of Zillow Inc., Manhattan; Darin (Nan) Palumbo of Green Grass Real Estate Corp., Bronxville; Brian Phillips of Douglas Elliman Real Estate, Bronx; Anthony Ruperto of J. Philip Real Estate LLC, Briarcliff; Christina Stevens of Laujel Realty Corp., Bronx; Maryann Tercasio, Howard Hanna Rand Realty, Central Valley; and Cheryl Williams of Corcoran Legends Realty, Tarrytown.

The Hudson Gateway Association of Realtors is a not-for-profit trade association consisting of more than 14,000 real estate professionals doing business in Manhattan, the Bronx, Westchester, Putnam, Rockland, and Orange counties. It is the second largest Realtor Association in New York, and one of the largest in the country.

## ALLERGIST AND IMMUNOLOGIST JOINS ENTA

Jennifer Toh, M.D. has joined ENT and Allergy Associates LLP (ENTA) in Tarrytown and will be located in its New York City office.

The current president of the New York Allergy & Asthma Society, Toh is a Manhattan native and a graduate of Stuyvesant High School and Northwestern University. She completed her residency in internal medicine and a fellowship in allergy and immunology at Albert Einstein College of Medicine/Montefiore Medical Center.

She specializes in the management of a wide spectrum of allergic, respiratory and skin disorders in adults and children.



Jennifer Toh, M.D.

ENTA is the largest ENT, Allergy and Audiology practice in the country, with over 300 providers practicing in more than 55 clinical locations throughout New York and New Jersey.

## WINNER OF ACCOUNTING AWARD FOR SERVICE EXCELLENCE

Grassi, a provider of advisory, tax, assurance and accounting services, has received the 2023 Best of Accounting Award® for superior client service.

Award winners are chosen by client feedback and ratings collected through a ClearlyRated client satisfaction survey.

"Gathering client feedback provides another avenue for us to not only ensure we are exceeding client expectations, but also to uncover additional ways we can better support and guide our clients as their needs and goals evolve," said Louis C. Grassi, the firm's CEO and founder. "This survey initiative is just one of the ways we carry out our

collaborative approach to client service, which furthers our mission to create success for our clients' businesses and financial futures."

As the 56<sup>th</sup> largest accounting firm in the nation, Grassi is a leading provider of advisory, tax and accounting services to businesses and individuals. With offices in New York, Jericho Ronkonkoma, White Plains, Park Ridge, New Jersey; Needham, Massachusetts; and Palm Beach, Florida, the firm has the depth of knowledge and experience to work effectively alongside clients across the United States, as well as internationally through its membership in Moore Global.

## BUILDING RESILIENCE FROM WITHIN FOR INCARCERATED YOUTH

Finding Peace Within (FPW) its Trauma Center Trauma Sensitive Yoga (TCTSY) program in Croton-on-Hudson, New York, has been awarded a \$10,000 grant by Westchester Community Foundation, a division of the New York Community Foundation. This grant supports a feasibility study in partnership with Pace University to determine the impact of trauma sensitive yoga to build a foundation of resiliency, develop skills of leadership and self-determination and diversion from future incarceration to residents ages 18-25 currently at the Westchester County Department of Correction.

FPW's pilot TCTSY program was developed by Elisha Fernandes, a licensed master social worker, therapist and sensitive yoga facilitator. The program, using an implementation of restorative practices will help

manage anxiety, impulsivity and depression.

"By using evidence-based strategies, this program helps our residents develop coping skills to

address underlying core issues that can lead to criminal behavior," said First Deputy Commissioner Nory Padilla, Westchester County Department of Corrections. "The objective is to reduce recidivism and to help our residents develop the tools and skills necessary to successfully return to the community."

Fernandes is a Cape Verdean licensed social worker, accomplished yoga instructor and mindfulness trainer working at the intersection of trauma conscious yoga and social justice.

She has guided over 5,000 trauma survivors to reclaim their voices and build resilience in residential treatment facilities.

# GOOD THINGS

## EMERALD AWARDS' WINNERS

Realty company Houlihan Lawrence headquartered in Rye Brook, New York, recently announced its annual Emerald Awards' winners, an honor awarded to the top 1.5% of the firm's more than 1,450 sales associates. Winners were chosen by gross commission income or units sold and represent the firm's offices in Westchester, Connecticut and the Hudson Valley.

Liz Nunan, president and CEO of Houlihan Lawrence, said, "Year after year, these agents go above and beyond for their clients and communities. It is thanks to their hard work and dedication that Houlihan Lawrence remains the number-one brokerage north of New York City..."

The 2022 Emerald Award recipients are: James Mulvey Jr., Amy Singer, Angela Kessel, Kathleen Collins, Lauren Zaccaria, Nancy Kennedy, Amanda Spatola, Janine Tienken, Ellen Mosher, Julie Church, Amanda Miller, BK Bates, Joy Metalios, Debbie Needle, Joanne Mancuso, Kristy de la Sierra, Sherry Wiggs, Pollena Forsman, Chip Neumann, Joan O'Meara, Chrissy Hazelton, Lisa Murphy, Laura Miller, Gino Bello and John Kincart.

Founded in Bronxville, New York, in 1888, Houlihan Lawrence has 32 offices and 1,450-plus agents serving Westchester, Putnam, Dutchess, Columbia, Ulster and Greene counties in New York and Fairfield, Litchfield and New Haven counties in Connecticut.

## A PARTNERSHIP IS FORGED

Ronald McDonald House of the Greater Hudson Valley (RMHGHV) recently forged a partnership with Volunteer New York! to regularly engage corporate volunteers for their Day of Service volunteer program, Chef for a Day. The program, which was launched last fall calls for local chefs to bring their culinary talents to the newly renovated kitchen in the house and lead cooking demonstrations. Chef for a Day, connects local chefs with RMHGHV volunteers who commit to a day of service to create, prepare and serve brunch, dessert and dinner to the families that stay at the house.

Based in Tarrytown, Volunteer New York! inspires, mobilizes and equips individuals, groups and organizations to take positive action to address pressing challenges, support nonprofits and strengthen the quality of life in the community. Through this partnership, the corporate relations team at Volunteer New York! will serve as a liaison between interested volunteer groups and RMHGHV while providing top-notch volunteer engagement for com-

panies participating in this program.

The House, just steps away from the Maria Fareri Children's Hospital in Valhalla, provides a home-away-from-home for families of sick children and serves two meals a day, 365 days a year. Since the house was opened more than a decade ago the staff and volunteers have prepared almost 75,000 meals through their Meals that Heal volunteer program.

Ronald McDonald House of the Greater Hudson Valley) provides families with all the comforts of home and eases some of the emotional and financial burdens they experience when faced with their child's illness. When children must travel long distances to access top medical care, accommodations for families can be expensive or not readily available. Located on the campus of Westchester Medical Center the house is just steps away from Maria Fareri Children's Hospital. Since opening in 2011, RMHGHV has saved more than 2,000 families over \$5 million in out-of-pocket lodging and meal costs.

## BACHELOR'S PROGRAM IN EXERCISE SCIENCE EARNS NATIONAL RECOGNITION



The Education Recognition Program (ERP) designation, awarded by the National Strength Conditioning Association, has singled out Mercy College's Exercise Science Bachelor's Degree Program for its commitment to quality education leading to careers in exercise science. The recognition follows the program's accomplishment last spring, when it earned continued accreditation from the Commission on Accreditation of Allied Health Education, the accrediting body for health sciences education, for the maximum period of 10 years.

"Mercy's Exercise Science Program became the second program in the state

of New York to earn full accreditation. Now other programs are following suit," said Astrid Mel, program director and assistant professor of exercise science at the Dobbs Ferry-based institution. "The continued accreditation and the ERP recognition of our performance track — now given to Mercy for the third time — assures our students that the exercise science education they're receiving at Mercy College is the gold standard."

The bachelor's degree in exercise science offers two concentrations: clinical, which is geared toward a range of careers in the health sciences, and performance, which focuses on

high-level athletics, coaching and sports competition.

The degree serves as an entry point for students embarking on graduate studies as preparation for allied health careers, such as physical therapy, cardiopulmonary rehabilitation, sports nutrition, biomechanics and much more.

Students in the clinical track intern at physical therapy or physiology clinics, while those in the performance track can work side-by-side with professional trainers and conditioning coaches. "We've had students intern with the New York Jets and other professional sports teams," said Mel.

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## GILDA'S NEW DIRECTOR

Sarah Sedo graduated with a Bachelor of Arts degree in education from Seton Hall University with plans to become a teacher. While working with underserved youth in her student teaching program she found her passion for social work. From there, she pursued her Master of Social Work degree from Rutgers University and thereafter began her career as a clinician and then became a clinical supervisor. After working in community mental health

and fee-for-service agencies, Sedo was drawn to the mission of Gilda's Club Westchester (GCW) in White Plains and the opportunity to provide free social and emotional support services, bringing her back to why she initially wanted to pursue a career in social work.

She envisions a bright future for GCW, with an expanded reach and more community awareness. Sedo believes that GCW is a "hidden gem" in the greater Westchester community.



Sarah Sedo



## HVEDC BOARD GAINS ANOTHER DIRECTOR

Chairman and CEO of NBTV Nick Buzzell has joined the HVEDC Board of Directors.

An media executive entrepreneur, Buzzell blends entertaining storytelling with advanced technology and commerce. He founded and currently pioneers two of the world's most valued streaming channels: Spirits Network and Golf Nation.

Spirits Network launched in 2019 as the world's first shoppable video platform. Known as "Netflix Meets QVC" where enthusiasts and viewers of entertaining could instantly purchase items via the on-screen buy bar, with home delivery to 48 states and the UK, while

never leaving the streaming video experience.

