

Westchester & Fairfield County Business Journals



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AVIATION REVOLUTION DISPLAYED AT WESTCHESTER COUNTY AIRPORT

BY PETER KATZ

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Passengers patiently waiting to get through security and pilots of corporate jets patiently waiting for their flight plan clearances likely wouldn't have noticed, but Westchester County Airport quietly earned a place in aviation history recently. The airport was the launching pad for the first demonstration flight of a piloted electric aircraft in the New York Metro area.

An ALIA-250 vertical takeoff and landing electric aircraft manufactured by Beta Technologies of Burlington, Vermont, was used in the demonstration. It was emblazoned with the logo of Blade Air Mobility, which offers helicopter flights as well as fixed-wing service at Westchester and other airports.

"The advent of electric aircraft is truly revolutionary," Michelle Tomkiel, Blade's president and general counsel told the

AVIATION 6

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Electric aircraft turns after fly-by with White Plains in background.

EXCLUSIVE: Greenwich Hospital's cardiology leader on the fight against heart disease

BY PHIL HALL

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Hearth disease is the nation's leading cause of death for men, women, and people of most racial and ethnic groups, according to data from the U.S. Centers for Disease Control and Prevention, which noted that one person in

the U.S. dies every 34 seconds from heart disease.

In an exclusive interview with the Business Journals, Dr. Christopher Howes, an interventional cardiologist and section head for cardiology at Greenwich Hospital, discussed what can be done to lower the too-high fatality rates created by this medical condition.

We're coming to the end of February's Heart Health Month observances, and there are so many programs and information available about heart health. But heart disease is still the number one killer in America. How is this possible when there is so much information out there about how to take care of your heart? Why

are more people dying from heart disease than anything else?

Well, that's certainly a pretty complicated big question. One of the things is atherosclerosis, hardening of arteries, which is a process that increases with age. So, as our population ages and we become an older group, we're going to have that – and fighting

against this is a little bit like swimming upstream because you're always getting older.

But there are things we can do to decrease that progression and try to affect that overall outcome. One thing to keep in mind: although heart disease remains the top medical condition in our society, the actual mortality

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Dr. Suzanne J. Rose, executive director of research at Stamford Health (left) and Michelle Saglimbene, manager of the Stamford Health Center for Simulation and Learning. *Contributed photo.*

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Stamford Health takes a VR route to training

BY JUSTIN MCGOWN

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One of the biggest challenges in training a medical professional is having a live patient for the procedural instructions. As a result, simulation has become a key tool for training staff at leading medical facilities, including Stamford Health.

“We used to say with physicians ‘see one, do one, teach one,’” said Dr. Suzanne J. Rose, executive director of research at Stamford Health. “That’s what we’re really trying to get away from in this day and age of advanced learning because there are so many different ways you could make a mistake with a real person without intending it. But if we can provide the scenarios in a very low risk environment that’s safe, then everyone feels a lot more adept when they get to an actual patient.”

The latest advanced learning tool in Stamford Health’s toolbox is a virtual reality (VR) platform produced by Oxford Medical Simulation (OMS) and used by students as well as doctors and

nurses.

“There’s a wealth of research and evidence that supports simulation-based education,” said Michelle Saglimbene, the manager of Stamford Health’s Center for Simulation and Learning. “It really gets back down to the basics – we don’t want our practitioners practicing in real time on real people.”

“While that’s traditionally how healthcare workers have been trained in that preceptorship, apprenticeship model, we felt that as an organization and as the Department of Research and Discovery that it’s our duty to go out there and see what newer technologies are available to support our staff,” Saglimbene added.

According to Saglimbene, the decision to use OMS became increasingly appealing as a result of the pandemic because the platform allows training wherever students have a stable internet connection.

The program can be used without a headset, providing access to all the same scenarios, but mouse and keyboard navigation is not quite the same

as being able to walk around the virtual patient and feel fully immersed in the realistic rendering of an emergency room bay.

Stamford Health is in the process of acquiring more VR headsets which provide a fully immersive experience. OMS also provides networked options so that several people can work on the same virtual patient, whether they are in the same room or separated.

But VR technology has some limits. Many aspects of medicine require tactile information and practice with fine motions that are still not easy to replicate, in even the most advanced virtual spaces. For the time being, OMS is supplemented with advanced animatronics, mannequins, and mock-ups.

“In our neonatal intensive care, we have a high-fidelity baby simulator,” noted Rose. “If there is a procedure that they know they’re going to be doing they can practice it on that neonatal simulator and have familiarity with a procedure that they might only do once every few months.”

Rose pointed to applying tape to a baby’s skin as a key skill to practice.

“When you have a baby who is born prematurely the tape can rip their skin off and cause an infection and so many different types of issues,” she said. “But they can practice their taping skills on the simulator so that they’re comfortable where that tape needs to be placed and where it can be without causing the skin to break. We want them to say, ‘I’m so confident in my skills that I’m ready for that.’”

According to Saglimbene, early trials with the virtual reality component have not only been positive but generated considerable excitement.

“I scheduled a meeting today with the entire risk and regulatory team for March 7, that’ll be about 10 to 12 learners, I think we are going to need a third headset. The educators who helped facilitate the orientation all asked to put the headset on, and the residents have been emailing me individually to put them on,” Saglimbene said. “This isn’t a slow roll out, everybody is very excited about it.”

Greek restaurant in Port Chester sues lawyer over funding tragedy

BY BILL HELTZEL

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A Greek restaurant in Port Chester claims that a law firm mishandled its application for federal Covid relief funds, costing it \$505,155.

Telly's Taverna of Port Chester Ltd. accused The Yerman Group, of Manhattan, and managing partner Gary Yerman, of legal malpractice and breach of contract, in a complaint filed Jan. 27 in Westchester Supreme Court.

"Telly's did not receive the much needed funding -- still needed to this day due to the long-lasting impact of the Covid epidemic," the complaint states, "as a direct result of Yerman's error."

Yerman did not reply to an email asking for his side of the story.

Telly Vagianderis and Joanna "Nana" Loiselle opened the original Telly's Taverna in Astoria,

Queens in 1990. Vagianderis died in 2006, "Nana" retired in 2009, and the business was passed to her daughter, Dianna Loiselle.

Telly's Taverna of Port Chester opened in 2019.

In March 2021, the complaint explains, Congress appropriated \$28.6 billion to the U.S. Small Business Administration, as part of the American Rescue Plan Act, to assist the food service industry during the Covid-19 pandemic.

The first round of money from the Restaurant Revitalization Fund was earmarked for small businesses owned primarily by women, veterans and economically disadvantaged people. Loiselle owns both Telly's, according to the complaint, so both were eligible for priority funding.

Gary Yerman has focused primarily on immigration law over the past 30 years, according to his firm's website, and The Yerman Group, established in 2002, han-

dles a variety of legal practices including business law.

Gary Yerman solicited Telly's to handle its applications for government funds, the complaint states. He claimed expertise in preparing and submitting the applications and he ensured Loiselle that all T's would be crossed and all I's would be dotted.

Loiselle hired the firm in April 2021 and agreed to pay it 5% of the funds received.

"It was Telly's understanding that Gary Yerman would personally handle and oversee the work," according to the complaint filed by Mount Kisco attorney Joel R. Dichter.

But the task was assigned to a clerk with no formal paralegal training, the complaint states, and the clerk made a critical mistake on one of the applications.

She correctly answered "Yes" on the Astoria application that it had an affiliate, but incorrectly answered "No" on the Port



Chester application.

She pointed out the error to the SBA, but the agency responded that the application had already been sent to the Internal Revenue Service for verification and could not be corrected for several days.

The application for the Astoria Telly's was approved in May 2021 and the restaurant received about \$573,000. The Yerman Group was paid \$28,683.

The Port Chester Telly's was approved for \$516,155 but never received the funds.

While the application was

delayed for correction, the priority funding scheme was challenged.

Due to adverse federal court rulings against the SBA, the agency said in a June 2021 notice to the restaurant, "The SBA is not able to pay 2,968 priority applications -- including yourself -- who were previously approved."

Meanwhile, the entire Restaurant Revitalization Fund has been awarded.

"If not for the error of the defendants," the complaint states, "Telly's would have received the award of over \$500,000."



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from heart disease has gone down a lot over the last 20 to 30 years. So, we are making progress, although the rate of progress is maybe not as much as some of us would hope for.

You know the expression ‘you can lead a horse to water but you can’t make it drink’? Yes, people may or may not see or know what they can do for their heart health, and they still might have problems. Obviously, tobacco use is still a problem in our society. I don’t know if you saw in New Zealand they are terminating tobacco sales – the people who are 18 years old are going to be the last people to ever be able to buy tobacco. If you’re less than 18, when you become 18 next year you won’t be able to buy it. They are acknowledging that tobacco is one thing we could do better as a society.

And then the bigger thing that’s even more of a problem than tobacco is obesity and the metabolic problems that go with that. You can go to a heart healthy meeting from the American Heart Association or read something in a journal. But if you eat and drink and consume and not get exercise, those risk factors that result in vascular disease are going to continue to move forward. It’s one thing to know some of the easy things to do on a lifestyle basis, but doesn’t mean people will do them.

And unfortunately, there’s a very strong socioeconomic bias to that – people in the lowest 25% of economy have as much as fourfold of diabetes as the people in the top 25%. That’s a medical condition that probably should be determined by genetics, but maybe low-income people don’t have the resources to go to the gym. Fast food and processed food is cheaper, but it promotes diabetes. So, there are a lot of social issues to heart health as well.

What impact did the Covid pandemic have on heart disease? For a while, people were not able to get to the hospital and keep their medical appointments – was there as a heart health spike because of the pandemic’s the disruptions in health care?

There are three different things. Number one, Covid itself is associated with vascular disease. When we had uncontrolled, unvaccinated Covid, we saw a lot of



Dr. Christopher Howes, section head for cardiology at Greenwich Hospital. *Contributed photo.*

strokes, a lot of atrial fibrillations, a lot of vascular events and pulmonary embolisms. I think that we’re seeing less of that now, and maybe immunization vaccination has an impact on it.

The second thing, vaccination was associated with some reports of myocarditis and inflammation, pericarditis – we definitely saw some people who had that, but that’s a small amount.

The third thing is this disruption in the health care system, which was already not functioning completely efficiently and smoothly. People getting out of the habit of going to the doctor, perhaps getting out of the habit of even taking their medications, not knowing what their blood pressure is, not knowing what their cholesterol is – that had a profound impact on increased cardiac disease, and also increased cancer and advanced cancer. There’s a very serious price to pay for that.

Recently there have been news reports about more younger people having heart attacks. The most prominent was Damar Hamlin, the 24-year-old football player with the Buffalo Bills who collapsed on the playing field a few weeks ago. Are you seeing more young people seeking out information on heart health and

heart disease?

He did not have a heart attack, he had a cardiac arrest – it’s different. That was a very notable event, but it’s not that unusual. We see things like that fairly commonly. Even though there’s been a lot of initial popular interest in his condition. I’m not aware of young people pursuing health or asking questions more.

Obviously, my ignorance is showing on the subject in misidentifying a cardiac arrest. But am I the only one who is ignorant in not being able to differentiate between cardiac arrest and heart attack?

Excellent question, and don’t feel bad about that. I think that’s very, very common, and it’s a subtle thing but it makes a big difference in the way we think about patients. In fact, today, I saw a young guy who said the exact same thing: ‘My dad died of a heart attack.’ And it wasn’t the case, he died of cardiac arrest – he probably died of something similar to what Mr. Hamlin had, and that is very common.

A heart attack is a specific condition with a specific kind of outcome. And, obviously, people can die from a heart attack. But there’s lots of other stuff that people can die from. And in fact, the majority of patients who died from an acute

cardiovascular event where they don’t even make it to the hospital, that usually isn’t a heart attack – it’s usually something else.

I saw a headline in my newsfeed which said: “Here’s how loneliness and isolation can increase your risk of heart disease.” What is the correlation between emotional stress and heart disease?

I think that’s really hard to quantify. People are going to have some risk for cardiac disease, regardless of their social situation. But I think for years and years, we’ve been aware of the strong relationship between emotional wellbeing, psychological health and medical health – and that’s a powerful relationship.

That’s why whenever we see any patient, either as a routine follow-up or as a new patient in the emergency room, we always acquire a social history to know what else is going on in their life. Stress and social isolation are not good for your health.

What advice would you give to somebody who appears to be in good health and doesn’t think twice about heart disease? Is it something that should be front and center for them?

Well, the cornerstones of assessing cardiovascular risk are

knowing what your family history is, because your genetics make a difference. If mom and dad live to be 90, you’re probably a lot better off than if mom and dad died suddenly at age 50.

Knowing your blood pressure is important. You can’t feel your blood pressure, and if you don’t know what your blood pressure is you’re doing yourself a disservice. And we spend a lot of time talking about cholesterol. There’s a lot of pharmacological agents that we use for treating cholesterol, and treating blood pressure isn’t quite as glamorous. But blood pressure is a really important medical condition that is strongly associated with heart attack, with heart failure and with stroke.

That’s not to diminish the importance of knowing what your cholesterol is and knowing what the ratio of your cholesterol is – it not just the absolute number of how high the cholesterol is, but what that relationship and the good and the bad cholesterol is. There are non-pharmacologic means to correct your cholesterol – diet and exercise, those sorts of things make a lot of difference in that regard.

And then, the last thing is knowing one’s risk for diabetes because diabetes is a very powerful predictor of heart disease.

Pleasantville affordable housing developer files for bankruptcy

BY BILL HELTZEL

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A developer that was sued by Westchester County for \$2.6 million for allegedly abandoning an affordable housing project in Pleasantville has petitioned for bankruptcy protection.

Migi Asset Acquisition LLC, Long Island City, filed for Chapter 11 reorganization Feb. 9 in U.S. Bankruptcy Court, White Plains, declaring assets of \$50,000 or less and liabilities between \$1 million and \$10 million.

Migi is managed by Peter Aytug, founder of York Funding, a firm that lends money to developers who fix, flip and resell apartment buildings. According to his LinkedIn profile, he has originated \$5.8 billion in short-term commercial loans over 30-plus years.

In 2016, when Westchester was under federal government pressure to develop affordable housing in affluent communities, the county made a deal with Migis to renovate a vacant building at 98 Washington Ave., Pleasantville.

The plan was to gut the structure and build 14 apartments.

Migi had bought the property in 2014 for \$1,150,000 from Hudson City Savings Bank. Two years later it sold the property to the county for \$1.8 million and bought it back on the same day for \$1, thus realizing a 57% profit of \$649,999.

The county also agreed to pay Migis \$993,000 to partially subsidize the \$4.4 million project.

Work was supposed to be done by December 2018 but the deadline was extended to June 30, 2020. When the building permit expired in February 2021, the apartments still were not finished.

At that point, according to the county lawsuit, Migis had drawn down \$788,533 from the project subsidy.

Westchester sued Migis last year for breach of contract and unjust enrichment, claiming that the developer had abandoned the project. The county demanded \$1.8 million for the property and \$788,533 for the subsidy payments, for a total of \$2,588,533.

Migi claims that less than 10% of the work remained to be done when the building permit expired, according to a court record, and alleges that the county arranged with Pleasantville to terminate the permit.

The parties agreed to refer the dispute to a mediator, according to court records, and all depositions were supposed to be completed this month.

When Migis petitioned for bankruptcy protection, the lawsuit was automatically stopped for the duration of the bankruptcy case.

Migi owes nearly \$1.8 million to its top

20 unsecured creditors, according to the petition. Most of the claims are for loans, totaling nearly \$1.6 million.

The initial bankruptcy filings do not refer to the county lawsuit or potential court judgment.

Migi is represented by Rochelle Park, New Jersey, attorney Kenneth L. Baum.



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1 Aviation—

Business Journals. “The aircraft are cheaper to operate, which increases the accessibility to a broader range of people, and they solve a lot of issues that exist today with current generation aircraft, specifically noise profiles and environmental concerns.”

Blade’s passengers fly by helicopter, seaplane and jet to destinations including the East 34th Street and West 30th Street heliports in Manhattan, Easthampton Airport, Nantucket, Miami, West Palm Beach and more. The ALIA-250 aircraft are anticipated to possibly be FAA-certificated for carrying passengers by late 2024. For Blade, they could replace conventionally powered helicopters that currently carry Blade’s passengers. Blade initially anticipates having 20 of the Beta Technologies aircraft in service.

“They’re nearly silent in flight and there are zero emissions,” Tomkiel said. “There is sustainable aviation fuel that does decrease emissions in piston-powered and jet aircraft but it’s not easily accessible and expensive. Because we have built the ecosystem around urban air mobility and have been flying people for the past eight years it will be a very seamless transition.”

Tomkiel said that Blade Air Mobility has passenger business in different countries, including the U.S., India and Canada. She also noted that the electric aircraft would be used in transporting human organs for transplant, which is a significant part of Blade’s business.

“We’re truly a global operation,” Tomkiel said. “In New York City, for example, one of our core urban air mobility routes is flying people from Manhattan to JFK and to Newark. We do this everyday here in New York and with current generation rotorcraft. When the EVA, electric vertical aircraft are certified, they’re going to operate within the same infrastructure that currently exists. The same air carriers and operating partners we use today will then operate those aircraft and we will help accelerate that transition.”

Plans call for a cargo version of the ALIA-250 to be FAA-certificated first with a passenger version to follow. The aircraft uses four rotors on top, each turned by direct-drive electric motors. The top-mounted rotors are used to lift off vertically and to land vertically. For forward flight, thrust comes from a pusher propeller mounted in the rear. The rotors on top are stowed facing into the slipstream while the aircraft is flying forward like a fixed-wing airplane. The airplane’s rechargeable batteries are mounted in its belly. The batteries have a range of about 250 nautical miles at cruise speed depending on wind conditions. The batteries require 50 minutes to recharge. The aircraft’s maximum takeoff weight is 6,999 pounds. It has a wingspan of 50 feet. The passenger version has six seats; one for



Electric aircraft taxiing into the Million Air facility at Westchester County Airport for parking.



Electric aircraft overflying Runway 29 with control tower in background.

the pilot and five for passengers. Top cruise speed is about 170 miles per hour.

On the demonstration flight at Westchester, the aircraft flew in the aerial traffic pattern around the county airport, making a low pass over Runway 29, which took it past the FAA control tower, past the private and business aircraft facilities on the south end of the field and out over Rye Lake. It then made a left turn flying parallel to the skyline of White Plains. As forecast, the ALIA-250 made only about one-tenth of the noise of the chase helicopter that was flying nearby.

Tomkiel, who is active with an industry group known as the Alliance for Quiet Electric Aviation, pointed out that noise complaints are a major threat to the exiting aviation infrastructure, with airport neighbors making noise complaints and putting pressure on elected officials to close existing airports.

“The point that we try to emphasize and why this demonstration flight was so important is that the issues with noise are going to be solved with EVA, with the electric aircraft, and the technology exists,” Tomkiel said. “The pushback we get from the communities is, ‘electric aircraft are decades away, that’s not a reality, we want to ban helicopters now, we want to shut down heliports now.’ As we just demonstrated, electric aircraft do exist and are well on the way to certification by the FAA.”

United Airlines Ventures, established by the airline to support its commitment to reach net zero emissions by 2050, recently put down a \$10 million deposit with California-based Archer Aircraft for 100 of its electric vertical takeoff aircraft. United also announced a \$15 million investment in Eve Air Mobility and a conditional purchase agreement for 200 of its four-seat electric aircraft plus options to buy 200 more. Japan Airlines announced it plans to begin commercial flight using electric vertical takeoff aircraft in 2025.

Tomkiel described the demonstration flight Feb. 14 at Westchester County Airport as a milestone in aviation and she sees Westchester as becoming an important hub for electric aircraft flights.

“It’s just a matter of charging infrastructure and manufacturers like Beta provide for that solution,” Tomkiel said. “It’s really just a matter of having accessibility to electricity. Nothing else changes. The ALIA aircraft that we demonstrated at Westchester is a huge deal because it’s for the first time doing a demonstration flight in the New York City area. These aircraft are flying everyday. Beta is not the only manufacturer of electric aircraft. They’re doing test flights and also doing work for the government, for the military. People are very excited about the advent of this technology.”

Best practices for avoiding the dreaded M&A re-trade

BY MICHAEL CARTER

In the mergers and acquisitions (M&A) world, there are few terms as dreaded as the “re-trade.” The continued market uncertainty, coupled with increased buyer scrutiny and diligence, likely increases the possibility of ‘re-trades’ for the coming year. However, proactive business owners can mitigate this risk.

The most critical stage of any M&A process is the point at which the seller selects the ultimate buyer/investor by executing a letter of intent (LOI) and agrees to provide “exclusivity,” prohibiting them from talking to other bidders. While it is each party’s stated intention (not obligation) to close the deal exactly following the terms outlined in the LOI, it is important to note that the LOI, by definition, is non-binding and subject to further due diligence.

A re-trade happens when the buyer lowers the valuation and/or changes the structure. Reactions to the re-trade depend upon one’s perspective:

- Seller’s perspective: “I would never have agreed to sell my business on this new valuation and structure had it been offered in the first place.”
- Buyer’s perspective: “I would never have offered that valuation and structure if the Seller had provided me with the information I now have.”

Both sides think they are right. And they may be.

Bait and Switch or Justified Change?

In M&A, there is no such thing as a good surprise. In today’s M&A market, the buyer due diligence process is becoming increasingly exhaustive and lengthy. When this detailed and disciplined process reveals something unexpected (a surprise), buyers will try to use this new information to renegotiate the terms, price and structure. Generally, justifiable surprises come from:

- Missed financial performance
- Different assessment of operating risks
- Changing industry dynamics
- Financing contingencies

While issues may surface during the diligence process that justify a revised offer, re-trades can also be part of a buyer’s negotiating strategy: Give the seller what they want in order to get exclusivity, then trade down to a lower price



Photo by Gerd Altmann / Pixabay.

using ‘new’ information based on their due diligence. This strategy is especially effective with inexperienced and/or over-zealous sellers.

Regardless of strategy, the re-trade usually comes at the worst possible time – right before the closing when there are limited options for the seller.

How to Protect Against a Re-trade

There are a number of steps sellers should take to help protect against a re-trade. Overall, sellers should be realistic and look at the company through the investor lens.

Be fully transparent: There should never be a ‘buyer-beware’ mentality as the buyer will always find the bad news (which will inevitably lead to a re-trade). Being fully transparent about both the strengths of the business and its weaknesses is the best possible way to avoid a re-trade. The fact that a weakness exists is not an issue if it is positioned correctly (as an opportunity) and disclosed in advance. Buyers cannot claim a ‘surprise’ in due diligence if they knew about it before they make an offer.

Conduct a sell-side Quality of Earnings (QoE) report: We always recommend hiring an experienced accounting firm to conduct a QoE report prior to going to market. This exercise will proactively uncover meaningful issues influencing valuation (EBITDA normalizations, margin analyses, net working capital trends, etc.) and reduce the likelihood of future disagreements with the buyer’s QoE findings during the diligence process.

Understand the buyer: Knowing the

motivations and experience of the buyer/investor is critical to predict the possibility of a re-trade. Do they have a history of re-trades or earnouts? Do they know the industry well and have experience investing in competitive companies? Do you trust them?

Understand the basis of the valuation: Receiving a premium valuation is the dream of all sellers, but it is critical to understand the basis for that valuation. What are the buyer’s assumptions behind the initial valuation (typically, historical EBITDA, growth rates, profitability, access to customers products / markets or technology)? How is the buyer going to measure and validate these criteria?

Financial projections: under promise and over deliver: The most common reason for a re-trade is missing the budgeted financial performance during the exclusive diligence period. If near-term projected numbers are missed, then management loses credibility, valuation can be renegotiated, and often leads to a deeper dive into other due diligence processes.

Negotiate (heavily) while you have the leverage: Many sellers are so excited about getting a seemingly great valuation for their business that they jump to “yes” too fast, assuming that the hard work is done. While valuation is critical, sellers should also think about other definitions of value that are equally important (transition plans for owners, taking care of employees, integration plans, etc.) It’s critical to negotiate these while the seller has maximum leverage – which is right before accepting an offer.

The Seller’s Options

Re-trades are dreaded, but they happen. Even with a revised offer, the seller has options:

- Restructure the transaction to maintain overall valuation, such as converting some cash at closing for a contingent payment in the future
- Address the issue(s) being raised (assuming the issue can be resolved quickly) and re-engage with the buyer after a brief pause.
- Terminate the LOI with the existing buyer and potentially begin discussions with a different bidder.
- Walk away from the transaction all together: This may be a painful reality after the investment of time, money and emotion. However, it may simply be the best course of action if the revised terms of a transaction no longer meet the seller’s objectives and it is unlikely to realize it with other bidders.

The best advice in this situation is to take a deep breath and then take an analytical approach to this emotion filled situation. Sellers should keep their focus on the bigger picture and examine if a transaction still meets the objectives that that prompted a transaction in the first place.



Michael Carter. Contributed photo.

Michael Carter is managing partner with Carter Morse & Goodrich, a boutique M&A advisory firm headquartered in Southport, Connecticut. An earlier version of this article appeared on the company’s blog.

Trailblazers headline third Westchester Women's Summit

BY GEORGETTE GOUVEIA

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Two groundbreaking women will address the third annual Westchester Women's Summit (WWS) on March 10 at the Sonesta White Plains Downtown hotel.

CNN political analyst April Ryan, the longest-serving African American female White House correspondent in history, will deliver the breakfast keynote, while New York state Attorney General Letitia James – the first woman of color to hold statewide office in New York and the first woman to be elected the state's attorney general – will speak at the afternoon reception.

They'll join a group of community leaders who'll share their knowledge and experience in the summit's 12 workshops and on the Trailblazer Luncheon Panel. Among them are Dee DelBello, publisher of Westfair Communications Inc., which owns the Westchester and Fairfield County Business Journals; News 12 anchor Tara Rosenblum; United States Magistrate Court Judge Kim Berg; radio host Kacey Morabito Grean; Northwell Health Executive Director Eileen Egan; Jacqueline Hattar, a partner in the law firm of Wilson Elser Moskowitz Edelman & Dicker LLP; and Institute of Integrative Nutrition (IIN) health coach Jenon Wong.

"The idea is to learn from experts, network with change-makers and feel empowered to create positive change in yourself and your community," said Rose Cappa-Rotunno, founder of The Event Department, which created the event in 2020 in cooperation with the Westchester/Fairfield region's top businesswomen and corporations. "It's always an electric, happy event – a unique and challenging conference and a place for self-discovery and growth, where (some 500) women can support each other in a judgment-free zone."

Among the urgent topics the summit will address are fair pay and gender pay gaps, coping with burnout and stress, work/life balance, women's health, mentorship and raising girls to face life's challenges with strong leadership skills.



April Ryan. Courtesy April Ryan.



Letitia James. Courtesy Letitia James.

Leadership characterizes the two women at the forefront of the event.

In addition to being a CNN analyst, Ryan serves as the White House correspondent and Washington, D.C. bureau chief for TheGrio, <https://thegrio.com/> a website covering Black news, lifestyle and opinion. For 23 years, she was the White House correspondent and Washington bureau chief for American Urban Radio Networks. From that vantage, she has had one-on-one interviews with many national leaders, including Presidents Barack Obama and George W. Bush; former first ladies Michelle Obama and Laura Bush; former Secretary of State Hillary Clinton; former vice president Al Gore; and John Kerry, currently

the first United States special presidential envoy for climate. She is the author of three books – "The Presidency in Black and White," "At Mama's Knee: Mothers and Race in Black and White" and "Under Fire: Reporting from the Front Lines of the Trump White House."

A multiple award winner who has appeared in numerous publications, Ryan served on the board of the White House Correspondents Association – one of only three African Americans in the association's 100-year history to do so – and is a member of the National Press Club. The Baltimore native, a graduate of Morgan State University, gives back to her community by serving as a mentor to aspiring journalists and assisting in the development of up-and-coming

broadcasters.

As New York state attorney general, "Tish" James has made it her mission to fight for the vulnerable. She has secured more than \$7.5 billion for New York from lawbreakers, including more than \$2.5 billion from opioid manufacturers and distributors for their roles in the opioid epidemic. Under her leadership, the Office of the Attorney General has helped remove more than 4,000 guns from New York communities, taken down dozens of drug- and gun-trafficking rings throughout the state and instituted legal action to stop the proliferation of ghost guns, which are made privately and therefore untraceable.

James has gone after predatory landlords who harass tenants

and endanger children by violating New York's lead paint laws. She has protected New Yorkers' health and the state's natural resources by prosecuting polluters and companies that flout environmental protection laws. And she has gone to the United States Supreme Court to stop a question about citizenship from being added to the census.

Before serving as attorney general, Letitia James was New York City's public advocate, passing more legislation than all previous public advocates combined, including a groundbreaking law that banned questions about salary history from the employment process to address the pervasive gender wage gap. Prior to that, she represented the 35th Council District of her native Brooklyn in the New York City Council for 10 years. As a council member, she passed the Safe Housing Act, which forced landlords to improve living conditions for tenants in New York City's worst buildings. Before her election to the city council, James was head of the Brooklyn Regional Office of the New York State Attorney General's Office. A graduate of Lehman College in the Bronx and Howard University School of Law, James began her career as a public defender at the Legal Aid Society.

The Westchester Women's Summit takes place 8 a.m. to 4 p.m. VIP admission, \$300, includes a private meet and greet with the keynote speaker and sponsors, continental breakfast, lunch, all workshops and the Wine Women & Chocolate reception at 3 p.m. General admission, \$200, includes continental breakfast, lunch, all workshops and the Wine Women & Chocolate reception.

Proceeds benefit Girls Inc. Westchester, dedicated to creating girls-only programs that equip young women with the essential knowledge and skills they need to succeed in life and work. Founded in 2007, Girls Inc. Westchester is a nonprofit affiliated with the larger 150-year old national organization, which maintains more than 85 chapters throughout the United States and Canada.

For tickets and more, click here. <https://www.virtualmeetinghub.com/>

Tom Connor heads the creative and production efforts at Weinrib & Connor in Mount Kisco. His columns on advertising and marketing will be regularly featured in the Business Journals.

Surely your favorite Super Bowl commercials have faded from your pre-frontal lobe, unless the advertisers used the game for the debut of a new campaign. We won't know that until we see that commercial again.

IMHO (in my humble opinion)? ICYMI (in case you missed it)? It's an indicting form of dyslexia in the digital age we're in now to be illiterate with this alphabet soup. Looking them up via Google is no solution as many acronyms have multiple meanings, if not names of businesses. ABC, CBS, FOX and NBC were recently the subject of a CNBC roundtable article questioning the future of linear TV – the wired delivery so many decry. Some give the status quo another three years before the streamers truly dominate. Alas, the sky-high sports broadcasting rights seem to be the bugaboo, though most network folk were very bullish on their “high margin” business of advertising.

Recently, we enquired about a YouTube TV buy for a client in the region. Affordable commitment. Hulu, which used to be a \$30,000+ minimum has come down a lot in price. We hear from many marketing-interested folk that cable is dying. Not in these parts with all of those Yankees and Mets fans! Of course, these interested folk have neither the budget nor the wherewithal to appreciate cable's reach. Never have, and never will. It's still part of many broadcast TV media plans, albeit the audiences skew male (sports) and older.

Older means more money to spend on consumer goods, durables, and services, too.

Second fiddle to cable and TV with ad efficacy is outdoor. It produces tremendous numbers for awareness, and it doesn't get mired down in digital clutter. It's known today as Out-of-Home. Billboards are very challenging creatively: they demand few words and simple visual. Can the message hold up for twenty days of viewership,



Tom Connor

even longer as commuters drive by day in and day out, without turning the audience off? Most agency creatives who work in the medium will attest to its supremacy as the most difficult medium. Alas, Westchester County is home to few billboards, and while Fairfield is helped by a longer span of I-95, it, too isn't quite as billboard-heavy as New Jersey. Speaking of billboards, in New Jersey, did you know there are more miles of highway in the Garden State than in Texas?

Our anti-traditional marketing favorite story of late is that of McIlhenny Company, manufacturer of Tabasco products. Chief Sales and Marketing Officer Lee Susen recently went on the record about their embrace of Instagram and TikTok. As Susen stated, “as a legacy brand, if you rest on your laurels, you drive the brand out of business.” With 90,000 followers on Instagram, it's mind-blowing to contemplate 500,000 followers on TikTok. The brand recently ran a promotion on Amazon, offering a free Chipotle voucher with

purchase. Amazon/Whole Foods aside, is it worth shipping a bottle of Tabasco vs. going to the supermarket? We guess so. Susen wants to know, “what do the fans think?” In fact, a TikToker started posting about using Tabasco in salad dressings and the idea gained traction, enough so that a Tabasco line extension salad dressing is a new product offering, for a limited time, of course. Remember our quip, we want consumers who “love” products vs. merely “like.” If your marketing needs a little hot sauce, this is a pretty good prescription to follow.

As Washington is examining TikTok, I'm reminded that our Framers in the late eighteenth century were obsessed with property rights, free speech and the sanctity of contracts. Sure, the high-flying Chinese intelligence machine can pirate data from our most avid TikTokers, but I question whether we need to worry – are these influencers/followers truly rewriting our cultural constitution? China has been pirating intellectual prop-

erty of all kinds, for a while. Is the future of our American Civilization really at risk from TikTok? STEM curricula should get the same concerns in our legislative chambers. Not happening. More GenZ-ers now use TikTok in lieu of Google as their search engine. Where are the SEO champions, now?

Granted, most of you are not using TikTok to reach consumers, and buzzy media speak might be a lot of hogwash for you. If you are a “legacy” brand or business, the viewership age of your customer base will keep getting younger and these younger audiences are not as readily persuaded by traditional media and rarely go out on a limb about an organic social post; their digital swath encompasses a ton of screentime albeit with no more than a two-click attention span. Of course, if the creative kills, the medium is usually a moot point in the scheme of things. The data does not lie in this regard.

Back to the TikTok playbook. Their corporate team is opening public labs in Culver City, California,

Washington, D.C., Dublin, Ireland, and Singapore so the powers-that-be (public and private sector) can see how they are sincere about not spying. This is so refreshing, the TikTok team, banking on their new lab oversight from Oracle, will do its best to show our federal officials they are not social media run amok or afoul of the law. And, if a TikToker were to hit “refresh” on their device, deleted would be all their favorite influencers and the algorithm will furnish them with new varied content that's different.