Debuting in late 2022, Golf Nation follows a similar easy-to-use on-screen shopping format within premium original programming, leveraging the \$84 billion annual golf economy. As a hub for all things golf it is redefining how products are bought and sold to the coveted golf demographic.

Buzzell amassed remarkable investor and advisor backing, including Mark Bezos.

Buzzell holds a degree in communications, with honors, from Pace University. After 20 years in New York City, he recently relocated to Rhinebeck, New York.



Nick Buzzell

## MEDICAL COLLEGE AND MEDICAL CENTER APPOINTEE

Steven Lansman, M.D., Ph.D., has been named chair of the Department of Surgery at New York Medical College (NYMC) School of Medicine and director of the Department of Surgery at Westchester Medical Center, both in Valhalla. Lansman had served as interim surgery chair and director since November 2021.

"It is our pleasure and privilege to have Dr. Lansman serve in these roles and we are excited to work together with him as he advances the mission of the departments of surgery at both New York Medical College and Westchester Medical Center," said Jerry L. Nadler, M.D., professor of medicine and pharmacology and dean at NYMC School of Medicine.

Renee Garrick, M.D., chief medical officer, WMCHHealth and NYMC vice dean Westchester Medical Center, said Lansman was instrumental in building Westchester Medical Center's cardiac transplant program and introducing the use of extracorporeal membrane oxy-

genation (ECMO), among other healthcare therapy advances at Westchester Medical Center.

"The Cardiac Transplant Program at Westchester Medical Center is now one of the most active centers in the International Heart Transplant Registry, thanks in part to Dr. Lansman," said Garrick.

Lansman joined the faculty of New York Medical College as professor of surgery and the clinical staff of Westchester Medical Center as chief of the Section of Cardiothoracic Surgery in 2005.

As Section Chief, Lansman was instrumental in obtaining state and federal authorization to launch the cardiac transplant program at Westchester Medical Center and helped establish the mechanical assist device program at the hospital. He and his team were also the first to report the use of ECMO as the definitive treatment of massive pulmonary embolism.



Steven Lansman, M.D., Ph.D.

Previously, Lansman was on the medical staff of Mount Sinai Medical Center in New York City; and served as interim chief of cardiothoracic surgery for SUNY Brooklyn, the Brooklyn VA Hospital and Kings County Hospital.

Since 1988, he has organized and directed the Aortic Symposium Series, an internationally recognized forum for aortic surgery.

Lansman received his M.D. and Ph.D. degrees in 1977 from the State University of New York (SUNY) Downstate Health Science Center.

## UNIVERSITY HOSTS CAMPUS WIDE INAUGURAL WELLBEING FAIR

Pace University in Pleasantville, New York, adopted the Okanagan Charter, an international framework for promoting wellness on campuses globally, on Feb. 8. The Charter has two calls to action: to embed health into all aspects of campus culture, across the administration, operations and academic mandates; and to lead health promotion action and collaboration locally and globally. Created in June 2015, the Charter provides institutions with a com-

mon language, principles and framework to become health and wellbeing-promoting campuses.

This is part of Pace University's wellness strategic plan that integrates an approach to physical, mental and financial well-being for a diverse community of students, faculty and staff. Pace University fosters an environment that promotes inclusion, equity, mental/emotional support and healthy lifestyle choices to improve the overall quality of life.

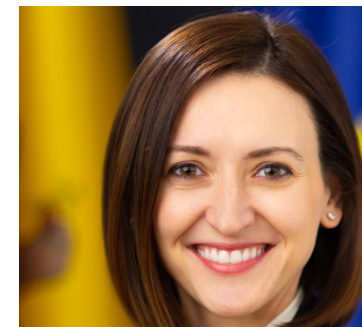
## MOLDOVA PROSECUTOR TO RECEIVE DISTINGUISHED AWARD

The Elisabeth Haub School of Law at Pace University in White Plains will bestow the 2023 Robert S. Tucker Prize for Prosecutorial Excellence on Veronica Dragalin, chief of the Anticorruption Prosecution Office for the Republic of Moldova, in recognition of her outstanding contributions to the field of criminal prosecution and excellence in prosecutorial practice.

"Veronica has led an impressive career demonstrating her commitment to the pursuit of justice both as an accomplished assistant United States attorney and now in a challenging and historic role as head of anticorruption for Moldova," said Dean Horace E. Anderson Jr. "She took on this role at a particularly volatile time in the region and made history as the first-ever female in the position. Her tenacity to leave a successful position in the U.S. to lead the fight against corruption in her native country is truly admirable."

Dragalin is a dual citizen born and raised in the Republic of Moldova and educated in the United States. She received an undergraduate degree from Duke University and a Juris Doctorate degree from the University of Virginia School of Law and spent the first years of her career as an associate at the international law firm, Jones Day. In 2016, she became a federal prosecutor in Los Angeles where she worked in the Public Corruption & Civil Rights Section and served as the office's Hate Crimes coordinator.

On Aug. 1, 2022, Dragalin began her current role as the chief of the Anticorruption Prosecution Office for the Republic of Moldova, taking on the challenging role for a country with a long history of systemic political corruption at an especially turbulent time in the region. Her office of approximately 130 personnel currently handles criminal corruption investigations and prosecutions against high-level officials, including the ex-president, the suspended prosecutor general, members



Veronica Dragalin

of parliament, judges and prosecutors.

She is already making an impact in her new role within a short time. According to Transparency International's 2022 Corruption Perceptions Index (CPI) published in January 2023, Moldova's score has increased by three points, one of the most significant improvements made, placing it at 91 out of 180 countries in the CPI, which ranks countries annually "by their perceived levels of public sector corruption, as determined by expert assessments and opinion surveys."

"Veronica Dragalin's remarkable career is a reflection of the values and commitment in criminal prosecution that we aim to recognize with this award," said Robert S. Tucker, chairman and CEO of T&M, whose gift has endowed this annual award at Haub Law.

The Robert S. Tucker Prize for Prosecutorial Excellence is awarded annually to an individual or a group of individuals who have made outstanding contributions to the field of criminal prosecution and who demonstrate excellence in prosecutorial practice. Honorees are selected each year by a jury comprised of former prosecutors and faculty members from the Elisabeth Haub School of Law at Pace University.

The ceremony for the Robert S. Tucker Prize for Prosecutorial Excellence will be held on Wednesday, March 22 at 6 p.m. at Pace University in Manhattan.

## ACCOUNTING FIRM PROMOTES NINE PROFESSIONALS

UHY Advisors in Albany recently announced the promotion of nine local professionals one of whom is N. Thérèse Wolfe who was promoted to managing director.

With more than 20 years of experience in taxation and accounting, serving start-ups, family-owned and closely held businesses, Wolfe specializes in tax planning and preparation for the complex needs of business owners and their closely held businesses.

Wolfe is a licensed CPA in New York and a member of the New York State Society of Certified Public Accounts and the American

Institute of Certified Public Accountants. She holds a B.B.A from Siena College.

"Thérèse has established the exceptional ability to be a leader in our Hudson Valley practice by investing her time as a mentor and demonstrating UHY's core values. She is a crucial member of our leadership team in the Hudson Valley," ... said A. Michael Buccu, UHY office managing partner.

The other promotions spanning upstate New York include Derick Horn and Charles Whitbeck, promoted to senior accounting managers in Hudson; Kathy Ly,

Andrew Nicholas, Gianna Paris and Lauren Scannell advancing to senior staff accountants in Albany; and Kenneth Sperl and Ashley Radau becoming staff accountants in Hudson.

UHY Advisors provides tax and advisory services to entrepreneurial and other organizations, principally in the middle market. Operating in an alternative practice structure with UHY LLP, UHY Advisors forms one of the largest professional services firms in the U.S. and ranked among the top international accountancy networks.

## EXPERIENTIAL LEARNING FOR WOMEN IN FINANCE

Seventeen students from The Ursuline School Lab for Financial Markets and Literacy, a pilot program at the all-girls Catholic school in New Rochelle, completed their inaugural course by celebrating at the closing-bell ceremony in Nasdaq's Times Square studio on Jan. 31. The trip served to provide a real-time window into the world of finance, both inspiring and empowering the students as they work toward completing their Bloomberg certification before they graduate from high school.

The Ursuline School first offered a financial lab course last fall in response to the underrepresentation of women in the world of finance and the ever-growing need for young women and girls to learn about a range of finance topics, from personal financial planning to the inner workings of global markets.

The pilot program kicked off by showcasing the newly installed Bloomberg terminal to more than 50 students in grades 6-12. They

were then introduced to Ursuline's own skilled onsite financial expert Jill Patricot, who uses a Bloomberg terminal, a combination of media, team projects and real-world case studies to help students develop an understanding of complex financial concepts.

"In Ursuline's Lab," Patricot said, "students built a portfolio and tracked its performance against the Nasdaq Composite Index, taking them from theory to practice." Students also analyzed companies within different industries and countries, defined market assumptions and highlighted stocks of interest.

Looking beyond markets, the

program also focused on financial literacy. Students worked in teams to structure budgets, learn about different types of debt and credit and explored related topics, including retirement accounts, sustainable investing and digital wallets.

"Young women must develop a financial mindset in order to make informed choices in their own lives," explained Ursuline President Dr. Colleen Melnyk.

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



## RENOWNED "BOSTON CHILDREN'S CHORUS" TO PERFORM

Trinity Episcopal Church will host the Boston Children's Chorus for a rare local area appearance on Saturday, March 18. Local students from Roger Ludlowe, Tomlinson and Fairfield Woods middle schools will join the chorus for a few selections. All are welcome for this special concert; no affiliation with the church is required.

Internationally recognized for its innovative programming, passionate artistry and ability to connect to audiences, Boston Children's Chorus showcases the

talent and passion of the diverse young people of Boston.