It's about that time in the fiscal year that a content calendar from March through June might be the solution to your social media ambitions. Plan the post topics for every other week, and get them going. Starting is the biggest hurdle. Come July and August, though half your audience will be on holiday one month or the other, post accordingly. Keep it light. August and September are back to school for many folks, so attention may not be paid. Late September until a week before Thanksgiving has much potential for posts, but we'd suggest inviting fans to an event in this time period.

Why? Hands down, a great marketing event is THE strongest brand dynamic by far. They can be as expensive as a TV commercial shoot, or as cheap as rounds of drinks. How you make them special and coordinate the insane logistics of RSVPs are subjects for another time. Events generate their own media, pre-event, and post-event. They are in decline, but their yield can beat the daylights out of being fearful of them. Make yours – eventful!

The 411 on taxes

BY TIMOTHY BAKER

According to a new survey from online tax preparation company TaxSlayer, 57% of Americans are not confident about their understanding of the tax code and ways their investment portfolio affects their tax burden. We at Metric Financial in Simsbury, Connecticut, are trying to reduce that number to zero during this tax season by educating consumers about new tax laws and legislation that influences investments so that everyone can mitigate tax liability while increasing wealth.

A big mistake that people make during tax season is not consulting with a financial adviser about their monetary position and overall investment strategy before they meet with their accountant. Nine times out of 10, there are financial ways to offset your income and select investments that offer the maximum tax savings before an accountant files your tax return with the Internal Revenue Service (IRS).

Ideally, your financial adviser and accountant should be working in close connection all year round but especially during tax time for the mutual client's ultimate fiscal benefit. However, that client must also do due diligence and that means some taxation literacy. Here are some common questions and their perhaps uncommon answers:

What tax bracket am I in?

There are seven distinct tax brackets that an individual may fall under based on income. However, a big misconception is that people think that they are only taxed in one percentage bracket. In reality, the IRS tax code is tiered, so a person might be taxed at 12% for a portion of the income up to a certain dollar amount, as well as simultaneously taxed at 22% on a greater amount of income. A financial adviser and accountant can help determine a person's marginal tax rate, which offers a more accurate depiction of overall tax liability.

Why am I paying capital gains taxes on mutual funds if I didn't sell anything?

Every year, investors with mutual funds in non-retirement accounts receive a 1099 with capital gains that they have to pay taxes on even if they didn't sell anything. Exchange Traded Funds (ETFs), which also have lower costs and are just as diversified, tend not to distribute the same capital gains, offering people savings.

The question to ask yourself in response to this is, Are you taking advantage of any tax loss harvesting in 2022? An accountant can offset any capital gains with losses. Furthermore, you can take up to a \$3,000 deduction in losses to offset income. That carries forward, so if a person has \$6,000 in losses in 2022, he or she can take \$3,000 against income this year

and \$3,000 again next year.

Do I need to take a mandatory IRA distribution this year?

Those turning 72 this year do not have to take a required minimum distribution from the IRA. The recent Secure Act 2.0 changed the age to 73 and in 2033, the age will increase to 75. This does not change your required minimum distributions of an inherited IRA.

Should I open a 529 plan for my child's future college education?

Many parents worry about saving in a 529 plan because of the penalties if the money is not withdrawn for educational expenses specifically. The Secure Act 2.0 changed that, too. Starting in 2024, there are provisions for moving unused 529 balances to a Roth IRA. There are nuances to this, so consult a financial adviser or accountant.

Should I max out my pre-tax retirement plan contributions?

It depends. Remember to think about what it will look like when you take withdrawals in retirement. Anything coming out of retirement accounts will be taxable as income. On the other hand, anything you take out of a traditional brokerage account will only incur capital gains. Long-term capital gains generally are taxed at a lower rate than income, so it's a good idea to spread your investments around.

I own my own business, so I don't have a 401(k). How do I save for retirement?

Many business owners use a Simplified Employee Pension, or SEP. This allows you to invest funds for retirement, and contributions are tax-deductible. There is a specific formula for what the IRS will allow you to contribute, so be sure to consult with a tax accountant. If you have employees, a SIMPLE IRA or SIMPLE 401(k) might be better. A financial adviser can help you determine what fits best.

Can I make a contribution to a Roth IRA?

If you are married and filing jointly, the rule in 2023 is that your eligibility begins to phase out when you and your spouse make more than \$218,000. If you are single, it begins to phase out at \$153,000. Be careful if you are married and filing separately, because you cannot contribute to a Roth IRA if you make more than \$10,000.

My company offers both a Roth and traditional version of a retirement plan. Which should I contribute to?

Again, it's important to think about what things will look like in retirement when you withdraw. A Roth is after-tax now and tax-free at withdrawal. A traditional retirement plan is pre-tax now and taxable at withdrawal. People need to ask when they will be in a higher



tax bracket – now or in retirement?

I need money to repair my home. Can I borrow against the value of my IRA?

No, a person can only borrow against an employer retirement plan. Once a year, an employee can withdraw money from his or her IRA. However, that needs to be put back in the IRA account within 60 days. If it is not returned in 60 days, it will become taxable income and, if you are under 59½, you will pay a 10% penalty on top of the taxes.

Americans work hard for their money and the job of any good financial adviser and accountant is to help preserve and grow it. My main mission is to educate people on the tax ramifications of each investment option, so that they can keep more of their returns, reduce payouts and improve their financial picture over time.

Chartered Financial Analyst Timothy Baker is the principal owner of Metric Financial, a Connecticut-based investment management and financial planning firm that offers educational sessions and public seminars on creating and preserving wealth for retirement. For more, visit metricfin.com.



PRESENTED BY HOULIHAN LAWRENCE

Inspired by the architecture of Frank Lloyd Wright, this contemporary wooded retreat on Colonel Sheldon Lane in Pound Ridge lets the outdoors in and the indoors out.

The 7,300-square-foot, partially completed main house has floor-to-ceiling windows for ever-changing vistas of the four-acre property in this quiet cul-de-sac of sophisticated modern homes. Open spaces, barreled kitchen and dining-room windows, vaulted ceilings and radiused walls for artwork add other Wright-ian touches to this 2009 residence, which has five bedrooms and six bathrooms.

Amenities include a completed, attached one-bedroom apartment and an attached three-car garage.

For \$1.9 million, you can have and finish off this imposing modern space.

For more, contact Lindsay Matthews at 914-234-9099, ext. 306; 914-318-1394; or lmatthews@houlihanlawrence.com.

Finding the Wright stuff in a Pound Ridge contemporary

MAJOR UPGRADES AT DUTCHESS STADIUM TAKING SHAPE AS HUDSON VALLEY RENEGADES SEASON NEARS



Change is coming to Dutchess Stadium in 2023. Recently the Hudson Valley Renegades and its ownership group, Diamond Baseball Holdings (DBH), announced the beginning of a multi-million dollar, multi-year transformation project to the ballpark.

The construction currently underway at the ballpark is Phase One of the project undertaken by the Renegades, DBH and Dutchess County. DBH is making a multi-million dollar investment during Phase One, marking the largest private capital investment in the ballpark since it was built in 1994, with additional multi-million dollar investments coming in subsequent phases. Phase One will be completed by Opening Day of the 2023 season.

“This first major wave of construction at the ballpark is necessary to create a better, safer environment for Renegades players at the park,” said Tyson Jeffers, General Manager of the Renegades. “These are necessary upgrades to improve player training and development facilities, and enhance player safety - ensuring that affiliated, professional baseball can exist in the Hudson Valley for years to come. Additionally, it will en-

hance the experience for our local college student-athletes and youth baseball players who use the field throughout the year.”

Phase One consists of player-facing upgrades to Dutchess Stadium, including the construction of a brand new, padded outfield wall for enhanced player safety and a cleaner, more modern aesthetic to the ballpark. The right field clubhouse building is also being gutted and completely renovated to provide facilities for players, coaches, and umpires that conform to modern needs and requirements, as outlined in Major League Baseball’s Player Development License (PDL).

This includes larger spaces for training areas and a video room, dedicated locker room space for female coaches and umpires, and the conversion of the visiting clubhouse space to a state-of-the-art weight training facility. For the 2023 season, visiting teams will move to a temporary clubhouse before occupying the right field building for themselves upon completion of the new home clubhouse in 2024.

Additionally, the batting cages in right field are being enclosed to create a training facility that can be used by both teams

in all weather. Subsequent phases of work at the ballpark are set to commence in the coming months, with details to follow. Phase One construction is being performed by Holt Construction Company’s Hudson Valley division.

“Holt is very excited to play a role in the future success of this facility,” said Dan Depew, Director of Business Development for Holt Construction. “This project falls right in line with the mission of Holt to build long-lasting relationships through collaboration for and construction of meaningful projects. We are very proud of our team on this project and are looking forward to a great season for the Renegades.”

Built in 1994, Dutchess Stadium has hosted Renegades baseball and thousands of community events throughout its life. The Dutch has welcomed over 10 million guests since it opened and hosts approximately 200-250 outdoor entertainment and sporting events per year. It is conveniently located at the crossroads of the Hudson Valley, highly visible from NY-9D and I-84, just minutes off US-9 and I-87, and is in close proximity to both the MTA Metro-North Railroad

Beacon and New Hamburg Stations.

Dutchess Stadium has been known as a gathering point for people throughout the Hudson Valley and has generated millions of dollars in economic impact over the last 28 years. Under the Yankees affiliation and move from a 38-game season to a 66-game season, that impact has rapidly grown since 2020 through additional tourism, employment, and hospitality. The Dutch is in the midst of significant investment on the part of the Renegades, Diamond Baseball Holdings (DBH) and Dutchess County to elevate it into the premiere venue in the region.

The past few years have already seen significant improvements including replacing and upgrading stadium seats, the installation of state-of-the-art, energy-efficient LED lights, and the re-pavement of the parking lots. Over the next 18 months, the Renegades, DBH and Dutchess County are embarking on several projects to transform the stadium for baseball and community events.

Scan the QR code on the next page for more information on Renegades Group Areas and Hospitality, including pricing!



Book your group now for only **\$100**



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Get Started.



Understanding the impact of the SECURE Act of 2022

BY LAWRENCE GORE

Our representatives in Congress spend lots of time actively working to pass bills into law that benefit us Americans or solve problems we face. Oftentimes, bills and other legislation that directly impact us get passed and signed into law by the president – and we may not hear about them on the evening news.

One newly signed law that you might not know much about, but that will directly affect your retirement plan, is the SECURE Act 2.0. It can be a heavy lift to break down the particulars of the SECURE Act 2.0, and how it relates to your personal IRA or 401(k) plans.

That being said, it's worth familiarizing yourself with the ins and outs of the law so that you're best set up for success in the future. Here are four of the most important updates to keep you in the know about the SECURE Act 2.0:

The SECURE Act 2.0 will let you save even more per year in your 401(k) plan.

For Americans over the age of 50 who are looking to max out their retirement savings, this year, you will be able to make up to \$6,500 in catch-up contributions to your 401(k) plan and IRA investors can contribute the same, plus an extra \$1,000 per year.

If you make less than \$145,000, you can choose pre-tax or Roth contributions. These catch-up contribution caps haven't been raised since 2006, but now, the IRS is expected to raise the limit each year.

This is big news, especially if you're age 60 and over and contributing to your 401(k) through catch-up payments – you'll be one step closer to stashing away more for your retirement. Another phase in comes in 2025, which is when employees between the ages of 60 and 63 can increase their catch-up contribution to \$10,000 for 401(k) and 403(b) plans.

Small-business owners will have an easier time providing employees with retirement benefits because of lower costs and fewer administrative burdens.

Thanks to the SECURE Act 2.0, business owners are eligible for a tax credit of up to 100% of retirement plan start-up costs for employees, and an additional \$1,000 tax credit per employee based on how much the company contributes to the retirement account. This makes it less of a burden for your business to stay afloat while helping your valued employees plan for their futures.

Similarly, starting in 2025, any 401(k)



Lawrence Gore. Contributed photo.

plan started in that calendar year and onward will automatically enroll employees with a starting contribution of 3%, and increase each year to help employees save for themselves.

If you are a dedicated retirement saver, you get benefits too – the age to take your first annual Required Minimum Distribution (RMD) has increased to 73. Retirement plan savings in a designated Roth 401(k) or 403(b) account are no longer subject to RMD rules. This means employees' accounts can continue growing tax-free.

Now that you can wait another year or two before taking RMDs from your retirement accounts, there are many strategies to keep your taxable retirement income lower. Similarly, retirement plan savings in Roth 401(k) and 403(b) accounts are no longer subject to RMD rules allowing accounts to continue to grow tax-free.

Employees who are still paying off their student loans get added benefits.

Employers will now be able to match repayments to student loans to their workplace's

retirement plan, helping them save for retirement, while getting out of student loan debt sooner.

This is just the beginning of how the re-vamped SECURE Act changes the way that Americans can save for their retirement – and not all of the changes in the SECURE Act benefit everyone with a retirement plan the same way. Additional changes are on the way in the years to come and it's always worth examining how new legislation affects your own personal financial planning.

If you are not sure of the details, consider reaching out to a professional wealth advisor or your accountant to ensure you're on the right track and know the best ways to plan for tomorrow, and today.

Lawrence Gore is a senior vice president and senior wealth advisor at Tompkins Wealth Advisors, based in Mount Kisco.

Photo by Kris / Pixabay.

The joy of Mexican food at Las Mañanitas

BY JEREMY WAYNE

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Mañanitas translates in English to “early mornings.” It’s also the name of a traditional Mexican birthday song, but it isn’t morning and neither are we celebrating birthdays as we head out for dinner at Las Mañanitas, the prized Brewster restaurant tucked into Putnam County, a couple of miles from the Westchester border.

I had been here before, 12 years ago, soon after Las Mañanitas opened, but somehow the place had slipped off my radar. When a colleague recently recommended it, mentioning the restaurant’s “abundant” food and saying it was “always jam-packed,” I needed no further persuasion, rounding up three friends to join me for an evening of Mexican revelry. (“Sure,” said the wise one, correctly anticipating strong drink, “just so long as you drive.”)

The restaurant itself, which occupies a kind of rambling, custard-yellow cortijo, stands in a park, approached via a long driveway. The parking lot seems to have doubled in size since I was last here and I don’t recall the pretty illuminations around the ancient trees, turning the park into an enchanted forest at night, with a twinkling gazebo. But the kitsch, not-so-little piggy standing on its hind legs, its front trotters in the trough, and the caricature model of the mustachioed Mexican farmer behind it, cleaver in hand, are just as I remember.

Inside the rustic house, a plaster gray Azteca horse greets you proudly. It’s the kind of near life-size horse a rich – and dare-one-say – spoiled child might have in the nursery. As we wait for our table, all the kids coming into the restaurant with their moms and dads, grandparents, uncles, aunts and cousins stop to admire it. And yes, there are kids galore, because Las Mañanitas, despite all that booze at the



Top, Las Mañanitas, main house. *Courtesy Las Mañanitas.* Ceviche at Las Mañanitas. *Photograph by Jeremy Wayne.*

bar and those smokers on the side terrace is very much a kid-friendly, family affair.

Seated at last, with a view of said bar, we take in the room. Make that rooms, because there are several of them, all leading off the restaurant’s central section. (The restaurant has myriad terraces, too, for outdoor summer dining.) The lighting is phenomenal and, along with the brick walls and oak beams, creates a wonderful atmosphere. I’m not talking about the sort of design-led mood lighting installed by some trendy New York consultant at exceptional cost to the owners, but more of a homemade look – great swaths of fairy lights strung across ceilings and sparkly, illuminated stars that drop from other ceilings on threads, giving the space a light-hearted, festive air. Food seems almost irrelevant at this point, we are so absorbed in the energy of the place, with sounds of singer Chelo warbling “La Lámpara” or the Spanish band Fondo Flamenco band enunciating its rhythmic Latin rap.

But food is what we’re here for so order we must. To start, guacamole, naturally.

A whole avocado farm must be going into this guac, which our server is preparing table-side. “Spicy, medium-spicy, what’s your preference?” he asks us, before peeling and smashing the avocados, adding the other components and mixing everything together in a hollowed-out, heavy stone bowl, which he places on the table for us all to dig in.

A hearty black bean soup has deep, satisfying flavors, while a magnificent lentil soup is not the usual brown sludge I associate with this broth, but a beautiful pale green soup served piping hot, fragrant with cilantro. Salads are fresh and vast. An excellent shellfish ceviche is so substantial, my pal who’s ordered it – usually quite the trencherman – has to box up leftovers to take home.

No skimping in the rice dishes either. A paella Valenciana, saffron rice with beans, chicken and pork, comes in a huge paellera, or paella dish, a portion for three or four enough to serve five or six. If you’re feeling more mar than terra, the restaurant does a seafood paella, too.

Moles find favor with all of us, tender chicken under a well-balanced, jauntily-spiced, creamy sauce. And steaks, both a rib eye and filet minion, are excellent, satisfyingly charred and butter-soft. As for the mash, not to name-drop, as if, but it reminds me of the sublime mashed potato I ate at Joël Robuchon’s Atelier restaurant in Paris a dozen or so years ago and have never forgotten. This is its equal.

Mojitos flow as does most everything else in the drinks department. Three bartenders work nonstop but still find time to banter as they shake, stir, muddle, slice, sieve and pour, always smiling as they beaver away. The back bar, a dazzling display of tequilas, mezcal and agave syrups, underlit with blue, green, red and yellow flashing lights, is a riot of color and promise.

Thirteen years ago, UNESCO recognized Mexican cuisine for its importance in the “Intangible Cultural Heritage of Humanity.” Since then, many serious, high-end Mexican restaurants have sprung up around the globe, offering all manner of regional Mexican delicacies and “forgotten” foods.

That’s all well and good and I’m all for authenticity, but Las Mañanitas is not one of those restaurants. You’re not going to find ant-egg sacs or fried locust on the menu here. What you get instead is highly approachable, delicious Mexican food that you generally know and love, with a few legitimate additions from Spain, all faithfully rendered. The cooking is essentially joyful and generous and the atmosphere is so cheery, that while it may not be your birthday, it will always feel as if it is.

For reservations and more, visit lasmananitasrestaurant.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.”

SPECIAL REPORT

Health & Healing

Photo by J.L.G. / Pixabay.



The importance of complementary therapies in end-of-life care

BY MARY K. SPENGLER

When you think about hospice or end-of-life care, a common misconception is that the focus of the providers is solely on pain management. While this is a key component of any hospice care program, many providers, including Hospice of Westchester (HOW), believe in the importance of a holistic approach to treating patients, not just their symptoms. It has been proven that patients diagnosed with a life-limiting illness benefit from the addition of alternative therapies into their treatment plan. Often known as Complementary Care, these therapies can maximize patients' com-

fort and overall quality of life.

Caring for the “whole” patient should be an essential component of any hospice program. Mind-body complementary therapies like massage, reflexology, music therapy and art therapy can help ease tension, reduce anxiety levels and improve the overall comfort of the patient. We are proud to offer all of the above therapies, at no cost to our patients, through The Anna & Louis H. Shereff Complementary Care Program.

Music Therapy

Since 2017, HOW has partnered with the Music Conservatory of Westchester and its Music Therapy Institute to offer music therapy services to our patients.

According to Lisa Sandagata, director of outreach at Music Conservatory of Westchester, music therapy provides emotional support, reduces anxiety, can alleviate pain and create a social context involving loved ones. Patients receive the opportunity to be musical, explore the music of their lives and recall their special memories and moments through song. Music can also provide physical comfort and reduce the loneliness, isolation or depression that are often experienced by patients at the end of life.

“Music is a social art and something made to be shared,” she said. “Enjoying the music that has been present in all the stages of a patient’s life provides a wonderful opportunity for these individuals

to think of happy memories from their past. It also helps them make positive memories in the present with those surrounding them.”

Music therapy sessions can also feature music-assisted relaxation, where the therapist will play an improvised piece of music to help the patient feel more comfortable. This type of receptive experience gives the patient the opportunity to relax and enjoy the many benefits of music.

Art Therapy

Participating in art therapy provides an opportunity for patients of all ages to express themselves through artistic activities. Art can produce a release of

feelings that can be healing to the mind, body and spirit.

Valeria Koutmina, art therapist with HOW, says that art therapy provides a way of sharing space and communicating with a patient and their family. Mark-making is meaning-making, and visual art is an organizing, life-affirming and grounding process that is especially important at a time in life that may presents challenges, emotions and unknowns. After meeting a patient and assessing their interests and abilities, she'll bring several types of artistic materials for them to choose from.

"It becomes a collaboration between the art therapist and the patient. It is a noninvasive part of the hospice process, acting as a soothing modality that engages their mind and their creativity," she said.

One of the most important benefits of art therapy is that it gives individuals autonomy and the opportunity to make a choice in whatever medium they'd like to use at a time when they may feel a lost sense of control.

"The end of life is sometimes complicated. Art therapy gives individuals the opportunity to take in art and create something beautiful during their final



journey. And sometimes art making is not even what happens during a session. It's about the conversation around it, trying different materials and enjoying the process."

Massage Therapy

It is widely accepted that power of touch can have a healing impact on pain and decrease stress. Massage is a form of structured therapeutic touch, which can relax patients, relieve muscle tension, reduce anxiety levels and blood pressure, boost the immune system and

moisturize the skin.

Licensed massage therapist Maria MacIlvane, who is part of our team at HOW, says there are many benefits of massage therapy on hospice patients, including helping with muscle tension, circulation and anxiety. She also works with patients' family members to teach them what they can do in between sessions to help their loved ones.

"When patients know that someone is with them, holding their hand and providing a compassionate touch, the effects are amazing," MacIlvane said.

Reflexology

Reflexology is based on the belief that specific areas of the feet and hands correspond with specific parts of the body. Gentle stimulation of these areas with the thumbs and fingers relieves stress and tension, improves circulation, promotes normal body function and results in a feeling of deep relaxation.

HOW has two Nationally Certified Reflexologists that work with our patients, Gabrielle Zale and Diane April.

"Ultimately, touch is the greatest healer, particularly at this final journey in life," Zale said. "Even though some patients may not be awake and alert, by touching them in this way you are acknowledging that they are still there and still part of the world."

Zale added that even if a patient can't speak, she is able to sense small body changes that show the effects of her practice.

"It's a subtle energy shift. Their breathing slows down – you can tell they are relaxing and may be feeling less pain and anxiety. They can tell that you are acknowledging them and are really present with them," she stated.

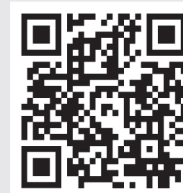
Mary K. Spengler is CEO of Hospice of Westchester.

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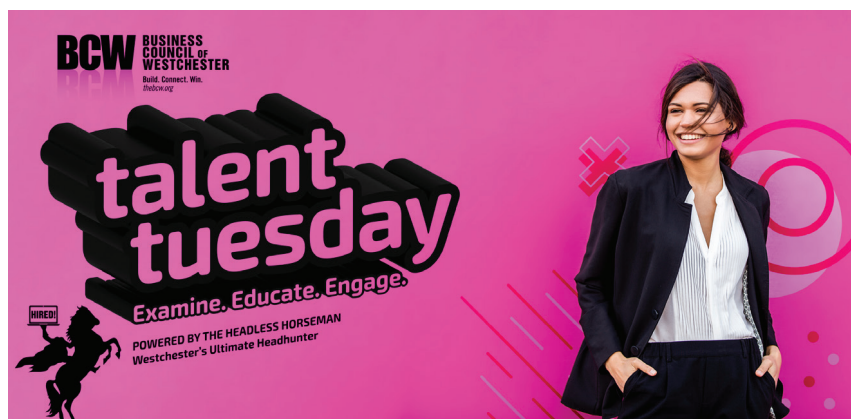
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Series to Tackle the Challenges of Finding, Keeping and Cultivating Talent

Citing talent attraction as the #1 challenge facing today's business community, The Business Council of Westchester has declared 2023 as "The Year of Talent," laser-focusing a spotlight on how the organization is tackling the crisis with a three-prong marketplace strategy of examination, education, and engagement.



With public engagement already underway since last September, employing the iconic Headless Horseman as "Westchester's Ultimate Headhunter" in an on-going series of advertisements and companion website (WestchesterWantsYou.com), employer education emerged as the next logical step.

That is why the BCW is launching a five-part informational series called *Talent Tuesdays: The New Rules of Attraction – Finding, Cultivating and Keeping Talent*. The series will feature virtual panel discussions with industry experts on important topics and trends designed to assist employers in finding, cultivating, and retaining talent.

The kickoff program in the series will be held March 21 at 9 am. Titled *They're Just Not That Into You: The Changing Employee-Employment Relationship*, a panel of national and global executive search and human resources leaders will discuss what it will take to attract the talent you want in today's challenging hiring environment. From desiring hybrid schedules to seeking more information on organizational values, today's employees are breaking long-held workplace traditions on a worldwide scale forcing employers to pick up their game or end up sitting on the sidelines in the battle for talent.

Panelists will include Susan Thomas, Client Partner, Heyman Associates; NY Post Columnist Greg Giangrande, Chief People & Chief Communications Officer, Ellucian; Allison Madison, President & CEO, Madison Approach Staffing; Don Zinn, Senior Vice President, StevenDouglas; and Jack Lusk, President and CEO of Harris Rand Lusk.

Future programs in the series will include:

April 18, 9 a.m.

Getting Them to Swipe Right: The Latest Techniques, Technologies, and Tips for Attracting Talent by Rebranding and Repositioning Your Own Company

A panel of industry experts will discuss the best practices top employers are using to ensure their organizations are putting their best feet forward to win the talent attraction marathon rather than stumbling before the race even begins.

May 2, 9 a.m.

Building a Healthier Relationship: Attracting and Cultivating Talent with the Benefits That Matter Most

Learn from a panel of industry experts the evolutionary changes currently underway that are moving employee benefits and cultivation programs away from a cookie-cutter approach and towards a custom-tailored menu of alluring options reflecting today's work-life balance lifestyle.

May 30, 9 a.m.

Diving Headfirst into New Relationships: The Untapped Potential of Leaping into a Larger Labor Pool

A panel of experts discuss how to connect with the people and partners offering access, advice and assistance when expanding a search for talent by tapping into a far-wider labor pool hidden just below the surface.

June 20, 9 a.m.

Torn Between Two Worlds: Home vs. Office

From leaning into hybrid schedules and deploying sophisticated remote workplace platforms to demanding a 100% return to the office, hear both sides of this heated debate from panelists who are taking decidedly different approaches to tackling the same issue — home vs. office.

Talent Tuesdays will culminate with an in-person event to be held in the fall.

"The BCW's Headless Horseman campaign is grabbing the attention of talented individuals from throughout the region, but that interest will wane if we aren't matching their enthusiasm with employer-driven actions," said BCW President and CEO Marsha Gordon. "Through these expert panel discussions, we are delivering to area employers an updated toolkit of strategies and techniques for enticing more skilled individuals to view Westchester County as a location-of choice for finding long-term, meaningful employment."

Sponsors of the series include: Thalle Industries, Balancing Life's Issues, Simone Development Companies, Jackson Lewis and Westchester County.



BCW BUSINESS COUNCIL OF WESTCHESTER

EVENING NETWORKING RECEPTION

February 15, 2023
LOOK Dine-In Cinema,
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Sponsored by Progressive Computing
and Webster Bank





A small portion of the Hudson Valley iCampus site in Pearl River.



iCampus sees success in current leasing, future potential

BY PETER KATZ

Pkatz@westfairinc.com

The president of the 207-acre Hudson Valley iCampus in Pearl River in Rockland, Jamie Schwartz, is pleased with the progress that has been made since he came on board in August of 2021. They've closed more than \$40 million worth of new leases and renewals covering 337,589 square feet of space while at the same time keeping an open mind for future possibilities.

"We're looking at all the things that will make this, hopefully, a work, live, play environment," Schwartz told the Business Journals. "We're trying

to look to the future and also accommodate the needs of our existing tenants and potentially future tenants."

Pfizer Inc., has leased a total of 86,243 square feet of office and laboratory space in multiple buildings at the iCampus. At one time it owned the entire site, having sold most of the property in 2015 to Industrial Realty Group, LLC for \$40 million. Pfizer currently owns approximately 30 adjacent acres housing additional laboratory and office space. It has presented plans to the Town of Orangetown's Planning Board for new facilities on its property.

Momentive Performance Materials Inc. leased 66,430 square feet in a previously

vacant building. It is relocating from Tarrytown. Battery company Urban Electric Power, Inc., renewed its lease for 36,048 square feet of manufacturing space. Auro Vaccines, LLC, renewed 17,500 square feet of laboratory space.

"We're strategically planning an overall development plan that would include potentially residential, potentially amenity-based, potentially more warehouse, more lab space, manufacturing space," Schwartz said. "We're looking at all the potential now. We're planning. Nothing's etched in stone."

Schwartz said that the property is probably a year and half ahead of schedule when it comes

to leasing activity.

"A lot of hard work went on, renaming, rebranding, reintroducing the property, reestablishing really strong relationships and management services here," Schwartz said. "All of the things that you have to do and I was brought in to do has happened a lot quicker than anybody could have anticipated."

Schwartz sees a growing interest in the Hudson Valley in the life sciences and biomedicine.

"It's a really big driver now of the marketplace," Schwartz said. "Manhattan's really making a push for life science and biomed businesses. Our property is well positioned because we do have existing buildings with infra-

structure that would be cost-prohibitive to build from scratch. We have lab, we have manufacturing, we have warehouse and all those food groups are very much in demand right now. We just did a lease for a whole floor in a building that has small lab space."

Schwartz said that there is buildable land at the iCampus site, meaning a lot of potential to meet future needs.

"We're looking at an overall development potential," Schwartz said. "The possibilities are here, whether it's going to happen right away or whether it will happen in a phased process. This place is hopping with a lot of people here."



Beacon considers ban on fossil fuels in new construction, renovations

BY PETER KATZ

Pkatz@westfairinc.com

Even before New York Gov. Kathy Hochul in her State of the State address proposed instituting a ban on the use of fossil fuels for heating and natural gas for use in appliances, the city of Beacon was already discussing legislation that would ban the use of fossil fuels in new construction in that Hudson Valley community.

Hochul called for entirely banning new fossil-fuel heating systems beginning in 2030, while beginning a phase-out by 2025 in the construction of small buildings and by 2028 in the construction of large ones.

Beacon's ban would prohibit fossil fuel connections in new residential construction effective Jan. 1, 2024 and in commercial construction effective Jan. 1, 2027. Mixed-use buildings would be regulated according to the use of a particular section of the building. In addition to new construction, the proposed local law would apply to major renovations where the scope of work includes replacement of existing heating or hot water systems. There would be a hardship exemption under which an applicant could show that it would be physically, financially or technically impossible to comply with the

law. The Zoning Board of Appeals would be charged with reviewing the hardship applications.

Beacon's approach is to have the law prohibit the Building Department from accepting building permit applications or issuing building permits for construction incorporating the use of fossil fuels.

Back on Nov. 14, 2022, Beacon's City Council had a discussion about a ban on fossil fuels and that led to the law firm Keane & Beane, on behalf of the city, to speak with a representative of the New York State Energy Research and Development Authority (NYSERDA) about legislative options to promote the electrification of buildings. The NYSERDA representative said that it was working with outside counsel about such legislation to be sure it could be effective and legal. NYSERDA said that it was developing sample legislation that municipalities could use. It said one issue to be determined was whether federal or state laws might override local laws governing mandatory electric use and permitted levels of emissions.

New York City has enacted legislation limits on the emissions allowed from most buildings, old and new, while allowing owners of buildings that can't be retrofitted to pay annual fines. The city of Ithaca has a law that requires electrification of new and old buildings by 2030.

Poughkeepsie looks to develop waterfront parcel



Poughkeepsie riverfront parcel.

BY PETER KATZ

Pkatz@westfairinc.com

Poughkeepsie is looking for a qualified developer to develop a 14-acre city-owned site fronting on the Hudson River. It's known as the DeLaval site, which references the former owner of the land, DeLaval Separator Co. The company made devices that separated cream from milk.

The DeLaval company had a multi-building complex using approximately 10 acres of the site. By the 1920s, the company was manufacturing more than 80,000 cream separators each year. According to the city, the DeLaval plant was one of the largest employers in Poughkeepsie. In the late 1930s, the company's devices were doing more than separating cream from milk; they were being used to stir cocktails. During World War II, the DeLaval company created oil-separating machines to help fulfill the U.S. Navy's need for lubricating oil.

The vacant riverfront property where the DeLaval plant was located is the last remaining vacant city-owned land on the Poughkeepsie waterfront. Poughkeepsie has issued a Request for Expression of Interest (RFEI) to identify qualified organizations that have both the experience and financial, design and construction capabilities to successfully complete a redevelopment project.

"This is a key opportunity for the city and the community to see their visioning of the southern waterfront come to fruition," said Poughkeepsie's Development Director Natalie Quinn. "For a confluence of reasons, this site has been idle for too long. The parcel is not only of historic significance, but it has the potential to play an essential role in an active, vibrant waterfront that helps to connect the city's southern and northern ends. We look forward to seeing what kind of innovative ideas are proposed for the best and most realistic use of the site."

The city's development goals for the site include establishing mixed-use waterfront facilities and programming. It suggests there could be a mix of uses such as restaurants, a boutique hotel, docks and water recreation. It also would like to see public gathering spaces and new landscaping. The city said that the site should become fiscally productive, contributing to tax revenue generation.

"Careful and strategic development of this waterfront property offers us tremendous opportunity for transformative change in the city of Poughkeepsie," said Mayor Marc Nelson. "This RFEI will be well marketed, not only regionally but nationally as well."

Nelson said that proposals should take into account the city's Comprehensive Plan and Local Waterfront Revitalization Program.

COLLEGE SCHOLARS RECEIVE U.S. PRESIDENT'S VOLUNTEER SERVICE AWARD



U.S. President's Volunteer Service Awards and Fundraising Gala in Reid Castle at Manhattanville College.