Former First Lady Michelle Obama presented Boston Children's Chorus with the National Arts and Humanities Youth Program Award at the White House, distinguishing the chorus as one of the top arts and humanities-based programs in the nation.

Reverend Peggy Hodgkins, rector of Trinity Episcopal Church, said, "Boston Children's Chorus' artistic excellence and

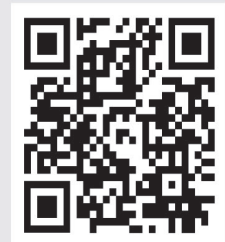
commitment to harnessing the power of music to connect diverse communities is uniquely inspiring and delightful. We hope all our neighbors will join us for this rare area concert at 4:30 p.m."

General admission is \$25, preferred seating is \$35, students \$10 and families \$60. Reserve at [bit.ly/TrinityBostonChoir](http://bit.ly/TrinityBostonChoir).

Trinity Episcopal Church is located in the historic seaside district of Southport at 651 Pequot Ave.

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**Southern, page 4**

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- Data Science, GC
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- Integrative Biological Diversity, MS
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- Bilingual Multicultural Education/TESOL, MS
- Classroom Teacher Specialist, 6th Year
- Counseling, Education and Supervision, EdD\*
- Curriculum and Instruction, MS *Digital Teaching and Learning, Elementary Education Curriculum, Equity and Justice in Education, Language, Literacy and Culture, Science Education, STEM Education*
- Education, MA, 6th Year
- Educational Leadership, EdD, 6th Year *General, Intermediate Administrator*
- Library and Information Science, MLIS\*\*
- Master of Arts in Teaching, MAT *Bilingual/Elementary Education, Early Childhood, Elementary Education, Grades 7-12 Concentrations: Biology, Chemistry, Earth Science, English, Mathematics, Physics*
- Reading, MS, 6th Year
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- Nurse Educator, MSN
- Physical Activity and Chronic Disease, MS
- Psychology, MA
- Public Health, MPH Health Promotion\*\*\*
- Public Health, Executive, MPH Executive Management and Leadership
- School Counseling, MS, 6th Year, Post-Masters Certificate
- School Health Education, MS\*\*\*
- School Psychology, MS, 6th Year\*
- Social Work, MSW *Clinical Practice, Community Practice: Community Organization, Policy, and Leadership*
- Social Work, DWS\*\*
- Social Work & Women & Gender Studies, MSW/MA
- Women's & Gender Studies, MA, GC\*\*\*

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- Creative Writing, MFA
- English, MA, MS
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- Recreation and Leisure Studies, MS\* or \*\*\*\*  
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## Southern —

From page 2

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POLITICAL ANALYST





# London Travel Talk with Jeremy Wayne

BY JEREMY WAYNE

jwayne@westfairinc.com

With a once-in-a-lifetime coronation around the corner, restaurants opening at the pre-pandemic rate and a slew of new and fabulously renovated hotels, the British capital has never been hotter or more exciting – regardless of what the pundits may tell you:



Royal Penthouse at Corinthia London.  
Courtesy Corinthia London.

## Corinthia

It was only 10 years ago that Corinthia, a relatively unknown hotel brand originating in Malta, established itself as one of London's foremost luxury hotels. A stone's throw from Trafalgar Square and minutes from the Houses of Parliament, I now confidently list Corinthia London as one of the British capital's top five hotels. From the moment the doorman welcomes you on the steps, the Corinthia's concept of luxury extends to every aspect of your stay. The suites, many of them with jaw-dropping views of the River Thames and the London Eye, are among the largest you'll find anywhere, with a sumptuous bedroom and dressing room, living room, separate dining room and a bathroom that breaks all the superlatives. There is great contemporary art to admire on the walls and beautiful, original glasswork to enjoy. Even the table lamps are objects of great beauty.

But this is just the start. What made a recent stay outstanding were some of the kindnesses shown by the hotel's exceptional staff. Returning to the room after dinner my first night, I found my suit, which I had left in a crumpled heap, pressed and hung up. A note from my personal butler mentioned that my suit had "perhaps become a little creased from traveling" and I would likely want it to look perfect for the following day. On another occasion, I found the baguette I had pinched from the breakfast buffet and left by the coffee machine in my living room, placed inside a napkin in a silver filigree bread basket. In the bathroom, cosmetics and other items lazily scattered around the sink were arranged neatly on a sparkling new linen square each day, as was my sponge bag, while back in the bedroom and living

room, uneaten edible treats were removed and replaced, as were the flowers – beautiful arrangements of roses, gardenias, snapdragons and arum lilies.

In the food and beverage department, Corinthia has also consolidated its position as one of the best gastronomic centers in London, with ex-Cliveden chef André Garrett heading up the hotel's elegant Northhall restaurant and celebrated TV chef Tom Kerridge in his own-name restaurant delivering superb British classics. There is also a glorious Winter Garden (with the shaggiest white seat coverings) and a deliciously seductive new Champagne and cocktail bar, Velvet.

Last but not least is the Corinthia Spa, three expansive floors of exotic black marble, with enclosed gas-flame fires, beautiful, black-tiled steam rooms and a sunken sauna, luxurious treatment and changing rooms and inviting sleep pods.

Last word? If you don't make it to London any time soon, Corinthia New York is slated to open later this year, occupying the 1926 Upper East Side building that was previously The Surrey hotel.



The Dorchester Promenade.  
Courtesy Dorchester Collection.

## The Dorchester

The Dorchester was always one of London's "grande dame" hotels. Indeed, since its opening in 1931, it has been of the world's most celebrated hostelrys. After a year of renovation, it remains so, with a new, expanded lobby offering a stunning Christian Furr painting of Hyde Park and an architecturally "listed" ceiling – spectacular moldings dripping with gold leaf.

Situated on Park Lane, The Dorchester does nothing by halves. Vast flower arrangements, packed out with the hotel's very own hybrid "Dorchester" roses, flank the newly-widened entrance

to the Promenade, the magnificent all-day gathering and dining space, with its new menus by incoming culinary director Martyn Nail. And the Pierre-Yves Rochon interiors include exquisite Aubusson-style carpets and encompass the hotel's charming British eccentricities. Look out for Ann Carrington's replica postage stamp of Her late Majesty, Queen Elizabeth II, made entirely of mother-of-pearl buttons.

In addition to the hotel's many restaurants – including its famous Grill Room, the three-Michelin-starred Alain Ducasse, and China Tang, often hailed as the best Chinese restaurant in town – there's the Artist's Bar at the far end of The Promenade, where the focal point is Liberace's mirrored Baldwin piano. And the hotel's existing Vesper bar, with its own street entrance at the front of the hotel, part homage to James Bond (Ian Fleming enjoyed a regular game of bridge at The Dorchester), has been restyled by wunderkind designer Martin Brudnizki.

With the first stage of the renovations finished, the refurbishment of rooms and suites is underway, to be completed by the end of March. If you want a traditional hotel in London, with all the bells and whistles but also a touch of whimsy and humor, then The Dorchester is the place for you.



The Hogsmire members' space.  
Courtesy The Other House.

## The Other House

Situated in South Kensington just yards from the handy Gloucester Road Tube station, The Other Place – where each room, suite or "club flat" boasts its own kitchenette or kitchen – was conceived as a place for longer stays, although an extended stay is not obligatory. They'll gladly have you for the night, though cleverly the price drops incrementally the longer you stay.

First up, design here is key. It's difficult to do paneled, dark and brooding while keeping the vibe hip and even sexy, but that's what The Other House does so brilliantly. I love the zany library and the leaf-themed decorations, the rich upholstery and forest green, forest-scene wallpapers. And then there are the guest corridor carpets, chevrons of black, white and gold, which get to look a bit "Alice in Wonderland" if you stare too long. It's all part of the fun.

But The Other House is certainly no exercise in style-over-substance. It's essentially a practical place, with a serious though never preachy approach to sustainability. In the beautifully appointed, ergonomically-sound guest rooms and bathrooms, paper products are eschewed and amenities like (high-quality) soap and shampoo are provided in refillable containers.

The Other Kitchen, which staffers call a street café, is open all day, and is a great meeting place. Moms and dads pop in after school drop-off and some stay all day on their laptops, so you have the sense of being a local. That's the feeling, too, in the Owl & Monkey bar, open evenings only, where you can savor exceptionally good light bites, as well as a terrific Negroni made with The Lakes classic gin.

But the Other House's pride and joy is its private members' club, to which all in-house guests have access for the duration of their stay. With its swimming pool, sauna and steam rooms, conservatory sitting area and its wonderfully ornate, highly decorated members' drawing room, this really feels like your home away from home in London. Plus, opening soon – another Other House in London, this one in Covent Garden. I plan to be one of the first through the door.

For more, visit [corinthia.com](http://corinthia.com), [dorchester-collection.com](http://dorchester-collection.com) and [otherhouse.com](http://otherhouse.com).

## TRAVEL TALK



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





# Facts & Figures

**Jdm Home Improvement**, 1353 Howard, St., Peekskill, 10566. c/o Jose Arevalo. Filed Jan. 17.

**Jinjoo Pearls**, 52 Inverness Road, Scarsdale, 10583. c/o Theresa Hwang. Filed Jan. 27.

**John T Dental Works**, 95 No Broadway B2-3, White Plains, 10603. c/o John Tilokee. Filed Jan. 24.

**Junk Be Gone 123**, 174 Westchester Ave., Buchanan, 10511. c/o Alex Sherwood. Filed Jan. 23.

**Just Not Comics**, 2 The Court, New Rochelle, 10801. c/o Cesar Cuni. Filed Jan. 25.

**Just The Place**, 102 Cooper Drive, New Rochelle, 10801. c/o Nikkia Barbour. Filed Jan. 17.

**KF Design**, 51 North St., Mount Vernon, 10550. c/o Kerinan Fearon. Filed Jan. 23.

**Neat Nest**, 120 Lovell Road, New Rochelle, 10804. c/o Meryl Bash. Filed Jan. 17.

**Omni Phoenix**, 126 Franklin Ave., New Rochelle, 10805. c/o Maurice Dixon. Filed Jan. 17.

**Ovalle Trucking**, 15 Upper Croton Ave., Ossining, 10562. c/o Mayerlin Ovalle. Filed Jan. 17.

**Silencespeaksvolume777**, 100 Herriot St., Yonkers, 10701. Filed Jan. 19.

**Smitten Blooms**, 8 Downer Ave., Scarsdale, 10583. Filed Jan. 19.

**Stream One Atms**, 209 Walnut St., #2, Peekskill, 10566. Filed Jan. 19.

## HUDSON VALLEY

### BUILDING LOANS

Above \$1 million

**Landau, Zev**, as owner. Lender: TD Bank NA. Property: 15 Johanna Lane, Monsey. Amount: \$1.5 million. Filed Jan. 25.

**Northeast Community Bank**, as owner. Lender: Elm Farm Estates LLC. Property: Wells Road, Newburgh. Amount: \$2.6 million. Filed Jan. 30.

**Northeast Community Bank**, as owner. Lender: 7 Lizensk Realty LLC. Property: 7 Lizensk Blvd. Monroe. Amount: \$9.4 million. Filed Jan. 26.

**PJ Housing Preservation LP**, as owner. Lender: NYS Housing Finance Agency. Property: 230 Jersey Ave., Port Jervis. Amount: \$2.3 million. Filed Jan. 20.

**Rcd Park Land Owner LLC**, as owner. Lender: Principal Life Insurance Co. Property: 621, 623, 625 Corporate Way and 701, 703, 705 Executive Blvd., Clarkstown. Amount: \$30 million. Filed Jan. 30.

## Below \$1 million

**5 Gilda Connecticut LLC**, as owner. Lender: Northeast Community Bank. Property: 5 Gilda Court, Spring Valley. Amount: \$559,000. Filed Jan. 26.

**Bank of America**, as owner. Lender: Dewitt Patsy. Property: 28 Liberty St., Middletown. Amount: \$15,650. Filed Jan. 24.

**Bank of Greene County**, as owner. Lender: PDS Oz Holdings LLC. Property: in Newburgh. Amount: \$363,000. Filed Jan. 30.

**Bayport Funding LLC**, as owner. Lender: Jimb LLC. Property: 343 Jersey Ave., Greenwood Lake. Amount: \$150,000. Filed Jan. 27.

**Commercial Lender LLC**, as owner. Lender: Stonehill Wellness LLC. Property: in Newburgh. Amount: \$50,000. Filed Jan. 30.

**Community Growth LLC**, as owner. Lender: Loan Funder LLC. Property: 54 Matone Circle West Haverstraw. Amount: \$16,500. Filed Jan. 23.

**Loan Funder LLC Series 41006**, as owner. Lender: 13 Wawayanda Place LLC. Property: 1-3 Wawayanda Place, Middletown. Amount: \$409,000. Filed Jan. 27.

**Loan Funder LLC Series 43512**, as owner. Lender: Mucho Mazal LLC. Property: 90 S. Lander St., Newburgh. Amount: \$333,000. Filed Jan. 25.

**Loan Funder LLC Series 44973**, as owner. Lender: 6gb301 LLC. Property: 6 Getzil Berger Blvd., Monroe. Amount: \$198,000. Filed Jan. 26.

**Trustco Bank**, as owner. Lender: Richard W. Janke and Michelle M. Losgar. Property: in Newburgh. Amount: \$400,000. Filed Jan. 27.

**Webster Bank**, as owner. Lender: Bonner Todd. Property: in Warwick. Amount: \$750,000. Filed Jan. 26.

**YMF Holdings LLC**, as owner. Lender: Kiavi Funding Inc. Property: 32 Riverglen Drive, Thiells. Amount: \$547,000. Filed Jan. 30.

## DEEDS

## Above \$1 million

**241 Viola Road LLC**, Monsey. Seller: Solomon and Rochelle S. Menche, Monsey. Property: 241 Viola Road, Monsey. Amount: \$1.2 million. Filed Jan. 31.

**71 Lafayette LLC**, Suffern. Seller: Unique Space LLC, f.k.a. and Meiron Homes LLC, Monsey. Property: 71 Lafayette Ave., Suffern. Amount: \$1.8 million. Filed Jan. 27.

**Berisha Property LLC**, Beacon. Seller: 534 Main Street LLC, Beacon. Property: in Beacon. Amount: \$4.1 million. Filed Jan. 31.

**Herzog, Michael B.**, Spring Valley. Seller: 11 Valley View Realty LLC, Monroe. Property: 11 Valley View Terrace, Spring Valley. Amount: \$1.2 million. Filed Jan. 30.

**Myers, Jennifer and Jerold Myers**, Grandview-on-Hudson. Seller: 123 River Road LLC, Elmsford. Property: 123 River Road, Nyack. Amount: \$1.2 million. Filed Jan. 31.

**Pamalina Farms LLC**, Beach Gardens, Florida. Seller: Kramer Carol Lynne Trust, Clinton Corners. Property: in Clinton Corners. Amount: \$8.9 million. Filed Jan. 27.

**Perlmutter, Rafael**, Monsey. Seller: 12 Parker Street LLC, Brooklyn. Property: 12 Parker St., Spring Valley. Amount: \$1.1 million. Filed Jan. 31.

## Below \$1 million

**20 Bryant New York LLC**, Rhinebeck. Seller: Colleen A. Breemen, Marlborough, Massachusetts. Property: 20 Bryant St., Poughquag. Amount: \$435,000. Filed Jan. 27.

**27 South Clinton LLC**, Poughkeepsie. Seller: Matthew Camp, New Woodstock. Property: 27 S. Clinton St., Poughkeepsie. Amount: \$75,000. Filed Jan. 27.

**702 Kennedy LLC**, Monroe. Seller: Jain Sneh, Spring Valley. Property: 702 Kennedy Drive, Spring Valley. Amount: \$200,000. Filed Jan. 27.

**8 High Street Holdings LLC**, Wappingers Falls. Seller: Howard Carol Lynn, Poughkeepsie. Property: 150 Bower Road, Poughkeepsie. Amount: \$95,000. Filed Jan. 30.

**9w Bike Shop LLC**, West Nyack. Seller: Stacy Tollefsen, West Nyack. Property: 22 Tompkins Ave., West Nyack. Amount: \$630,000. Filed Jan. 30.

**Arevim**, Hillburn. Seller: Slgslg LLC, Hillburn. Property: 193 Route 17, Hillburn. Amount: \$265,000. Filed Jan. 30.

**Bapatla Properties LLC**, Fishkill. Seller: Diana E. Bauersfeld, LaGrange Village. Property: in La Grange. Amount: \$222,000. Filed Jan. 27.

**Bertolino, Edward**, Congers. Seller: 47 53 Cannon Properties LLC, New City. Property: 47 Sheridan Ave., Congers. Amount: \$190,000. Filed Jan. 30.

**Brach, Hannah**, Monsey. Seller: 14 Calvert LLC, Airmont. Property: 14 Calvert Drive, Monsey. Amount: \$915,000. Filed Jan. 31.

**Building Better Dreams LLC**, Nanuet. Seller: Laurence B. and Teresa M. Kenny, West Nyack. Property: 59 Beach Road, Stony Point. Amount: \$649,000. Filed Jan. 30.

**Cartus Financial Corp**, Danbury, Connecticut. Seller: David E. Wallach, Poughkeepsie. Property: 26 Sunstone Drive, Poughkeepsie. Amount: \$250,000. Filed Jan. 31.

**Comito Homes LLC**, Nyack. Seller: Jennifer Rothschild, South Nyack. Property: 8 Mansfield Ave., South Nyack. Amount: \$220,000. Filed Jan. 30.

**Deutsche Bank National Trust Company Trust**, Salt Lake City, Utah. Seller: Gerard Amalfitano-Referee, New City. Property: 69 Somerset Drive, Suffern. Amount: \$407,000. Filed Jan. 27.

**Dilello Homes Inc.**, Newburgh. Seller: Amanda Gregory Schenectady. Property: in Fishkill. Amount: \$165,000. Filed Jan. 31.

**Douglas, Austin**, Queens. Seller: Deeb Properties Inc., Poughkeepsie. Property: 49 Robin Road, Poughkeepsie. Amount: \$400,000. Filed Jan. 31.

**Elzee Homes LLC**, New City. Seller: Estate of Geoffrey D. Keating, New City. Property: 142 North Little Tor Road, New City. Amount: \$477,000. Filed Jan. 30.

**Emerald City Revocable Trust and Sharen Mailman Trust**, Suffern. Seller: Highview Hills LLC, Suffern. Property: 29 Silverwood Circle, Suffern. Amount: \$680,000. Filed Jan. 30.

**Executive Offices LLC**, Spring Valley. Seller: Robert L. Reda, Suffern. Property: 1 Executive Blvd., Suffern. Amount: \$650,000. Filed Jan. 30.

**Front Porch Properties LLC**, Wappingers Falls. Seller: Robert J. Cannon Trust, Oneonta. Property: 62 Lindbergh Place, Poughkeepsie. Amount: \$171,000. Filed Jan. 31.

**H&B Partners Inc.**, Stony Point. Seller: Alvin Spitzer-Referee, Suffern. Property: 137 Buckingham Court, Pomona. Amount: \$188,000. Filed Jan. 27.