The Manhattanville College Clark Scholars and Clark Center Director Craig Donnelly were among the 35 individuals and community organizations honored by Pamela's Big Heart Foundation during the U.S. President's Volunteer Service Awards and Fundraising Gala in Reid Castle at Manhattanville in Purchase, New York. The award, presented by Pamela's Big Heart Foundation, a certifying organization of The President's Council on Service and Civic Participation through the AmeriCorps Program, recognizes the important role of volunteers in America, honoring those whose service positively impacts and who inspire those around them to take action that also impacts their communities. Upon receiving the award, Donnelly commented that the honor "truly exemplifies the commitment and dedication of our Clark Scholars and the bond they share with our 200 community partners."

Close to 1,000 students participate in service projects as part of Manhattanville's Clark Scholars each year for a total of 30,000 hours of service. Pamela's Big Heart Foundation is a nonprofit organization in Yonkers, that works to better the lives of underserved youth.



Mikela Stephenson, a 2019 graduate of Manhattanville College and former Clark Scholar, is applauded after speaking about diversity, equity and inclusion during the U.S. President's Volunteer Service Award fundraising gala in Reid Castle Monday, Feb. 20. Mikela was also presented with the "Imagine, Achieve, Believe Award."

STATE PROGRAM PAYS FAMILY CAREGIVERS

One of the most unfortunate consequences of growing older is a loss of independence. Physical and mental decline can make it difficult for seniors to take care of themselves or manage their own lives. The solution often involves assisted living or nursing home facilities. Assisted Living Services Inc., an independent homecare agency in Cheshire and Westport, is ensuring that Connecticut seniors also have the option to age safely at home through a state program that pays family members to care for their elderly parent or loved one. Through the CT Adult Family Living/Foster Caregiver – or AFL program, the caregiver can receive a tax-free stipend of more than \$500 per week, depending on the complexity of care.

"The No.1 wish of most senior citizens is that they want to remain in their own homes throughout the aging process for as long as possible," said Mario D'Aquila, MBA, chief operating officer of Assisted Living Services.

The AFL program is part of the Department of Social Services' Connecticut Home Care Program for Elders (CHCPE). In order to qualify, applicants must be a Connecticut resident, 65 years of age or older, at risk of nursing home placement, meaning, the applicant needs assistance

with critical personal care such as bathing, dressing, eating, taking medications, toileting or transferring, as well as meet the program's financial eligibility criteria.

In its formal role as a credentialed provider of the program, Assisted Living Services provides approved caregivers with the "tools" necessary to be comfortable and successful at caregiving.

D'Aquila notes that the AFL Program offers four levels of compensation based on the total activities of daily living needed by the aging individual. The family caregiver must work through an intermediary agency like ALS. What's more, the income is tax-free as a difficulty-of-care stipend.

Since 1996, award-winning home care agency Assisted Living Services in Cheshire and Westport has provided quality care to residents across Connecticut with more than 700 caregivers. ALS was ranked on the 2020 Inc. 5000 list of fastest-growing companies and recognized by Home Care Pulse® as a "Best of Home Care Leader In Excellence," a designation given to the best home care providers in the nation. For specific information about the Adult Family Caregiver Program, call 203-774-5651.

CHOYCE PETERSON NEGOTIATES LEASE

Choyce Peterson Inc. in Norwalk, a full-service commercial real estate brokerage and consulting firm, recently announced the completion of lease negotiations on behalf of Ohlandt, Greeley, Ruggiero & Perle LLP for its new 3,155-square-foot office space at 1 Landmark Square in Stamford. Choyce Peterson Principal John Hannigan represented the leasee in the transaction. The landlord, Reckson, was represented in-house by Larry Kwiat, senior vice president, leasing.

1 Landmark's central location is within a mile of I-95 and the Stamford Train Station and offers immediate access to downtown shopping, restaurants and hotels.

Ohlandt, Greeley, Ruggiero & Perle is a full-service intellectual property law firm with the capacity to meet the varied and changing needs of a growing U.S. and international client base. It represents start-ups, individuals,

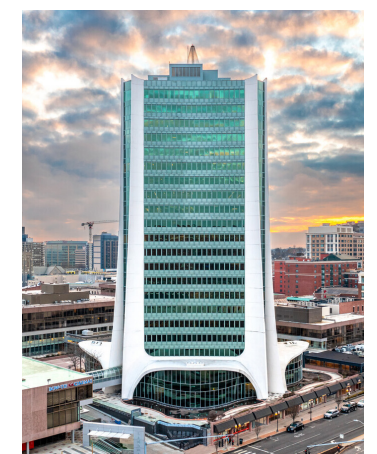


Photo courtesy of CoStarTM.

artists, universities, large multinational corporations and local business.

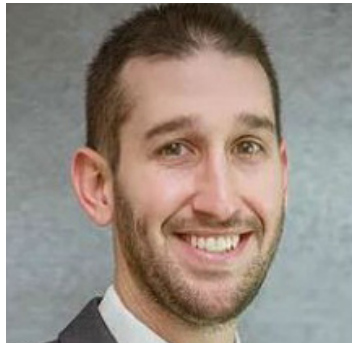
Choyce Peterson, a full service commercial real estate brokerage firm with offices in Norwalk, Connecticut, and Rye Brook, New York, was founded in 1997 and has negotiated millions of square feet of transactions in 42 states and Canada.



DOCTORS TO DISCUSS IBD



Dr. David Schwartzberg, board-certified colorectal surgeon and IBD surgeon, NewYork-Presbyterian Westchester, Columbia Doctors.



Dr. Jared Macklin, board-certified gastroenterology and internal medicine, Summit Medical Group.



Dr. Le-Chu Su, board-certified gastroenterology and internal medicine, NewYork-Presbyterian/Columbia Doctors.

Drs. David Schwartzberg, Jared Macklin and Le-Chu Su will speak on "Understanding IBD Surgical Options, Treatment and Medication Options" and "Diet, Nutrition and IBD," respectively, on Tuesday, March 7 at 5:30 p.m. at the Purchase Professional Park, 3010 Westchester Ave., Suite 106.

The Connecticut/Westchester Chapter of the Crohn's & Colitis Foundation

has created the presentation to help IBD patients throughout the region to improve their quality of life. Currently, more than 3 million Americans are affected by Crohn's disease and ulcerative colitis.

The event is open to the public and free of charge. For more information or to make reservations, contact bjabick@crohnscolitisfoundation.org.

The Crohn's & Colitis Foundation is a nonprofit, volunteer-driven organization with 38 local chapters across the country, the Foundation provides both local and national education and support and has raised and invested more than \$500 million in research for cures, enabling many groundbreaking treatments.

COLLECTING COATS TO KEEP PEOPLE WARM

Resorts World employees throughout the state have donated coats this winter to help their communities. Resorts World Catskills (RWC) worked with various United Way locations around the Hudson Valley, while Resorts World New York City (RWNYC) partnered with Sisterhood of Destiny, a nonprofit serving the community in Jamaica, Queens, throughout the month of January, holding coat drives in both locations.

"During these cold and gray winter months, our employees answered the call to step in and help brighten the day for families and individuals in need," said Michelle Stoddart, vice president of Community Development, Resorts World New York City.

The coats collected from RWNYC will be distributed to shelters in southeast Queens, while the coats donated by RWC employees will go to the Hudson Valley's most vulnerable populations.

"When companies such as Resorts World Catskills want to make a difference in Dutchess and Orange counties, we're more than happy to step in and help them achieve those goals," said Rebecca Lull, director of Community Impact, United Way of the Dutchess-Orange Region. "By working together, we can make an impact in these community members' lives and ensure they don't go without."



From left: Matthew Anatalio, community development manager, RWNYC; Lisa Trotman, founder, Sisterhood of Destiny; Stephanie Yeh, community development specialist, RWNYC; and Courtney Heyward, community development specialist, RWNYC.

"When there is a need within our communities, we are grateful for dedicated businesses such as Resorts World New York City," said Lisa Trotman, founder, Sisterhood of Destiny. "We thank them for donating over 100 winter coats for families in need."

Located in the heart of New

York's Catskill region, Resorts World Catskills Hotel and Casino Resort offers guests integrated casino-resort features within its 18-story all-suite luxurious hotel.

(RWNYC) is New York City's first and only casino-hotel generating more than \$3 billion for the state's education system since opening in 2011.



AWARDED GRANTS

The Arc Westchester in White Plains, a not-for-profit organization supporting people with disabilities in Westchester County, has been awarded \$226,157 in grants from the Trustee Management Board of NYS-ARC Trust Services to support its guardianship and recreation programs.

NYSARC Trust Services administers supplemental needs trusts (SNT) and pooled trusts that can make dramatic improvements to the lives of people with disabilities by enabling individuals to maintain financial eligibility for Medicaid and other means-tested government-benefit programs. For 2022, NYSARC Trust Services awarded a total of \$3,189,968 to The Arc New York Chapters statewide.

This year, The Arc Westchester received \$205,000 to provide guardianship services for people with intellectual and developmental disabilities who would not otherwise have a legal guardian or advocate. Supported by Chapter staff and community volunteers, The Arc Westchester's Guardianship Program currently provides

primary guardianship supports and services to 30 people and assists 33 more as a standby or alternate standby guardian.

NYSARC Trust Services also awarded The Arc Westchester \$21,157 to support new recreational opportunities and enrich the lives of the more than 2,000 individuals it serves. The Arc Westchester plans to use the recreation grant funds to develop additional fitness activities, explore the community through recreational day trips and enhance programs at its summer college experience and camp excursions.

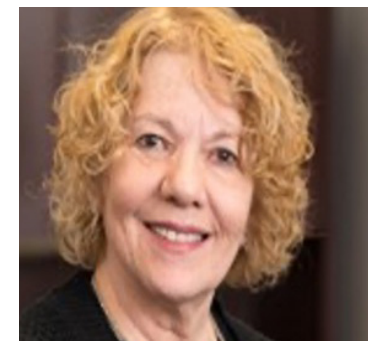
Founded in 1949, The Arc Westchester is the largest agency in Westchester County supporting children, teens and adults with intellectual and developmental disabilities, including individuals on the autism spectrum and their families. The organization's 850 employees provide more than 2,000 individuals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

HOLOCAUST CENTER'S SPECIAL GUEST

The Holocaust & Human Rights Education Center in White Plains is offering an education program in partnership with Yeshiva University. Designed for area middle and high school teachers as invaluable teaching tools the program helps education partners connect with their students to learn about important historical reference points on the Holocaust.

On Wednesday, March 1, the center will host special guest speaker Dr. Karen Shawn, director of Educational Outreach of the Emil A. and Jenny Fish Center for Holocaust and Genocide Studies of Yeshiva University at a seminar for Westchester County area teachers. The event will run from 4:30 to 6:30 p.m. in the center's library.

Registration is \$20. Educators who



Dr. Karen Shawn

attend will receive a copy of the book "The Call of Memory" and will receive two CTLE credits for participating. Participation will be limited to 20 educators. To register, contact Steven Goldberg, HHREC Director of Education, email sgoldberg@hhrecny.org or call 914-696-0738.

CRYSTAL RUN NAMES PRESIDENT

Jonathan Nasser, M.D. has been promoted to president of Crystal Run Healthcare in Middletown, New York. The newly created position reflects Nasser's increasing role in the leadership of the organization after serving as a physician executive for the past 10 years. As president, Nasser will oversee the executive team and work directly with Crystal Run's Managing Partner and CEO, Hal Teitelbaum, M.D., JD, MBA, who said, "It is my sincere pleasure to appoint Dr. Nasser to this extremely important leadership position. Throughout his years at Crystal Run, Jon has distinguished himself both as an outstanding clinician and physician leader. He has the aptitude, character, training and experience to excel in his new role and to help ensure we remain the physicians and medical providers of choice, and the health-care employer of choice, in our community..."

Nasser joined Crystal Run Healthcare in 2002 and has served in many clinical and operational leadership roles, most recently as the chief clinical integration officer. He



Jonathan Nasser, M.D.

has been responsible for instituting clinical programs to support Crystal Run's transition from a fee-for-service to value-based care organization.

Nasser is currently completing a Master of Business Administration degree at Duke University.

Crystal Run Healthcare is a multispecialty group practice with over 400 providers in more than 50 medical specialties and over 15 practice locations in the Hudson Valley and lower Catskill region.

FINDING HOPE IN AGE OF ANXIETY

A panel of experts, including Josh Barton, director of Youth Ministry at Christ Church, Greenwich; Joe O'Callaghan, LCSW, department chair, social work, Stamford schools, psychotherapist, Greenwich Center for Hope and Renewal; Clarena L. McBeth, LMHC, LPC, adolescent and adult-licensed psychotherapist; Ashley Lopez, crisis service counselor at Kids in Crisis; and Rev. Dr. Cheryl McFadden, associate rector, Christ Church Greenwich and head of Pastoral Care, will address anxiety, increased exponentially during the pandemic, especially for students.

Symptoms vary widely, from withdrawal and avoidance, to irritability and lashing out. Students are good at hiding their thoughts and feelings but some signs can be sleep problems, stomach aches or headaches, a drop in grades, substance abuse and other signs.

What can be done about it? Join this panel of experts to listen and have a conversation over coffee and breakfast, along with other family members who also worry about their children.

Panel host Josh Barton, has worked in youth ministry for 20 years and has interacted with thousands of students. He serves on the Greenwich Together Council in hopes of giving youth as bright a future as possible in these unprecedented times.

O'Callaghan's expertise is in grief and loss, school-based mental health services, trauma informed interventions and trauma

informed schools, clinical supervision, crisis intervention and management. He received a master's degree from Smith College School of Social Work in spirituality and clinical practice and is a prolonged grief-trained therapist who studied at Columbia University's Center for Prolonged Grief.

McBeth is a licensed mental health counselor, licensed professional counselor, certified alcohol and substance abuse counselor, clinical functional family therapist and a certified clinical telehealth provider. She received her Bachelor of Arts degree in psychology and sociology from Fairfield University, and pursued her master's degree from Ferkauf Graduate School of Psychology at Yeshiva University, in mental health counseling.

Lopez has been at Kids in Crisis for four years while she attends Sacred Heart University for her master's degree. She is an intern at Norwalk High School actively working with children and adolescents from all ages for 10 years.

McFadden oversees pastoral care as well as spiritual formation, liturgy and is the leader of Women's Ministries. She holds a doctorate in education and has spent 25 years as a professor of education at various institutions. She has a Master of Divinity from Yale University, a Diploma in Anglican Studies from Berkeley Divinity School, and a Certificate in Educational Leadership and Ministry.

MEDIA COMPANY'S NEW BOARD MEMBERS AND DIRECTOR OF DEVELOPMENT



Lauren Lambert

Lauren Lambert and Chris Gianutsos have been added to the LMC Media Board of Directors and Francile Albright has been appointed director of development as the company celebrates its 40th anniversary.

Lambert has been a project and client relations manager across several industries. Speaking about what drew her to LMC, Lambert said, "Since I moved to the Larchmont-Mamaroneck community 18 years ago, we have seen an incredible realignment and consolidation of the local media, resulting in an overall loss of local community reporting. Thankfully, our community has



Chris Gianutsos

an incredible source of first-hand documentation in LMC Media..."

Gianutsos is a managing director in the Digital Transformation Practice of Ernst & Young. He specializes in digital strategy, operations, customer experience and marketing efforts for tech, media and telecom companies and public sector clients. He holds a patent for a digital content integration and delivery system for TV and film content. He holds an MBA in finance and marketing from Columbia University, and a Bachelor of Science degree in management information systems from UConn.

Previously Albright served as the



Francile Albright

deputy executive director and director of education respectively at The Picture House Regional Film Center for the last seven years. She has an extensive background in film, fundraising and arts administration and education. She holds an MFA from the University of Washington, a Certificate of Nonprofit Leadership from Columbia Business School, and is the chair of the village of Pelham Council on the Arts.

Larchmont-Mamaroneck Community Television (LMC) was founded in 1983 as a nonprofit to connect, create and inform the community through the use of digital media.

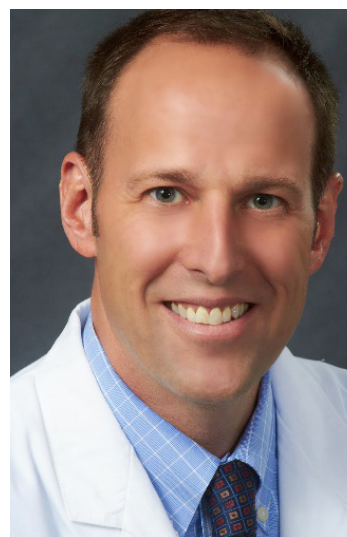
MEDICAL CENTER DEBUTS ORTHOPEDIC CLINIC



Renowned Board-Certified Orthopedic Surgeons David E. Lent and Eric M. Spencer of Southern Westchester Orthopedics and Sports Medicine will lead Saint Joseph's Medical Center's new Orthopedic Clinic beginning Monday, March 6. They will provide expert care for the full scope of orthopedic conditions, with specialization in sports medicine, joint replacement, hand surgery and minimally invasive surgery.

"We are delighted to offer the outstanding orthopedic care of Southern Westchester Orthopedics and Sports Medicine to the community we serve," said Michael J. Spicer, president and CEO of Saint Joseph's Medical Center.