**Itcon Inc.**, Spring Valley. Seller: Unique Space LLC and Meiron Homes LLC, Monsey. Property: 73 Lafayette Ave., Suffern. Amount: \$40,000. Filed Jan. 27.

**Kiely, Timothy J.**, Beacon. Seller: 12 North Street LLC, Elmsford. Property: in Beacon. Amount: \$675,000. Filed Jan. 30.

**Plaza Alma LLC**, Beacon. Seller: Helen F. Duggan, Fayetteville, North Carolina. Property: in Beacon. Amount: \$325,000. Filed Jan. 30.

**Rodriguez, Ileana and Jorge Hernandez Senior**, New City. Seller: 7 Charles Lane, 1 B LLC, Middletown. Property: 7 Charles Lane, Pomona. Amount: \$159,000. Filed Jan. 27.

**Royal & Loyal Realty Corp**, Newburgh. Seller: James Carroll, Poughkeepsie. Property: 29 Old Castle Point Road, Fishkill. Amount: \$265,000. Filed Jan. 30.

**Samet, Max H. and Edith Samet**, Suffern. Seller: Highview Hills LLC, Suffern. Property: 12 Silverwood Circle, Suffern. Amount: \$675,000. Filed Jan. 30.

**Vargas, Jose**, Yonkers. Seller: Sajoma House Flipper LLC, LaGrange Village. Property: in Poughkeepsie. Amount: \$375,000. Filed Jan. 30.

**Weichert Workforce Mobility Inc.**, Morris Plains, New Jersey. Seller: Mihir S. Date and Chaitra V. Deodhar, Suffern. Property: 12 Stockbridge Ave., Suffern. Amount: \$599,000. Filed Jan. 27.

# Facts & Figures

**Ymf Holdings LLC**, Lakewood, New Jersey. Seller: H&B Partners Inc., Nanuet. Property: 32 Riverglen Drive, Thiells. Amount: \$425,000. Filed Jan. 30.

## JUDGMENTS

**Arch Insurance Co.**, Saint Peters, Missouri. \$2,240 in favor of Geico Indemnity Co. and Weatherwax Debra, Woodbury. Filed Jan. 23.

**Bell, Nicholas**, Cortlandt. \$9,115 in favor of Mara Brick Cabot, Putnam Valley. Filed Jan. 19.

**Bien Amber**, Middletown. \$9,649 in favor of Capital One Bank, Glen Allen, Virginia. Filed Jan. 19.

**Bostick, Gerald**, New Windsor. 1,371 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 23.

**Brach Hannah**, Monroe. \$8,464 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Jan. 19.

**Bruno, Michael Jr.**, Middletown. 1,496 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 23.

**Capizzi, Lori**, Carmel. \$1,203 in favor of Midland Funding LLC, San Diego, California. Filed Jan. 19.

**Carley, James A.**, Mahopac. \$3,279 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Jan. 24.

**Carlson, Steven W.**, Carmel. \$3,376 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 30.

**Cerpa, Jose E.**, New Windsor. 1,358 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 23.

**Claudio, Miguel**, Brewster. \$3,969 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Jan. 23.

**Cross Alicia**, Middletown. \$1,307 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Jan. 18.

**Dangelo Stephanie**, Middletown. \$1,068 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Jan. 18.

**Dul Sharon M.**, Slate Hill. \$4,168 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Jan. 19.

**Fayla Computers Inc.** and **Adam Smith**, Croton-on-Hudson. \$27,097 in favor of Danziger & Markhoff LLP, White Plains. Filed Jan. 25.

**Feliciano Angel**, Middletown. \$1,323 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Jan. 18.

**Figura, Rafal**, Middletown. \$4,428 in favor of Synchrony Bank, Draper, Utah. Filed Jan. 23.

**Fonzo, Richard**, New Windsor. \$1,974 in favor of Midland Credit Management Inc., Saint Cloud, Minnesota. Filed Jan. 23.

**Friedman, Esther**, Monroe. \$7,134 in favor of Wells Fargo Bank, West Des Moines, Iowa. Filed Jan. 23.

**Funicello, Christina M.**, Mahopac. \$1,347 in favor of TD Bank USA NA, Brooklyn Park, Minnesota. Filed Jan. 31.

**Gunter Sharon**, Middletown. \$1,079 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Jan. 18.

**Hashim, Bishara K.** and **Nadia Hashim**, Carmel. \$20,461 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 30.

**Hull, Charles R., Jr.**, Mahopac. \$4,377 in favor of Capital One Bank USA NA, Glen Allen, Virginia. Filed Jan. 18.

**Indig, Bernice**, Brewster. \$2,814 in favor of Resurgent Receivables LLC, Greenville, South Carolina. Filed Jan. 18.

**Jackson, Cheryl**, Putnam Valley. \$2,908 in favor of Synchrony Bank, Draper, Utah. Filed Jan. 23.

**Johnson Priscilla**, Newburgh. \$1,496 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Jan. 18.

**Jones, Niko S.**, New Windsor. \$11,245 in favor of Bank of America, Charlotte, North Carolina. Filed Jan. 23.

**Lagoa, Lettina**, Putnam Valley. \$3,947 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Jan. 25.

**Lopez, Jessica**, Newburgh. \$3,352 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 18.

**Lybolt Julia**, Middletown. \$1,485 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Jan. 18.

**Martinez Natalise**, Middletown. \$1,113 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Jan. 18.

**Matthews, William P., Sr.**, Monroe. \$2,737 in favor of Synchrony Bank, Draper, Utah. Filed Jan. 23.

**Meurer Christopher**, Middletown. \$1,892 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Jan. 18.

**Milich Kathryn**, New Windsor. \$1,288 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 19.

**Molle, Michael**, Mahopac. \$2,083 in favor of Capital One National Association, Glen Allen, Virginia. Filed Jan. 26.

**Monegro, Ricardo, et al**, Bronx. \$244,016 in favor of Medranda Aracely Kuszul Mahopac. Filed Jan. 25.

**Naclerio, Teresa**, Newburgh. 1,298 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 23.

**Nagle Steven J., Jr.**, Cornwall-on-Hudson. \$2,369 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Jan. 19.

**Nelson, Theodore A.**, Monroe. \$3,474 in favor of Synchrony Bank, Draper, Utah. Filed Jan. 23.

**Osullivan John**, Middletown. \$1,359 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 18.

**Our Town Party Rentals Inc.**, Middletown. \$3,582 in favor of Thirkopersaud Jasmattie, Middletown. Filed Jan. 20.

**Payne Jennifer**, Middletown. \$6,200 in favor of 93 Cottage Street LLC, Middletown. Filed Jan. 19.

**Pedroza Anthony**, Middletown. \$1,423 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Jan. 18.

**Rivera, Adam**, Westtown. \$31,641 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Jan. 23.

**Rubio Guillermo**, Port Jervis. \$3,691 in favor of Capital One Bank, Richmond, Virginia. Filed Jan. 19.

**Schensul, Jill**, Washingtonville. \$3,282 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 23.

**Swantek Andrew**, Middletown. \$1,347 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Jan. 18.

**Thipham, Thanhhoa**, New Windsor. \$5,458 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 23.

**Thoeny, Jael**, Newburgh. \$2,316 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Jan. 23.

**Thompson Leslie**, Newburgh. \$2,830 in favor of Midland Funding LLC, San Diego, California. Filed Jan. 18.

**Tirnouer, Abraham**, Monroe. \$4,395 in favor of Bank of America, Charlotte, North Carolina. Filed Jan. 20.

**Tri Mar Industries Inc.**, Armonk. \$27,903 in favor of Titan Concrete Inc., Carmel. Filed Jan. 30.

**Velez, Arelis**, Brewster. \$3,133 in favor of TD Bank USA NA, Brooklyn Park, Minnesota. Filed Jan. 30.

**Vespertino, Lorraine**, Mahopac. \$2,701 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Jan. 24.

**Vidal Rafael M.**, Highland Mills. \$17,258 in favor of American Express National Bank, Sandy, Utah. Filed Jan. 19.

**Winniah, Wesley** and **Jebanesan Jeshurun Dushan**, Whitby Ontario, Canada. \$9,287 in favor of Geico and Moleski Christine, Woodbury. Filed Jan. 23.

## MECHANIC'S LIENS

**Beis Hamedrish Skver LLC** as owner. \$481,745 in favor of Bay Crane Service of New Jersey Inc. Property: 18 Jefferson Ave., Ramapo. Filed Jan. 30.

**Chittum, Donald** and **Lorraine Chittum** as owner. \$6,086 in favor of Brav Industries LLC. Property: 33 Woodglen Drive, New City. Filed Jan. 27.

**FRC Mount Devco LLC**, as owner. \$34,766 in favor of Sherwin Williams Co. Property: in Wallkill. Filed Jan. 30.

**Petrone, Christopher M.** and **Katherine C. Fontana**, as owner. \$7,400 in favor of Quality Air Heating & Cooling Inc. Property: 15 Cross Road, Goshen. Filed Jan. 27.

**Rosenberg, Mordechai** as owner. \$10,000 in favor of YSPM Inc. Property: 62 Brookside Ave., Nyack. Filed Jan. 27.

**Rowand, Nicole** and **Alexander Ache**, as owner. \$575 in favor of Omni Plumbing. Property: 120 Delafield Lane, Newburgh. Filed Jan. 30.

**Sounds in the Grass**, as owner. \$6,930 in favor of Foster Reeve & Associates Inc. Property: 200 Osborn Drive, Garrison. Filed Jan. 27.

## NEW BUSINESSES

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

## PARTNERSHIPS

**L Eglise La Joi En Christ**, 214 Walsh Ave., New Windsor 12553. c/o Dieufaute Forestal and Holly Forestal Maryse. Filed Jan. 27.

**Rose Gold Cleaning & Services**, 12 Houston Ave., Apt 1, Middletown 10940. c/o Rosamaria Citriniti and Diana M. Quinn. Filed Jan. 27.

## SOLE PROPRIETORSHIPS

**Colorines**, 3 Alloway Crescent, Highland Mills 10930. c/o Holgos Llewellyn Katherine Elizabeth. Filed Jan. 30.

**Dump Your Load Rentals**, 234 Wallkill Road, Walden, 12586. c/o Franklin Meredith Ann. Filed Jan. 31.

**Dvc Distributors**, 14 Dinev Road, No. 102, Monroe 10950. c/o Abraham and Elimelech Schwartz. Filed Jan. 31.

**Eastern Customs**, 77 Glenmere Ave., Florida 10921. c/o Brennan A. Schultz. Filed Jan. 30.

**Emerald Finish**, 39 Oak St, Apt 11, Walden 12586. c/o Farrell Joseph Michael. Filed Jan. 30.

**Iron & Quill Mia**, 226 E. Main St., Middletown 10940. c/o Julian Mia Chynna. Filed Jan. 31.

**Janscaping**, 5 Sproat St., Middletown 10940. c/o Jansen Louis T. Filed Jan. 27.

**Labalaba**, 201 Ulster Ave., 7-8 Walden 12586. c/o Manliki Burgos Afusat I. Filed Jan. 27.

**Marci Gurton Consulting**, 310 Stage Road, Unit 1, Monroe 10950. c/o Marci R. Gurton Filed Jan. 27.

**Nicoli Realty**, 18 Summit Ave., Walden 12586. c/o David E. Nicoli. Filed Jan. 31.

**Shop**, 3207 Clark St., New Windsor 12553. c/o Anderson Chantel Laree. Filed Jan. 27.

**WM Security Services**, 26 Scotchtown Ave., Goshen 10924. c/o Morel Wendy. Filed Jan. 27.

## BUILDING PERMITS

## Commercial

**A. Pappajohn Co.**, Norwalk, contractor for Merritt 7 Venture LLC. Renovate fitness center and meeting hall at 301 Merritt 7, Norwalk. Estimated cost: \$230,000. Filed Jan. 6.

**AMF Realty LLC**, Norwalk, contractor for AMF Realty LLC. Perform replacement alterations at 205 Main St., Norwalk. Estimated cost: \$1,000. Filed Dec. 20.

**DGC Capital Contracting Corp.**, Norwalk, contractor for STLI LLC. Perform replacement alterations at 126 Westport Ave., Norwalk. Estimated cost: \$2,050,000. Filed Jan. 4.

**Fyber Properties 365 LLC**, Norwalk, contractor for Fyber Properties 365 LLC. Perform replacement alterations at 365 Westport Ave., Norwalk. Estimated cost: \$2,000. Filed Dec. 22.

**Hilberg Contracting LLC**, Norwalk, contractor for Kingswood Condo. Reconstruct multistory decks at 3 Valley View Road, Norwalk. Estimated cost: \$51,250. Filed Jan. 3.

**KBE Building Corp.**, Norwalk, contractor for TB Norwalk Apartments LLC. Construct a superstructure for 393 dwelling units and retail at 467 West Ave., Norwalk. Estimated cost: \$105,264,532. Filed Dec. 22.

**Leblanc, Daniel J.**, Norwalk, contractor for County Bank Fairfield. Install a generator at corner of lot at 119 New Canaan Ave., Norwalk. Estimated cost: \$18,000. Filed Dec. 29.

**New England Moduler LLC**, Norwalk, contractor for Smith 22 LLC South. Remove, repair and replace entire flat roof and install new roof at 22 S. Smith St., Norwalk. Estimated cost: \$270,000. Filed Jan. 3.

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

Questions and comments regarding this section should be directed to:

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

**O and C Roofing LLC**, Norwalk, contractor for O and C Roofing LLC. Replace 14 decks for one building at 42 Glenwood Ave., Norwalk. Estimated cost: \$116,800. Filed Dec. 29.

**Westview Electric LLC**, Norwalk, contractor for Gladys I. Dowling. Remodel kitchen at 100 Seaview Ave., Norwalk. Estimated cost: \$23,000. Filed Dec. 22.

## Residential

**Advanced Window Systems LLC**, Norwalk, contractor for Claude Constant. Remove existing roof and re-roof 374 Highland Ave., Norwalk. Estimated cost: \$17,000. Filed Dec. 29.

**Aqua Heat LLC**, Norwalk, contractor for Giorgio S. Boero and Jean M. Boero. Construct a two-story addition on single-family residence at 5 Braybourne Drive, Norwalk. Estimated cost: \$180,000. Filed Jan. 3.

**Bartlett, Philip**, Norwalk, contractor for Malcolm C. Frazier. Install a generator at 1 Country Club Road, Norwalk. Estimated cost: \$11,000. Filed Dec. 20.

**Built Right Home Solutions LLC**, Norwalk, contractor for Luigi and Doris E. Tucciarone. Remove existing roof and re-roof 25 Chatham Drive, Norwalk. Estimated cost: \$7,000. Filed Dec. 20.

**Burke, David A. and Catherine L.**, Norwalk, contractor for David A. and Catherine L. Burke. Renovate kitchen and two bathrooms at 33 Wilson Ave., Norwalk. Estimated cost: \$30,000. Filed Dec. 15.

**C&D Contractors LLC**, Norwalk, contractor for Alexander Papadopoulos. Replace roof shingles at 34 Bayne St., Norwalk. Estimated cost: \$8,000. Filed Dec. 29.

**Coello, Jose M.**, Norwalk, contractor for Jose M. Coello. Replace siding at 67 Maple St., Norwalk. Estimated cost: \$10,500. Filed Dec. 30.

**Dafa Construction LLC**, Norwalk, contractor for Johanna Eiserman. Renovate single-family residence at 29 Leuvine St., Norwalk. Estimated cost: \$60,000. Filed Dec. 13.

**Deal House Capital Fund 1 LLC**, Norwalk, contractor for Deal House Capital Fund 1 LLC. Renovate two-family residence at 53 Fort Point St., Norwalk. Estimated cost: \$5,000. Filed Dec. 12.

**Dimeo, Michael**, Norwalk, contractor for Jennifer Gibbs. Install a new roof at 48 Noah's Lane Extension, Norwalk. Estimated cost: \$22,500. Filed Dec. 22.

**East Coast Structures LLC**, Norwalk, contractor for William S. Jayson. Construct a new single-family residence at 52 Sammis St., Norwalk. Estimated cost: \$120,000. Filed Dec. 27.

**Flying Colors Roofing LLC**, Norwalk, contractor for Brian Giordano. Remove existing roof and re-roof 6 Boulder Court, Norwalk. Estimated cost: \$11,000. Filed Dec. 20.

**Folgar Carpentry LLC**, Norwalk, contractor for Akter Rashada. Renovate first- and second-floor apartment kitchen and bathrooms, and install roof at 13 Grove St., Norwalk. Estimated cost: \$100,000. Filed Dec. 27.

**Garrido Morales, Miguel Angel**, Norwalk, contractor for Mohamed Mahmood. Replace existing deck at 16 Silk St., Norwalk. Estimated cost: \$14,000. Filed Dec. 20.

**Giczey, Paul A.**, Norwalk, contractor for Paul A. Giczey. Renovate kitchen and change existing half bath to full bath in master bathroom at 20 Priscilla Road, Norwalk. Estimated cost: \$44,200. Filed Dec. 20.

**GK2A Group LLC**, Norwalk, contractor for Walden H. Mathews and Susan Mathews. Construct a one-story addition and deck at rear of single-family residence at 56 Cove Ave., Norwalk. Estimated cost: \$236,098. Filed Jan. 4.

**Hartzell, Michael**, Norwalk, contractor for Michael Hartzell. Change kitchen cabinets and renovate bathroom fixtures at 133 Chestnut Hill Road, Norwalk. Estimated cost: \$65,000. Filed Dec. 15.

**High Quality Builders LLC**, Norwalk, contractor for Peter A. Karadimas. Renovate kitchen and laundry at 7 Spar Road, Norwalk. Estimated cost: \$83,000. Filed Dec. 20.

**JM Painting Contractors LLC**, Norwalk, contractor for Hugh R. Askew and Angela E. Askew. Construct second floor at 44 Baxter Drive, Norwalk. Estimated cost: \$48,500. Filed Jan. 6.

**Karp Associates Inc.**, Norwalk, contractor for Ann Mistretta Lee. Create bathroom in existing closet at 14 Grey Hollow Road, Norwalk. Estimated cost: \$55,955. Filed Dec. 27.

**Long Roofing LLC**, Norwalk, contractor for Pauline McPherson. Strip roof and re-roof 5 Testa Place, Norwalk. Estimated cost: \$27,580. Filed Dec. 28.

**Maggiore Construction Inc.**, Norwalk, contractor for Gilbert K. Watkins and Anne M. Watkins. Construct a superstructure for a one-story addition at 12 Kreiner Lane, Norwalk. Estimated cost: \$65,000. Filed Dec. 29.

**Marcin PYDA**, Norwalk, contractor for Stanley E. Tallmadge Estate. Construct a new deck at rear of single-family residence at 23 Fairfield Terrace, Norwalk. Estimated cost: \$18,000. Filed Jan. 3.

**PDB Construction LLC**, Norwalk, contractor for Maarten A. Dijk. Construct a superstructure for a new two and 1/2 story residence at 34 Harbor View Ave., Norwalk. Estimated cost: \$500,000. Filed Jan. 3.