To schedule an appointment with Lent or Spencer, call 914-378-7110.



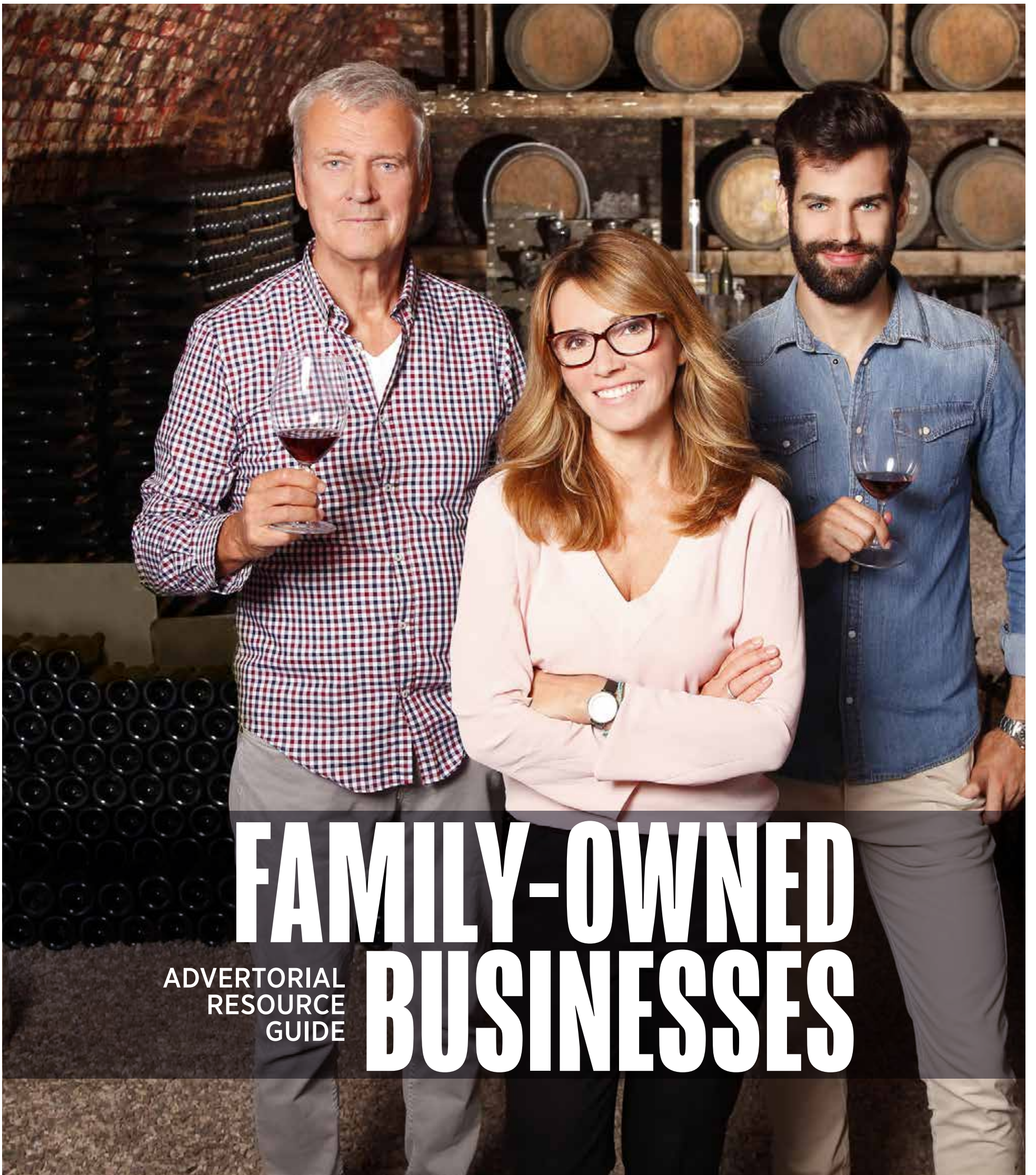
Eric M. Spencer, M.D.

Since 1888, Saint Joseph's Medical Center has served Yonkers and the surrounding communities of Westchester and New York City with patient-centered, quality-focused inpatient and outpatient care, including specialized



David E. Lent, M.D.

programs. Its Saint Vincent's Hospital Westchester division in Harrison offers a comprehensive range of mental health, addiction and residential programs serving Westchester and New York City.



FAMILY-OWNED BUSINESSES

ADVERTORIAL
RESOURCE
GUIDE



FAMILY-OWNED BUSINESSES | FAIRFIELD COUNTY

Abercrombie Burns McKiernan & Company Insurance Inc.

484 Post Road, Darien 06820
655-7468 • abmck.com
info@abmck.com

Year company established: 1952

Business description: insurance agency

Accurate Lock and Hardware

1 Annie Place, Stamford 06902
348-8865 • accuratelockandhardware.com
sales@accuratelockandhardware.com

Year company established: 1972

Business description: architectural door hardware manufacturer

AffinEco LLC

855 Main St., Suite 900
Bridgeport 06604
878-0638 • affineco.com

Year company established: 1966

Business description: janitorial and maintenance services

The Ashforth Company

707 Summer St., Stamford 06901
359-8500 • ashforth.com
info@ashforth.com

Year company established: 1896

Business description: real estate firm

B & B Moving & Storage LLC

121 Towne St., Brookfield
740-1224 • bbmovingandstorage.com

Year company established: 1985

Business description: moving company

Bigelow Tea

201 Black Rock Turnpike
Fairfield 06825
334-1212 • bigelowtea.com

Year company established: 1945

Business description: tea manufacturer

Black Dog Remodeling

3043 High Ridge Road, Stamford 06903
536-8787 • blackdogremodeling.com
blackdogct@optimum.net

Year company established: 1996

Business description: home remodeling services

Building and Land Technology

1 Elmcroft Road, Suite 500
Stamford 06902
846-1900 • bltooffice.com
info@bltooffice.com

Year company established: 1982

Business description: real estate firm

Building Blocks Early Learning Center

72 Camp Ave., Stamford 06907
517-9769 • blockslearning.com
inquiries@blockslearning.com

Year company established: 2008

Business description: child day care

Byrd's Books

178 Greenwood Ave., Bethel 06801
730-2973 • byrdsbooks.com
info@byrdsbooks.com

Year company established: 2011

Business description: retailer of books and gifts

Callari Auto Group LLC

140 Ledge Road, Darien 06820
656-1804 • callaricars.com

Year company established: 1966

Business description: car dealership

Cannondale Generators

390 Danbury Road, Wilton 06897
762-2608 • cannondalegenerators.com
bill@cannondalegenerators.com

Year company established: 1990

Business description: residential emergency power installation and maintenance

Christopher Noland Salon & Beauty Spa

124 Greenwich Ave., Second floor Greenwich 06830
622-4247 • christophernoland.com
info@christophernoland.com

Year company established: 2010

Business description: beauty salon and spa

Collins Medical Equipment

500 Kings Highway East
Fairfield 06825
576-8642 • collinsmedical.net
info@collinsmedical.net

Year company established: 1931

Business description: pharmacy

Commerce Packaging Corp.

305 Wilson Ave., South Norwalk 06854
838-0304 • commercepackaging.com
commpkg@commercepackaging.com

Year company established: 1954

Business description: packaging

Cornerstone Contracting

301 Valley Road, Cos Cob 06807
861-4200 • cornerstone-builders.com
brussell@cornerstone-builders.com

Year company established: 1992

Business description: homebuilder

Craig's Fine Jewelry

394 Main St., Ridgefield 06877
438-3701 • craigsfinejewelry.com
terri@craigsfinejewelry.com

Year company established: 1950

Business description: fine jewelry

Cultec Inc.

878 Federal Road, Brookfield 06804
438-3701 • craigsfinejewelry.com
custservice@cultec.com

Year company established: 1986

Business description: manufacturer of plastic storm-water chambers

David's Soundview Catering

471 Elm St., Stamford 06902
324-5724 • davidscatering.com
events@davidscatering.com

Year company established: 1988

Business description: catering company

Deutsch Family Wine & Spirits

201 Tresser Blvd., Suite 500
Stamford 06901
965-4100 • deutschfamily.com
info@deutschfamily.com

Year company established: 1981

Business description: wine and spirits importer

The Dowling Group

1171 E. Putnam Ave., Greenwich 06878
967-2231 • thedowlinggroup.com
advisors@thedowlinggroup.com

Year company established: 1979

Business description: financial advisor

Eastern Land Management

142 Hamilton Ave., Stamford 06902
316-5433 • easternland.com
bmoorej@easternland.com

Year company established: 1976

Business description: landscape management services

Fairfield Center Jewelers

1498 Post Road, Fairfield 06824
259-5693 • fairfieldcenterjewelers.com
info@fairfieldcenterjewelers.com

Year company established: 1933

Business description: jeweler

FD Rich Company Inc

222 Summer St., Stamford 06901
359-2900 • fdrich.com

Year company established: 1920

Business description: real estate firm

Felner Corp.

35 Brentwood Ave., Fairfield 06825
331-4770 • felnercorp.com
info@felnercorp.com

Year company established: 1978

Business description: property management

Fisherman's World

2 Fort Point St., Norwalk 06855
866-1075 • fishermansworld.net
support@fishermansworld.net

Year company established: 1950

Business description: bait and tackle shop

The Fitzpatrick Agency Inc.

840 Clinton Ave., Bridgeport 06604
336-2138 • fitzpatrickagency.com
paul@fitzpatrickagency.com

Year company established: 1919

Business description: insurance for cars, homes, businesses, life and health

Forever Sweet Bakery

235 Main Ave., Norwalk 06851
939-9600 • sweetendingsbakery.com
info@foreversweetbakery.com

Year company established: 2012

Business description: bakery

Front Row Kitchens Inc.

117 New Canaan Ave., Norwalk 06850
849-0302 • frontrowkitchens.com
barbara@frontrowkitchens.com

Year company established: 1985

Business description: kitchen design and installation firm

Game Haven of Connecticut LLC

10 Cross St., Norwalk 06851
475-355-1755 • ctgamehaven.com
gg@ctgamehaven.com

Year company established: 2015

Business description: video game center

Gault Energy & Home Solutions

11 Ferry Lane West, Westport 06880
227-5181 • gaultenergy.com
info@gaultfamilyco.com

Year company established: 1863

Business description: energy, heating and cooling and maintenance and repair

Greenwich Transportation

2 Greenwich Plaza, Greenwich 06830
869-6000 • greenwichtaxiinc.com
gt.transportation@gmail.com

Year company established: 1968

Business description: transportation

Hatfield Insurance Agency Inc.

1735 Post Road, Unit 5, Fairfield 06824
256-5660 • hatfieldinsuranceagency.com
ghatfield@hatfieldinsuranceagency.com

Year company established: 1905

Business description: insurance firm

High Ridge Printing & Copy Center

1009 High Ridge Road, Stamford 06905
329-1889 • highridgeprinting.com
csr@highridgeprinting.com

Year company established: 1987

Business description: printing and copying

Hobbs Inc.

27 Grove St., New Canaan 06840
966-0726 • hobbsinc.com
info@hobbsinc.com

Year company established: 1954

Business description: homebuilders

La Jolie Salon & Spa

388 Summer St., Stamford 06901
327-4102 • lajoliesalonandspa.com
salon@lajoliesalonandspa.com

Year company established: 1960

Business description: salon and spa

PROPANE FOR OUTDOORS



Paraco provides **PROPANE** at **GREAT RATES** to people who want to enjoy their backyard with the ultimate outdoor living experience.

Learn how propane can fuel your vacation vibes indoors and out at paracogas.com/propane or call us at **800.647.4427**



FAMILY-OWNED BUSINESSES | FAIRFIELD COUNTY

Lapine Inc.

15 Commerce Road, Stamford 06902
327-9099 • lapineinc.com
brandbuilders@lapineinc.com
Year company established: 1962
Business description: brand performance agency

The McIntyre Group

2 Enterprise Drive, Shelton 06484
750-1111 • themcintyregroup.com
ijm@themcintyregroup.com
Year company established: 1986
Business description: staffing and recruiting

Méli-Mélo Crêperie & Catering

362 Greenwich Ave., Greenwich 06830
629-6153 • melimelogreenwich.com
marketing@melimelogreenwich.com
Year company established: 1993
Business description: restaurant

Mills & Mills Insurance Agency Inc.

35 Old Ridgefield Road, Wilton 06897
762-8373 • millsandmillsinsurance.com
Mills@dt-ins.com
Year company established: 1953
Business description: insurance company

Mitchells/Richards

670 Post Road East, Westport 06880
227-5165 • shop.mitchellstores.com
norma@mitchellstores.com
Year company established: 1958
Business description: retail clothing store

Nagi Jewelers

828 High Ridge Road, Stamford 06905
964-05515 • nagijewelers.com
info@nagijewelers.com
Year company established: 1980
Business description: jeweler

Nest of Southport

362 Pequot Ave., Southport 06890
255-1734 • nestofsouthport.com
esanta@nestofsouthport.com
Year company established: 2002
Business description: interior design, upholstery, windows

New England Total Energy

469 W. Putnam Ave., Greenwich 06830
869-5869 • newenglandoilcompany.com
fc@neoil.net
Year company established: 1939
Business description: energy and heating and coolingservices

Nielsen's Florist & Garden Shop

1405 Post Road, Darien 06820
655-2541 • niensensflorist.com
nielsen@niensensflorist.com
Year company established: 1944
Business description: florist

Orbit Marine Sports Center

3273 Fairfield Ave., Bridgeport 06605
333-3483 • orbitmarine.com
orbitdive@aol.com
Year company established: 1973
Business description: marine and dive shop

Paramount Stone Company

338 Courtland Ave., Stamford 06906
203-353-9119 • paramountstone.com
info@paramountstone.com
Year company established: 1991
Business description: marble, granite and building stone

R.D. Scinto Inc.

1 Corporate Drive, Shelton 06484
929-6300 • scinto.com
info@scinto.com
Year company established: 2005
Business description: commercial real estate firm

The Rizzo Companies

64 Triangle St., Danbury 06810
731-3131 • rizzocompanies.com
bkeating@rizzocompanies.com
Year company established: 1962
Business description: construction, electrical contractor, environmental consultants

RMS Companies

1 Landmark Square, Stamford 06901
968-2313 • rms-companies.com
inquiries@rms-companies.com
Year company established: 1995
Business description: consulting, leasing, property management and sales

Santa Energy

154 Admiral St., Bridgeport 06605
800-937-2682 • santaenergy.com
communications@santaenergy.com
Year company established: 1940
Business description: heating and air conditioning

Scalzo Group

2 Stony Hill Road, Bethel 06801
205-7608 • scalzogroup.com
jganser@scalzogroup.com
Year company established: 1987
Business description: real estate firm

Shapiro Law Offices LLC

32 Washington St., Middletown 06457
860-347-3325 • shapirolawofficesct.com
sshapiro@shapirolawofficesct.com
Year company established: 1975
Business description: law firm

Shreve, Crump and Low

125 Greenwich Ave., Greenwich 06830
622-6205 • shrevecrumpandlow.com
shreve@shrevecrumpandlow.com
Year company established: 1796
Business description: jeweler

Silver Creative Group

50 Washington St.
South Norwalk 06854
855-7705 • silvercreativegroup.com
ideas@silvercreativegroup.com
Year company established: 2003
Business description: branding and web development

Spot On Veterinary Hospital & Hotel

184 Selleck St., Stamford 06902
973-7768 • spotonvet.com
info@spotonvet.com
Year company established: 2015
Business description: veterinary hospital and hotel

Stew Leonard's

100 Westport Ave., Norwalk 06851
847-7214 • stewleonards.com
stewleonard@stewleonards.com
Year company established: 1969
Business description: farm fresh and prepared foods

Strategy Leaders

149 Water St., Suite 301
Norwalk 06854
952-0000 • strategyleaders.com
askandi@strategyleaders.com
Year company established: 1995
Business description: business-consulting firm specializing in small to midsize businesses

Unger Enterprises LLC

425 Asylum St., Bridgeport 06610
800-431-2324 • ungerglobal.com
unger@ungerglobal.com
Year company established: 1964
Business description: cleaning supplies and equipment

U.S. Chemicals LLC

22 Thorndal Circle, Darien 06820
202-2808 • uschemicals.com
customerservice@uschemicals-wob.com
Year company established: 1960
Business description: Chemical sourcing and distribution company

Val's Putnam Wines and Liquors

125 W. Putnam Ave., Greenwich 06830
869-2299 • valsputnamwines.com
valsputnamwines@hotmail.com
Year company established: 1957
Business description: retailer of wine, liquor and craft beer

Wades Dairy Inc.

1316 Barnum Ave., Bridgeport 06610
800-247-9233 • wadesdairy.com
rwade@wadesdairy.com
Year company established: 1893
Business description: dairy and food products

Viking Construction Inc.

1387 Seaview Ave., Bridgeport 06607
353-0260 • vikingconstruction.net
receptionist@vikingconstruction.net
Year company established: 1991
Business description: construction company

Wee Care Nanny Agency

1435 Bedford St., Suite 1M
Stamford 06905
359-8410 • weecarenanny.com
info@weecarenanny.com
Year company established: 2001
Business description: full-time nannies, housekeepers and temporary coverage

Westmore Fuel Company Inc.

86 N. Water St., Greenwich 06830
888-696-4031 • westmorefuel.com
Year company established: 1938
Business description: heating fuel dealer

William Raveis

45 Field Point Road, Greenwich 06830
869-9263 • raveis.com
Year company established: 1974
Business description: residential real estate

Wilton Electric Company Inc.

26A Danbury Road, Wilton 06897
762-9690 • wiltonelectricct.com
wiltonelectric@aol.com
Year company established: 1968
Business description: electronics

CELEBRATING 160 YEARS OF GAULT

If you've lived in Fairfield County for any significant amount of time, then chances are you recognize the name Gault. The Gault family has lived in Westport for almost 200 years and businesses bearing the Gault name are celebrating their 160th anniversary.

Founded in 1863, Gault Family Companies is proud to be the oldest business in Westport and the oldest family-owned and operated energy business in Fairfield County. The business evolved from lumber and coal hauling to the current energy, stone and real estate business.

But the more things change, the more they stay the same, according to Fifth-generation President Sam Gault. "The foundation of our business hasn't wavered and that's pretty rare: deliver a 'personalized customer experience' in everything we do, treat our team like family and support the communities in which we do business."

Since celebrating its 150th anniversary, the Gault family has grown the business and their family.

Gault Energy & Home Solutions added a generator division in 2014 after witnessing the extensive power outages and the impact on Gault customers during the hurricanes of the early 2010s, particularly Irene and Sandy. As an energy neutral company, Gault focuses on meeting the comfort needs of its customers, including bioheat, propane and propane-powered amenities, high-efficiency heating and cooling equipment, and more whole home solutions.

Investing in fabrication over the decade has reinvigorated Gault Stone & Landscape Supplies to become the leader in custom stone projects and veneer and monolithic stone creations. This layer on top of the core of the stone business continues to foster the highly personal relationships with homeowners and the trades alike.

Gault Properties has taken some big strides as well with the completion of the award-winning mixed-use development, Saugatuck Center and a large-scale development project of a former candlewick mill in Westport. Converting this historic factory into luxury living spaces has been a once-in-a-lifetime opportunity; The Mill Westport will be welcoming residents in 2023.

The Gault family itself has grown in the last few years as well. Family members from the fourth, fifth and sixth generations work across departments and divisions of Gault Family Companies and generation seven has officially started visiting or crawling

around the offices and properties.

For many a family business, it is rare to survive beyond three generations. "I'm often asked what's the 'secret' to our longevity and truthfully, there isn't one. I just know that it takes a village," says Gault. "From the time my great-great-grandfather started a hauling business in 1863 to now, it's been the people working for Gault who have defined the quality of the company and allowed us to continually evolve."

For more information about Gault Family Companies and its history, visit gaultfamilyco.com.



Celebrating Family & Community for 160 Years

THE GAULT WAY



INTEGRITY

We act with honesty, fairness and respect at all times, no matter what.

CARING

We act quickly, keep people safe and build strong relationships.

TEAMWORK

We are one team united in meeting the needs of our customers and each other.

OWNERSHIP

We take complete responsibility for every aspect of our work.



STONE & LANDSCAPE SUPPLIES



ENERGY & HOME SOLUTIONS

gaultfamilyco.com | 203.227.5181

From family business to treating employees like family: Thalle Industries offers its staff opportunities to shine like rock stars

THALLE INDUSTRIES, ORIGINALLY FOUNDED AS A FAMILY BUSINESS, CONTINUES THE FAMILY FOCUS BY INTEGRATING ITS EMPLOYEES INTO ALL ASPECTS OF THE BUSINESS' DNA.

“Our employees are Thalle’s most important asset. They are ‘Rock Stars’ providing rocks, asphalt, and recycled products to the community. We make any product for any customer and treat our clients as we would like to be treated. The result has been 38 years of success,” said Glenn Pacchiana, Thalle Industries’ president and CEO.

Westchester residents may not be familiar with Thalle’s work, but the end uses of the company’s products are on display throughout the county. The Fishkill quarry’s crushed rock is an important component of the construction of the new Amazon warehouse in Hawthorne. The Fishkill asphalt plant supplied 4,900 tons of asphalt for a 1.5-mile stretch of Route 9A in Elmsford that was repaired last year. Meanwhile, the Virtual Quarry® in Elmsford crushed and responsibly recycled significant amounts of the demolition debris from the former White Plains Mall, and both Thalle Industries facilities are supplying material to the Regeneration Expansion Project.

With the return of warmer weather, motorists will see Thalle products used to fill potholes throughout the Hudson Valley. The company’s asphalt plant reopens on April 1 and it will produce tons of pavement products daily.

Pacchiana credits the company’s prosperity to integrity, community service, environmental stewardship, and concern for his employees’ welfare since his family founded Thalle Construction in 1947. Building a family culture at work is at the top of Pacchiana’s agenda.

Recent team- and morale-building efforts included taking 40 employees to Arthur Avenue in the Bronx for an afternoon adventure and holiday meal, as well as meeting with each employee for an end-of-year summary followed by a distribution of gift baskets. In March, Thalle will take 20 of its employees to a corporate retreat in Las Vegas. The professional development will be followed by a trip to Yankee Stadium, where all employees are invited to watch a game with dinner at the Audi Club. Finally, the Annual Thalle Summer Party is an employee favorite with fun for entire families, games and beach volleyball.

“I’m a big believer in professional and personal development, so Thalle helps employees learn about and develop them-



selves by providing resources in executive coaching, leadership courses, industry councils/training, computer skills classes, and health and financial wellness initiatives,” said Pacchiana.

Empowering employees has led to unexpected successes. One example is an employee who opened a landscaping business during the COVID-19 pandemic to supplement his family’s income. Pacchiana supported this employee’s initiative by hiring the new company to provide landscaping services at Thalle’s Fishkill location. This care for employees has fostered a culture of loyalty. One result of this culture is several pairs of father-son teams who work at Thalle and reinforce the culture of family.

Concern for community extends beyond Thalle’s workforce. Thalle has a proud tradition of providing time and financial support to not-for-profit and service organizations as well as local, state, business, and industry organizations. Thalle plays an active role in the Business Council of Westchester, the Construction Industry Council, Westchester Parks Foundation and the New York League of Conservation Voters and we support many not-for-profits including Scenic Hudson, the Hudson Highlands Land Trust, the Fresh Air Fund and Groundwork Hudson Valley.

Thalle also embraces environmental

stewardship. The company’s efforts are recognized with a Community Hero Award from Groundwork Hudson Valley; an Environmental Beautification Award from the New York State Nursery and Landscape Association; and a Best Green Friend Award from the Westchester Parks Foundation.

Thalle’s quarry in Fishkill restores land as the mining advances, thanks to an environmentally friendly reclamation program. In fact, the State Department of Environmental Conservation awarded Thalle Industries and the quarry the prestigious Outreach Award from the National Association of State Land Reclamationists in recognition of Thalle’s extensive reclamation and innovative quarrying practices.

Sometimes Thalle’s environmental efforts are small, but significant to the end users. In December at the South County Trailway across the street from Thalle’s Virtual Quarry® in Elmsford, the company installed a bench for trail users.

“Bikers and walkers who need a break can sit on this new bench and watch Thalle Industries’ workers responsibly give construction waste new life as recycled products,” said Pacchiana. “It is my hope that those watching the activity at our Virtual Quarry® will be reminded that we all have a role to play in protecting the environment.”

Beyond Thalle, Pacchiana serves the

community by his participation on local boards, acting as a mentor to individuals as they start businesses, and supporting various charitable organizations to prepare and develop the workforce and businesses of the future. Pacchiana is on the Advisory Council for Entrepreneurship at Cornell, always promoting entrepreneurship large and small.

Support for budding innovation at a grassroots level includes working with a skilled carpenter who had been hired for various odd jobs around Thalle. Pacchiana took the time to sit with this individual and educate him on the importance of a proper business structure, protecting his assets and family by establishing a business entity, business insurance, and standardized forms. He even assigned a Thalle employee to work with this individual to create standardized business forms, which he uses today.

Later this year, Thalle will celebrate its 38th anniversary. Looking back, Pacchiana said that consistency, reliability and giving workers a chance has kept the company growing.

“We’ve hired formerly incarcerated individuals from the Bronx and Yonkers and supported them as they transitioned into stable careers,” said Pacchiana. “We give our employees opportunities to thrive.”

THE FACE OF CORPORATE ENVIRONMENTAL STEWARDSHIP



Thalle Industries is committed to the responsible use and protection of the environment through active participation in conservation efforts and pioneering sustainable practices at all of their sites. Thalle Industries' Virtual Quarry in Elmsford diverts tons of waste from landfills each year by processing asphalt, concrete, and rock received from nearby excavation/demolition projects, into new building materials. In the industry, Thalle Industries' Fishkill quarry has set the standard for reforestation of mined areas. Thalle Industries' efforts have been recognized through various awards from groups such as New York Department of Environmental Conservation, New York League of Conservation Voters, Westchester Parks Foundation and New York Nursery & Landscape Association.

THALLE INDUSTRIES

50 Warehouse Lane South, Elmsford, NY • 914.762.3415 • thalleindustries.com

Pictured: President and CEO Glenn Pacchiana and team.





FAMILY-OWNED BUSINESSES | WESTCHESTER COUNTY

Abigail Kirsch at Tappan Hill Mansion

81 Highland Ave., Tarrytown 10591
631-3030 • abigailkirsch.com
tappanhillmansion@abigailkirsch.com
Year company established: 1990
Business description: catering services and event venues

A.G. Williams Painting Company Inc.

411 Fifth Ave., Pelham 10803
738-2860 • agwilliamspainting.com
info@agwilliamspainting.com
Year company established: 1906
Business description: painting contractor

Albert Palancia Insurance Inc.

116 Mamaroneck Ave.
Mamaroneck 10543
698-1373 • palanciainsurance.com
info@palanciainsurance.com
Year company established: 1954
Business description: insurance broker

Ambrosi Cutlery

55 Fields Lane, North Salem 10560
617-8444 • ambrosicutlery.com
info@ambrosicutlery.com
Year company established: 1930
Business description: knife sharpening

Andron Construction Corp.

21 Anderson Lane
Goldens Bridge 10526
232-7531 • androncc.com
dschunter@androncc.com
Year company established: 1969
Business description: construction company

Annese & Associates Inc.

747 Pierce Road, Suite 2
Clifton Park 12065
518-371-9000 • annese.com
Year company established: 1970
Business description: technology solutions

Arnold K. Davis Insurance

(A division of Eifert, French, & Ketchum)
330 Fifth Ave., Pelham 10803
701-5200 • arnoldkdavisinsurance.com
rdavis@arnoldkdavisinsurance.com
Year company established: 1954
Business description: personal and business insurance brokers

Atlantic Westchester Inc.

264 Adams St., Bedford Hills 10507
666-2268 • atlanticwestchester.com
bud@atlanticwestchester.com
Year company established: 1961
Business description: commercial HVAC and energy efficiency business

ATPGroup

2 Madison Ave., Larchmont 10538
834-1881 • atpgroup.com
Year company established: 1991
Business description: supplier of acidulates, fine chemicals and production equipment

Bash the Trash

11 Wilson Place
Hastings-on-Hudson 10706
478-1103 • bashthetrash.com
bashthetrash@mac.com
Year company established: 1988
Business description: science-based environmental arts performances and events

Ben's of Scarsdale

718 Central Park Ave., Scarsdale 10583
468-2367 • bensdeli.net
bensfriends@bensdeli.net
Year company established: 1972
Business description: delicatessen

Berkeley College

99 Church St., White Plains 10601
694-1122 • berkeleycollege.edu
socialmediamail@berkeleycollege.edu
Year company established: 1931
Business description: four-year college

Best Plumbing Tile & Stone

1019 Central Park Ave., Scarsdale 10583
723-2002 • bestplg.com
info@bestplg.com
Year company established: 1960
Business description: plumbing and tile showrooms

Bilotta Kitchens

564 Mamaroneck Ave.
Mamaroneck 10543
381-7734 • bilotta.com
getinfo@bilotta.com
Year company established: 1985
Business description: custom kitchens, bathrooms and other living spaces

Blossom Flower Shops

980 McLean Ave, Yonkers 10704
237-2511 • blossomflower.com
sales@blossomflower.com
Year company established: 1925
Business description: florist

Bradsell Contracting

2 Hollyhock Lane, Bedford 10506
434-3492 • bradsellpc.com
info@bradsell.com
Year company established: 1982
Business description: painting and carpentry

Broken Bow Brewery

173 Marbledale Road, Tuckahoe 10707
268-0900 • brokenbowbrewery.com
kristen@brokenbowbrewery.com
Year company established: 2013
Business description: alcoholic beverage manufacturer

Calgi Construction Co.

56 Lafayette Ave., Suite 350
White Plains 10603
666-9423 • calgiconstruction.com
info@calgiconstruction.com
Year company established: 1919
Business description: construction

Caspi Development

120 Bloomingdale Road, Suite 105
White Plains 10605
694-8300 • caspiddevelopment.com
rj@caspiddevelopment.com
Year company established: 1975
Business description: real estate

Classic Westchester

(A division of First Choice Staffing Inc.)
50 Main St., White Plains 10606
948-9600 • classicwestchester.com
resumes@classicwestchester.com
Year company established: 1988
Business description: staffing and recruiting

The College of Westchester

325 Central Ave, White Plains 10606
855-403-7722 • cw.edu
admissions@cw.edu
Year company established: 1915
Business description: Four-year college

Cornell's True Value Hardware

310 White Plains Road
Eastchester 10709
961-2400 • ccornells.com
hardware@cornells.com
Year company established: 1932
Business description: hardware store

Curto's Appliances & Grills

1966 Central Park Ave., Yonkers 10710
793-5600 • curtos.com
jonathan@curtos.com
Year company established: 1948
Business description: appliance store

Danziger & Markhoff LLP

1133 Westchester Ave, S-N208, White Plains 10604
948-1556 • danzigermarkhoff.com
dm@dmlawyers.com
Year company established: 1960
Business description: A Business and Tax-Oriented Law Firm

D. Bertoline and Sons

7 John Walsh Blvd., Peekskill 10566
737-0266 • dbertolineandsons.com
facebook@bertoline.com
Year company established: 1933
Business description: beverage distributor

DeCicco & Sons Family Market

21 Center St., Ardsley 10502
813-2009 • deciccoandsons.com
info@deciccos.com
Year company established: 1972
Business description: supermarket

Diamond Properties LLC

333 N. Bedford Road, Suite 145
Mount Kisco 10549
773-6249 • dpmgt.com
info@diamondproperties.com
Year company established: 1993
Business description: commercial real estate firm and developer

Eclipse Limousine

2233 Central Park Ave., Yonkers 10710
771-5466 • eclipselimousine.com
mreclipselimo@aol.com
Year company established: 1973
Business description: transportation

Eifert, French & Ketchum

330 Fifth Ave., Pelham 10803
738-4011 • efk.com
Insurelt@efk.com
Year company established: 1933
Business description: insurance and risk management

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FAMILY-OWNED BUSINESSES | WESTCHESTER COUNTY

Equity Land Developers LLC

32 Burling Lane, New Rochelle 10801
636-6070 • eldproperties.com
Year company established: 2005
Business description: real estate developer

Evermist Lawn Sprinklers

16 Palace Place, Port Chester 10573
939-5782 • evermist.com
sales@evermist.com
Year company established: 1988
Business description: lawn sprinkler service and installation

FEA Home Inc.

500 Nepperhan Ave., Yonkers 10701
423-3380 • feahome.com
Info@feahome.com
Year company established: 1964
Business description: home furnishings, antiques and art

Golden's Bridge Family Dentistry

190 Golden's Bridge Road
Katonah 10536
232-1070 goldensbridgefamilydentistry.com
gbfdentistry@gmail.com
Year company established: 1984
Business description: dentist

Goldschmidt & Associates

1 Chase Road, Scarsdale 10583
723-1616 • ga-re.com
Year company established: 1991
Business description: commercial real estate broker

Graphics by Color Group

168 Saw Mill River Road
Hawthorne 10532
769-8484 • colorgroup.com
production@colorgroup.com
Year company established: 1946
Business description: photo studio, signage, graphic design and production

GS & S Awning Inc.

18-20 N. Central Ave., Hartsdale 10530
949-9877 • gssawning.com
info@gssawning.com
Year company established: 1990
Business description: custom awnings

Houlihan-Parnes Realtors LLC

4 W. Red Oak Lane, Suite 200
White Plains 10604
694-60704 • houlihanparnes.com
info@houlihanparnes.com
Year company established: 1891
Business description: real estate

Innovative Health Systems Inc.

20 Church St., White Plains 10601
683-8050
innovativehealthsystemsinc.com
Year company established: 1985
Business description: substance-abuse treatment services

JP Promotional Products Inc.

100 Executive Blvd., Suite 101
Ossining 10562
944-3451 • jppromoproducts.com
info@jppromoproducts.com
Year company established: 2003
Business description: promotional products

Kencal Maintenance Corp.