**Peoples Products Inc.**, Norwalk, contractor for Roberto A. Romano. Install three vinyl replacement windows at 8 Hunters Lane, Norwalk. Estimated cost: \$19,178. Filed Dec. 12.

**Residential Renovations LLC**, Norwalk, contractor for John R. and Louisa P. Steinhardt. Renovate kitchen and relocate exterior door at 19 Comestock Hill Ave., Norwalk. Estimated cost: \$60,000. Filed Dec. 14.

**Rojas, Juan**, Norwalk, contractor for Alton J. and Patricia T. Landsman. Remove roof and re-roof 47 Nursery St., Norwalk. Estimated cost: \$15,500. Filed Dec. 15.

**SA Construction and Services LLC**, Norwalk, contractor for Jose Vega. Construct a superstructure for a two-story addition at 13 Edlie Ave., Norwalk. Estimated cost: \$65,000. Filed Dec. 27.

**Sylvester, Kristen**, Norwalk, contractor for Kristen Sylvester. Create a breakfast counter and remove kitchen wall at 8 Sunset Hill Ave., Norwalk. Estimated cost: \$12,000. Filed Dec. 13.

**Tangard, Sophie**, Norwalk, contractor for Sophie Tangard. Renovate first floor damaged by fire at 12 France St., Norwalk. Estimated cost: \$30,000. Filed Dec. 15.

**The Greyrock Companies LLC**, Norwalk, contractor for FRAP LLC. Construct a superstructure for a two-family residence at 40 Fullin Road, Norwalk. Estimated cost: \$770,000. Filed Dec. 30.

**Truitt, James H.**, Norwalk, contractor for James H. Truitt. Repair front-porch step, walkway and retaining wall at 100 Stuart Ave., Norwalk. Estimated cost: \$8,000. Filed Dec. 28.

**Veer, Singh**, Norwalk, contractor for Singh Veer. Create a foundation for addition to a single-family residence at 44 Nursery St., Norwalk. Estimated cost: \$11,400. Filed Jan. 4.

**Vynylume Inc.**, Norwalk, contractor for Jennifer L. Sacks. Remove roof and re-roof 8 Rainbow Road, Norwalk. Estimated cost: \$13,998. Filed Dec. 28.

**Walesky, Donald C.**, Norwalk, contractor for Robert Miles Jr. and Sandra Miles. Install a generator at 3 Beechwood Road, Norwalk. Estimated cost: \$10,567. Filed Dec. 27.

## COURT CASES

## Bridgeport Superior Court

**Amazon.com Services LLC, et al**, Seattle, Washington. Filed by Louis Cuadrado, Bridgeport. Plaintiff's attorney: George W. Ganim Jr., Bridgeport. Action: The plaintiff was allegedly struck by the defendants' truck. As a result the plaintiff suffered injuries and 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-22-6119503-S. Filed Nov. 16.

**Briscoe, Lorna, et al**, Norwalk. Filed by Edward Sanchez, Bridgeport. Plaintiff's attorney: Connolly Brennan Ralabate PC, Stratford. 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 and further relief as the court deems appropriate. Case no. FBT-CV-22-6119933-S. Filed Dec. 6.

**Guggenheim, Michael Corbin**, West Haven. Filed by Maria Camilo-Bencosme, Bridgeport. Plaintiff's attorney: Varrone & Varrone, Trumbull. 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-22-6119809-S. Filed Nov. 30.

**Jeanty, Marcus F. et al**, Bridgeport. Filed by Daisy Williams, Bridgeport. Plaintiff's attorney: Michael P. Foley Jr. PC, Cheshire. Action: The plaintiff suffered a collision 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-22-6119784-S. Filed Nov. 29.

**Lopes, Abel**, Bridgeport. Filed by Erika Rodriguez, Seymour. Plaintiff's attorney: Law Offices of Edward Czepiga LLC, Bridgeport. 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-22-6119850-S. Filed Dec. 2.

## Danbury Superior Court

**Agway Farm & Home Supply LLC**, Hartford. Filed by Myra Toomey, Bethel. Plaintiff's attorney: Carter Mario Law Firm, North Haven. Action: The plaintiff was walking through the garden center controlled and maintained by the defendant, when she entered on a blacktop surface to look at plants and was suddenly caused to slip and fall upon a patch of wet moss. As a result, the plaintiff suffered 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-22-6044331-S. Filed Oct. 17.

**Frontier Communications Corp., et al**, Norwalk. Filed by Corey Calise, Brookfield. Plaintiff's attorney: Berchem Moses PC, Milford. Action: The plaintiff was bringing his garbage can to the curb for collection and while in the process of doing so he became entangled in the cables that were hanging loosely from the telephone pole onto his driveway, which caused him to suffer 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-22-6044674-S. Filed Dec. 12.

**Martinez, Steven**, Danbury. Filed by Velocity Investments LLC, Bronx, New York. Plaintiff's attorney: Cohen Steven Law Offices LLC, Bronx, New York. Action: The plaintiff purchased the defendant's debt from CreditShop LLC. The defendant has failed to make payments in full. The plaintiff seeks monetary damages and less than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-22-6044444-S. Filed Oct. 31.



# Facts & Figures

**Bradley, Stephen** and **Allison Schneider**, Fairfield, by Thomas B. Lynch. Lender: William Raveis Mortgage LLC, 7 Trap Falls Road, Shelton. Property: 337 Lalley Blvd., Fairfield. Amount: \$988,000. Filed Jan. 3.

**Case, Steven**, Stamford, by Loraine Hession. Lender: Newtown Savings Bank, 39 Main St., Newtown. Property: 104 North St., Unit 704, Stamford. Amount: \$344,359. Filed Jan. 3.

**Chemali, Julien B.** and **Hagar Hajjar Chemali**, Greenwich, by Fany Siranaula. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 18 Dingletown Road, Greenwich. Amount: \$200,000. Filed Jan. 3.

**Cohen, Jason R.** and **Sasha Cohen**, Greenwich, by Joel M. Kaye. Lender: Loandepot.com LLC, 6561 Irvine Center Drive, Irvine, California. Property: 10 Lantern Lane, Greenwich. Amount: \$840,000. Filed Jan. 3.

**Colinet, Yvonne**, Stamford, by Gerard Edens Fleurizard. Lender: First County Bank, 117 Prospect St., Stamford. Property: 27 Northhill St., Unit 2R, Stamford. Amount: \$30,000. Filed Jan. 5.

**Diaz Ruano, Raul** and **Mercedes Lizama Sanchez**, Stamford, by Corinne M. Abbott. Lender: First National Bank of America, 241 E. Saginaw St., East Lansing, Michigan. Property: 24 Seaton Road, Apt 2, Stamford. Amount: \$143,720. Filed Jan. 5.

**DiPietro, Frank Amerigo**, Pleasantville, New York, by Donna M. Montellone. Lender: 2020 Kennedy Group Inc., 10 Noel Lane, Jericho, New York. Property: 26 Riversville Road, 20 Homestead Lane, Greenwich. Amount: \$1,185,000. Filed Jan. 4.

**Dober, Max**, Fairfield, by Christian W. Bujdud. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 134 Colony St., Fairfield. Amount: \$322,500. Filed Jan. 6.

**Evans, Michael G.** and **Flannery Evans**, Fairfield, by Robert E. Colapietro. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 591 Church Hill Road, Fairfield. Amount: \$100,000. Filed Jan. 4.

**Gale, Tom R.** and **Margaret Cheyne**, Stamford, by Benjamin McEachin. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 70 Strawberry Hill Ave., Apt 2-1A, Stamford. Amount: \$152,275. Filed Jan. 5.

**Gionfriddo, Nicholas** and **Jill M. Gionfriddo**, Fairfield, by Francesca A. Principato. Lender: American Eagle Financial Credit Union Inc., 333 E. River Drive, East Hartford. Property: 531 Hulls Highway, Southport. Amount: \$200,000. Filed Jan. 3.

**Giroux, Mark Oliver** and **Ana Carolina**, Stamford, by Morris L. Barocas. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 84 Saint George Ave., Stamford. Amount: \$500,000. Filed Jan. 5.

**Global Montello Group Corp.**, Waltham, Massachusetts, by Stacey A. Hickey. Lender: Bank of America NA, 100 Federal St., Boston, Massachusetts. Property: 2515 Black Rock Turnpike, Fairfield. Amount: \$10. Filed Jan. 4.

**Global Montello Group Corp.**, Waltham, Massachusetts, by Stacey A. Hickey. Lender: Bank of America NA, 100 Federal St., Boston, Massachusetts. Property: 1096 Post Road, Fairfield. Amount: \$10. Filed Jan. 4.

**Goisan, Steve A.** and **Viktoriya Hordyeyeva**, Stamford, by Douglas I. Bayer. Lender: Suma Federal Credit Union, 125 Corporate Blvd., Yonkers, New York. Property: 1186 Hope St., Unit E, Stamford. Amount: \$307,500. Filed Jan. 6.

**Greif, Robin Lemberg**, Greenwich, by Mayra M. Rios. Lender: First Republic Bank, 111 Pine St., San Francisco, California. Property: 104 Ritch Avenue West, Unit 6, Greenwich. Amount: \$375,000. Filed Jan. 5.

**Haynes, Maureen Rita**, Stamford, by Brooke Cavaliero. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 970 Hope St., 3A, Stamford. Amount: \$218,500. Filed Jan. 6.

**Herr, Andrew D.** and **Cynthia Posner Herr**, Old Greenwich, by Gina Marie Davila. Lender: PNC Bank NA, 222 Delaware Ave., Wilmington, Delaware. Property: 32 Halsey Drive, Old Greenwich. Amount: \$500,000. Filed Jan. 5.

**Ibanez, Brian** and **Allison Ibanez**, Greenwich, by Abraham M. Hoffman. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 6 Circle Drive Extension, Greenwich. Amount: \$920,000. Filed Jan. 4.

**Kim, Ji Hoon**, Stamford, by Seth J. Arnowitz. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 8 Elizabeth Ave., Stamford. Amount: \$512,050. Filed Jan. 4.

**Kral, Jonathan** and **Cristin E. Kral**, Fairfield, by Danielle Figueroa. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 115 Drake Lane, Fairfield. Amount: \$145,000. Filed Jan. 4.

**Marsh, Howard C.** and **Alison D. Marsh**, Greenwich, by Scott Rogalski. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 9 Roberta Lane, Greenwich. Amount: \$456,250. Filed Jan. 5.

**Martino, Laura**, Stamford, by Shetal Nitin Malkan. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 453 Wire Mill Road, Stamford. Amount: \$150,000. Filed Jan. 3.

**Mauriz, Gerardo Francisco** and **Marisa Jenkins**, Greenwich, by David A. Tiago. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 442 Riversville Road, Greenwich. Amount: \$367,100. Filed Jan. 5.

**McBride, Scott J.** and **Melissa A. McBride**, New York, New York, by M. Cassin Maloney Jr. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 86 Rockwood Lane, Greenwich. Amount: \$3,000,000. Filed Jan. 6.

**Meehan, Michael T.**, Fairfield, by N/A. Lender: Guaranteed Rate Inc., 3940 N. Ravenswood, Chicago, Illinois. Property: 196 Riverside Drive, Fairfield. Amount: \$931,000. Filed Jan. 4.

**Michel, Kevin** and **Meredith Michel**, Stamford, by Descera Daigle. Lender: First Republic Bank, 111 Pine St., San Francisco, California. Property: 211 Club Road, Stamford. Amount: \$1,005,000. Filed Jan. 5.

**Pookkottil, Ranjit** and **Radhika Jasthi**, Stamford, by Douglas Seltzer. Lender: US Bank NA, 425 Walnut St., Cincinnati, Ohio. Property: 33 N Ridge Road, Stamford. Amount: \$300,000. Filed Jan. 4.

**Segala-Ferraro, Beth Anne** and **Peter Ferraro**, Fairfield, by Danielle Figueroa. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 40 Cranston St., Fairfield. Amount: \$100,000. Filed Jan. 3.

**Seusing, Christopher J.**, Fairfield, by Brad M. Aron. Lender: Neat Loans LLC, 2580 55th St., No.101, Boulder, Colorado. Property: 2109 Hillside Road, Fairfield. Amount: \$696,000. Filed Jan. 6.

**Shefter, Phillip** and **Alison Shefter**, Greenwich, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 610 Lake Ave., Greenwich. Amount: \$370,000. Filed Jan. 5.

**Sirabonian, Andrei** and **Sarah W. Sirabonian**, Brooklyn, New York, by Dennis Bujdud. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 138 Ridgecrest Road, Stamford. Amount: \$1,120,000. Filed Jan. 4.

**Siu, Verna** and **Vincent Lam**, Fairfield, by Daniela Alexandra Roldan. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 129 Home Fair Drive, Fairfield. Amount: \$750,000. Filed Jan. 3.

**Torello, Scott** and **Alyson Torello**, Fairfield, by Eric Willinger. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 205 Shady Hill Road, Fairfield. Amount: \$500,000. Filed Jan. 6.

**Yanoti, Timothy J.** and **Felicity L. Kostakis**, Old Greenwich, by Robert B. Potash. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 27 Willowmere Circle, Riverside. Amount: \$2,500,000. Filed Jan. 6.

## NEW BUSINESSES

**AGF Capital**, 12 Robin Square East, Norwalk 06854, c/o Anthony G Fusco. Filed Jan. 3.

**Connecticut Best Home Care Agency**, 9 Michael St., Norwalk 06854, c/o Aidibe Samahre. Filed Jan. 11.

**Generoso Electric**, 5 Dorset Court, Norwalk 06851, c/o Frank Generoso. Filed Jan. 3.

**Gonzalez, Henry**, 56 Scribner Ave., Norwalk 06854, c/o Henry Gonzalez. Filed Jan. 5.

**IC Interiors**, 12 Possum Lane, Norwalk 06854, c/o Ilanna Calby. Filed Jan. 11.

**Norpointe**, 41 Wolfpit Ave., Norwalk 06851, c/o Elliot Berkowitz. Filed Jan. 3.

**Pinnacle Bargains**, 14 Union Ave., Norwalk 06851, c/o Christopher Picagli. Filed Jan. 3.

**RR Paving and Masonry**, 23 Murray St., Norwalk 06851, c/o Rafael Teixeira Ridolfi. Filed Jan. 6.

**Silver Falls Landscaping**, 31 Keeler Ave., Norwalk 06854, c/o Carlos Lopez. Filed Jan. 4.

**Solude**, 28 Knight St., Norwalk 06851, c/o David G. Martin. Filed Jan. 5.

**The Family Barbershop** 51 Stevens St., Norwalk 06850, c/o Rafael Soto Aderlin. Filed Jan. 6.



# LEGAL NOTICES

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 Estima10 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

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

WM1 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

Notice of Formation of 48 SecorRoad, LLC Art. Of Org. filed with SSNY on 12/5/2022. Offc. Loc: Westchester Cty. SSNY desig. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 226 Hunt Ln North Salem, NY 10560. Purpose: any lawful purpose. #63322

Notice of Formation of TM Paracord Shop LLC. Articles of Organization filed with Secretary of State of NY (SSNY) on 20230112. Office location: Westchester County. SSNY designated as agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to Anthony D Mendez: 3333 Crompond Rd, 1039 Yorktown NY 10598. Purpose: Any lawful purpose. #63323

NY Secy of State (SSNY) on 1/16/2023 Office location: Westchester County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 822 Commerce Street, Box #37, Thornwood, NY 10594 0037. Notice of Formation of Fully Care LLC. Arts of Org. filed with Purpose: any lawful activity. #63326

The Annual Return of the Mucci Family Foundation for the year ended December 31, 2022 is available at its principal office located at c/o Shulman Jones & Company, 287 Bowman Avenue, Suite 236, Purchase, New York 10577 for inspection during regular business hours by any citizen who requests it within 180 days hereof. #63324

Gjana Group, LLC Filed 12/29/21 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 595 Mclean Ave 2G, Yonkers, NY 10705 Purpose: All lawful #63329

Sealed bids will be received as set forth in instructions to bidders until 10:30 A.M. on Thursday, March 09, 2023 at the NYSDOT, Office of Contract Management, 50 Wolf Rd, 1st Floor, Suite 1CM, Albany, NY 12232 and will be publicly opened and read. Bids may also be submitted via the internet using [www.bidx.com](http://www.bidx.com). A certified cashier's check payable to the NYSDOT for the sum specified in the proposal or a bid bond, form CONR 391, representing 5% of the bid total, must accompany each bid. NYSDOT reserves the right to reject any or all bids.

Electronic documents and Amendments are posted to [www.dot.ny.gov/doing-business/opportunities/const-notices](http://www.dot.ny.gov/doing-business/opportunities/const-notices). The Contractor is responsible for ensuring that all Amendments are incorporated into its bid. To receive notification of Amendments via e-mail you must submit a request to be placed on the Planholders List at [www.dot.ny.gov/doing-business/opportunities/const-planholder](http://www.dot.ny.gov/doing-business/opportunities/const-planholder). Amendments may have been issued prior to your placement on the Planholders list.

NYS Finance Law restricts communication with NYSDOT on procurements and contact can only be made with designated persons. Contact with non-designated persons or other involved Agencies will be considered a serious matter and may result in disqualification. Contact Robert Kitchen (518)457-2124.

Contracts with 0% Goals are generally single operation contracts, where subcontracting is not expected, and may present direct bidding opportunities for Small Business Firms, including, but not limited to D/M/WBE's and SDVOBs.

The New York State Department of Transportation, in accordance with the Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation and Title 23 Code of Federal Regulations, Part 200, Title IV Program and Related Statutes, as amended, issued pursuant to such Act, hereby notifies all who respond to a written Department solicitation, request for proposal or invitation for bid that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, disability/handicap and income status in consideration for an award.

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

D264996, PIN 881423, Columbia, Dutchess, Orange, Putnam, Rockland, Ulster, Westchester Cos., HIGHWAY - STORMWATER MAINTAINENCE - Various Locations in Various Towns., Bid Deposit: 5% of Bid (- \$75,000.00), Goals: DBE: 2.00%

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# 2023

JANUARY

## 23 Women in Power

Hear from leading CEOs who have effectively smashed through the proverbial glass ceiling while maintaining a healthy work-life balance.

JUNE

## 15 40 Under Forty

Westfair Business Journals will honor 40 leading professionals under the age of 40 in the Fairfield County area that are making an impact in their industries.

NOVEMBER

## 09 Gen Z Awards

Gen Z will make up about 27% of the workforce in the world. Many individuals from this generation are coming of age and establishing their place in society.

MAY

## 18 Making an Impact

Westfair Business Journals will honor organizations or entrepreneurs that are clearly making an impact in the community.

SEPTEMBER

## 19 Doctors of Distinction

Saluting those who go beyond the diagnosis. Honorees are chosen by a panel of expert judges and will be feted at an Awards Celebration.

JUNE

## 06 Commercial Real Estate

Trends in the real estate market - and the changing landscape of Westchester County, Fairfield County and the Hudson Valley.

OCTOBER

## 10 C-Suite Awards

Westfair will be honoring executives who work closely with CEOs and presidents to fulfill their mission and vision.

Each year, Westfair Business Journals hosts events which provides a forum for industry leaders to have innovative and thought-provoking dialogues while making meaningful connections.