399 Knollwood Road
White Plains 10603
761-5900 • kencalmaintenance.com
khirschberg@kencalmaintenance.com
Year company established: 1974
Business description: maintenance and janitorial services

Koren Rogers Executive Search

4 W. Red Oak Lane, Suite 312
White Plains 10604
686-5800 • korenrogers.com
mail@korenrogers.com
Year company established: 1988
Business description: recruiting firm

Levitt-Fuirst Associates Ltd.

520 White Plains Road
Tarrytown 10591
457-4200 • levittfuirst.com
pandersen@levittfuirst.com
Year company established: 1969
Business description: insurance

Lippolis Electric Inc.

25 Seventh St., Pelham 10803
738-3550 • lippoliselectric.com
sales@lippoliselectric.com
Year company established: 1984
Business description: electric company

Madison Approach Staffing, Inc

7 Skyline Drive, Hawthorne 10523
914-428-4800 • madisonapproach.com
Year company established: 1988
Business description: Workforce solutions firm providing staffing, recruiting, training and consulting

Majestic Kitchens & Baths

700 Fenimore Road
Mamaroneck 10543
381-1302 • majestickitchens.com
kathie@majestickitchens.com
Year company established: 1985
Business description: kitchen and bathroom design and installation

Markhoff & Mittman PC

120 Bloomingdale Road, Suite 401 White Plains
10605
946-1452 • thedisabilityguys.com
info@thedisabilityguys.com
Year company established: 1933
Business description: disability law firm

Mid-Westchester

Sewer & Drain Service

35 Pinecrest Parkway
Hastings-on-Hudson 10706
478-4375 • yourlocaldrainman.com
billing@yourlocaldrainman.com
Year company established: 1976
Business description: drain cleaning services

Mr. Chimney / Phil McCrackin

529 Rockland Ave., Mamaroneck 10543
777-8200 • mrchimney.com
info@mrchimney.com
Year company established: 1969
Business description: chimney and fireplace repair and asbestos removal

Morano Group

543 Halstead Ave., Mamaroneck 10543
698-4065 • moranogroup.com
Year company established: 1954
Business description: full service landscape

Mount Kisco Truck and Auto Parts

135 Kisco Ave., Mount Kisco 10549
666-3155 • mtkiscotruck.com
info@mtkiscotruck.com
Year company established: 1916
Business description: auto, truck and industrial parts supplier

Murphy Brothers Contracting

416 Waverly Ave., Mamaroneck 10543
777-1039 • murphybrothers.com
info@murphybrothers.com
Year company established: 1979
Business description: residential and light commercial construction

New Crystal Restoration

109 S. Regent St., Port Chester 10573
937-0500 • newcrystalrestoration.com
lisa@crystalrestoration.com
Year company established: 1960
Business description: property damage restoration

NYCitySlab

180 Buena Vista Ave, Yonkers 10701
239-3556 • nycityslab.com
info@NYCitySlab.com
Year company established: 2004
Business description: sourcing wood, wood projects, metal shop

Paraco Gas Corp.

800 Westchester Ave., Suite S604, Rye Brook
250-3700 • paracogas.com
contactus@paracogas.com
Year company established: 1968
Business description: privately held marketers/distributors of propane gas

Party Line Tent Rentals

21 Vreeland Ave., Elmsford 10523
592-1200 • partylinere rentals.com
sales@partylinere rentals.com
Year company established: 1990
Business description: party and event rentals

Pearlgreen Corp.

30 Pine St., New Rochelle 10801
636-0505 • pearlgreen.com
sales@pearlgreen.com
Year company established: 1934
Business description: building maintenance and contractor supplies

Proftech LLC

200 Clearbrook Road, Elmsford 10523
347-3000 • proftech.com
support@proftech.com
Year company established: 1980
Business description: office supplies and workplace solutions

WARM FURNITURE

A CONCEPT THAT **WITTUS-FIRE BY DESIGN** HAS EMBRACED AND SHARED WITH ITS CUSTOMERS FOR THE PAST 40 PLUS YEARS.

Owners Alyce and Niels Wittus are passionate about their products and spend a lot of time searching the world for stoves, fireplaces and grills that are well designed with high-quality materials and high efficiency. Their customer base includes local residences, designer housing developments, restaurants, hotels, glamping tents and even yurts. Wittus stoves are eco-friendly hearth products that look fantastic in designer settings and gush with personality. A client base of architects, designers, contractors and homeowners are currently on a quest to upgrade home heating and are turning to Wittus for innovative products.

Wittus stoves and fireplaces shine like stars when it comes to the contemporary market, and the Shaker stove plays a leading role. A stove that is artfully designed by Italian architect and product designer Antonio Citterio and inspired by classic American Shaker furniture design. The Shaker stove is streamlined, functional and comfortable in both contemporary and traditional settings. A favorite choice for actors, artists, architects and designers alike, the Shaker stove has made its way into their homes and their hearts.

Other stars in the Wittus universe include the Stack stoves from Italy. Based on the concept of modular components, Stack stoves incorporate ceramic sections that are stacked on top of each other. Clients that are looking for a colorful alternative

ensured that they will find it in the Stack stove. Whimsical color combinations of orange and white, red and white, blue, green and metallic options are some of the most popular combinations with end users. The Stack stove is a true conversation piece.

These days, living combined with working from home means cooking at home more often. Multipurpose cookstoves that also heat is a popular concept that more and more clients are embracing. Wittus offers cookstoves like the Domino 6 and 8 Maxi that are styled after traditional countryside stoves from Italy and the more contem-



porary Lugo that has an oven compartment on top and the firebox underneath for heating both the oven and the room. One of the finest cookstoves available from Wittus is the Klassic, an elegantly designed cookstove conceptualized by Bent Falk of Denmark has a distinct designer's edge.

The Wittus showroom at 40 Westchester Avenue in Pound Ridge, New York is a reflection of the products that can be found there. A collection of indoor and outdoor stoves, fireplaces, accessories and wood storage along with helpful personnel make visiting a unique experience. Wittus is accepting visitors by appointment, call 914-764-5679 for more information or visit the website wittus.com.

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Shaker Wood Stove

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FAMILY-OWNED BUSINESSES | WESTCHESTER COUNTY

Red Oak Transportation

307 Boston Post Road
Port Chester 10573
694-2222 • redoaktrans.com
info@redoaktrans.com

Year company established: 1999

Business description: transportation

Rey Insurance Agency

219 N. Broadway, Sleepy Hollow 10591
631-7628 • reyinsurance.com
service@reyinsurance.com

Year company established: 1978

Business description: insurance agency

San Signs & Awnings

925 Saw Mill River Road
Yonkers 10704
375-6674 • sansigns.com
info@sansigns.com

Year company established: 1994

Business description: customized signs and awnings

Simone Development

1250 Waters Place, PH1, Bronx 10461
718-215-3000 • simdev.com

Year company established: 1976

Business description: commercial real estate

Sound Associates Inc.

979 Saw Mill River Road, Yonkers 10710
963-3452 • soundassociates.com
info@soundassociates.com

Year company established: 1946

Business description: provider of audio/video and assistive learning systems

Spring Hill Kennels

171 Bedford Road, Katonah 10536
232-3532 • springhillkennelsny.com
springhillkennels@gmail.com

Year company established: 1934

Business description: pet care and boarding

Statewide Abstract Corp.

202 Mamaroneck Ave.
White Plains 10601
800-325-5901 • statewidea.com
kdimartino@statewidea.com

Year company established: 1979

Business description: title insurance

Steiner Sports

145 Huguenot St., New Rochelle 10801
800-759-7267 • steinersports.com
social@steinersports.com

Year company established: 1987

Business description: sports marketing

Summer Trails Day Camp

93 Mahopac Ave.
Granite Springs 10527
245-1776 • summertrailsdaycamp.com
office@summertrailsdaycamp.com

Year company established: 1974

Business description: summer camp

T Square Properties Inc.

56 Lafayette Ave., White Plains 10603
328-7511 • tsquareproperties.com
reception@tsquareproperties.com

Year company established: 1983

Business description: commercial real estate services

TF Andrew

607 Main St., New Rochelle 10801
654-8000 • tfandrew.com
info@tfandrew.com

Year company established: 1981

Business description: flooring provider

Thalle Industries

50 S. Warehouse Lane, Elmsford 10523
919-201-1111 • thalleindustries.com

Year company established: 1985

Business description: Aasphalt products, brownfield fill, construction industry

The Royal Regency Hotel

165 Tuckahoe Road, Yonkers 10710
476-6200 • royalregencyhotelny.com

Year company established: 1994

Business description: Family-owned and operated boutique hotel

Thompson & Bender

1192 Pleasantville Road
Briarcliff Manor 10510
762-1900 • thompson-bender.com

Year company established: 1986

Business description: public relations firm

Tompkins Excavating

27 Morrissey Drive
Putnam Valley 10579
528-8513 • tompkinslandscaping.com
stacey@tompkinsexcavating.com

Year company established: 1986

Business description: excavation and landscape construction company

Toy Box of Mamaroneck

300 W. Boston Post Road
Mamaroneck 10543
698-7110 • toyboxmamaroneckny.com
info@toyboxmamaroneckny.com

Year company established: 1996

Business description: toy store

Trapp Optical

42 Pondfield Road, Bronxville 10708
337-0707 • trappoptical.com
marty@trappoptical.com

Year company established: 1945

Business description: optical retail

Urgent Care Dental

1088 Central Park Ave., Scarsdale 10583
861-4777 • emergencydentalny.com
urgentcaredentalny@yahoo.com

Year company established: 2014

Business description: urgent care dental facility

Valerie Wilson Travel

2500 Westchester Ave.
Purchase 10577
701-3200 • valeriewilsontravel.squarespace.com
purchase@vwti.com

Year company established: 1981

Business description: travel management company

Westchester Automated Gate LLC

34 Tomahawk St., Baldwin Place 10505
962-7770 • westchesterautomatedgate.com
westautogate@yahoo.com

Year company established: 2003

Business description: automated gate operators and surveillance systems

Westchester Tobacco & Stationary

189 Main St., Ossining 10562
941-1185
angela.sal@outlook.com

Year company established: 1990

Business description: retail stationary, tobacco and food products

White Plains Linen

4 John Walsh Blvd., Peekskill 10566
737-2532 • whiteplainslinen.com
order@whiteplainslinen.com

Year company established: 1938

Business description: supplier of fine linen rentals

William A. Kelly & Co.

87 Bedford Road, Katonah 10536
232-3191 • wakellyco.com
charity@wakellyco.com

Year company established: 1933

Business description: construction company

Wilson & Son Jewelers

18 Chase Road, Scarsdale 10583
723-0327 • wilsonandsonjewelers.com
mike@wilsonandsonjewelers.com

Year company established: 1905

Business description: jewelry sales and repair

Wittus by Design

40 Westchester Ave., Pound Ridge 10576
764-5679 • wittus.com

Year company established: 1978

Business description: European contemporary fireplaces/stoves

Woodrow Jewelers

21 Purchase St, Rye 10580
967-0464 • woodrowjewelers.com
rswim21@aol.com

Year company established: 1985

Business description: fine jewelry



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Located in Bedford Hills, NY, Atlantic Westchester is a commercial and industrial HVAC company that has been providing service to its valued customers since 1961. Purchased by the Hammer family in 1979, the company has enjoyed growth and prosperity thanks to a team of highly skilled employees and great clients. Atlantic Westchester owners, husband and wife, Bud and Lisa Hammer, are the foundation behind this award-winning team and business.

Atlantic Westchester offers a variety of HVAC solutions for businesses, institutions, and government facilities across the New York metro area, including proactive maintenance, remediation, installation, and energy-efficient solutions based on their unique facility needs. Atlantic Westchester has the experience, qualifications and industry certifications to properly maintain the long-term efficiency and integrity of a building's HVAC systems.

During its extensive history of outstanding service, Atlantic Westchester has received many accolades, some of which include: HVAC Tech, Mike Miller was awarded HVAC Tech of the Month by ACHR News in 2022; Owner, Bud Hammer was honored by Westfair Communications C-Suite Award in 2020; Maintenance Solutions Specialist, Cathy Hoffman was recognized by New York Real Estate Journal as one of the 2020 Women in Real Estate.

Most recently, Atlantic Westchester was named one of the 2022 Best Places to Work in Westchester by Best Companies Group and promoted by 914INC. This award acknowledges Atlantic Westchester's dedication to providing its employees with the benefits, resources, and skills they need to be successful.

Bud and Lisa are committed to running an organization that treats everyone like family and are passionate about educating their employees to become leaders in business and the HVAC industry. They continuously invest in their employees and have built a management team to sustain the business for many years to come.

For additional information about Atlantic Westchester and its services, please visit www.atlanticwestchester.com or call 914-666-2268.



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MARTHA SLEPT HERE, TOO



On the banks of the Hudson.



18th Century games were on display for all to play during Washington's 291st birthday party on the Newburgh waterfront
Photos by Kathy Kahn.

Shuttered for three years as a result of the 2020 pandemic, Washington's Headquarters was filled with more than 1,000 visitors during the past Presidents' Day weekend. History buffs of all ages celebrated Washington's 291st birthday and learned about life during the battle for independence. The three-day birthday bash included a cake for the General (portrayed by reenactor John Koopman), who

was often visited at the encampment overlooking the Hudson by his wife. "Yes, Martha slept here, too," chuckled reenactor Sandy Spector, who played Mrs. Washington. Overlooking the Hudson in Newburgh's East End Historic District, Washington's Headquarters also unveiled a new exhibit, "The Defense of the Hudson," which explores the importance of the river to the Revolutionary

War effort, including the forging of Great Chain in Sterling Forest, which was laid across the river to stop British warships. The exhibit details the methods, events and people who helped make the Hudson Valley integral to the war for independence from Great Britain. Washington's Headquarters is open weekends, 11a.m.-3 p.m. and by appointment. For more information, visit parks.ny.gov.

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COURT CASES

U.S. Bankruptcy Court

White Plains & Poughkeepsie
Local business cases, Feb 15 - 21

Venus In Perpetuum Inc., Bedford, Han Ozdenak, chief operating officer, 23-22128-SHL: Chapter 11, assets \$1.1 million, liabilities \$1,139,974. Attorney: H. Bruce Bronson Jr.

Bella Restaurant & Bar Inc., d.b.a. Savor Ristorante & Bar, Mahopac, Richard Megna, officer, 23-35110-CGM: Chapter 11, assets \$27,600, liabilities \$247,860. Attorney: Anne J. Penachio.

Abraham Minkoff, Highland Mills, re. All Merchandise Display Corp., et al, 23-35124-CGM: Chapter 13, assets \$500,000 - \$1 million, liabilities \$1 million - \$10 million. Attorney: Allen A. Kolber.

U.S. District Court

White Plains
Local business cases, Feb 15 - 21

Darnell Hinton, Peekskill vs. Richmond Community Services, Mount Kisco, 23-cv-1318-PMH: Job discrimination, race. Attorney: Paul N. Cisternino.

Regina Cunningham, Congers, et al, vs. CVS Health Corp. re. Pelham Manor store, et al, 23-cv-1328-NSR: Job discrimination. Attorney: Laura D. Barbieri.

Lauro Valdes, Westchester, et al, vs. North East Site Works Inc., Yonkers, et al, 23-cv-1409-PMH: Fair Labor Standards Act. Attorney: Robert D. McCreanor.

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

Questions and comments regarding this section should be directed to:

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

DEEDS

Above \$1 million

12 Wakefield Realty LLC, Bronxville. Seller: Liza and Jesse Brush, New York. Property: 12 Wakefield Road, Scarsdale. Amount: \$3.2 million. Filed Feb. 6.

502 Van Cortlandt Realty LLC, Carle Place. Seller: 502 VC Holdings LLC, Yonkers. Property: 502 Van Cortlandt Park Ave., Yonkers. Amount: \$2.2 million. Filed Feb. 7.

508 Van Cortlandt Realty LLC, Carle Place. Seller: 508 VC Holdings LLC, Yonkers. Property: 508 Van Cortlandt Park Ave., Yonkers. Amount: \$2.2 million. Filed Feb. 7.

Battle Management Group LLC, Pleasantville. Seller: 50 Battle LLC, Pleasantville. Property: 50 Battle Ave., White Plains. Amount: \$1 million. Filed Feb. 7.

Bonante, Christopher T., White Plains. Seller: McCormick 105 LLC, Hunt Valley, Maryland. Property: 5 Cooper Beech Lane, Scarsdale. Amount: \$2.1 million. Filed Feb. 8.

Brandom, David and Stacy Brandom, Larchmont. Seller: Turkeyland CGC LLC, Larchmont. Property: 14 N. Chatsworth Ave., Mamaroneck. Amount: \$1.6 million. Filed Feb. 7.

Fontana, Richard G., White Plains. Seller: River Crest Apartments LLC, Cortlandt Manor. Property: 80 Main St., Ossining. Amount: \$3 million. Filed Feb. 8.

Fraioli, Larry and Diane Schoenacher, Mamaroneck. Seller: 329 Carroll LLC, Mamaroneck. Property: 329 Carroll Ave., Rye Town. Amount: \$1.2 million. Filed Feb. 6.

Gila Development Realty Corp., Pelham. Seller: Juan J. D. Velazquez, Pelham. Property: 444 Sixth Ave., Pelham. Amount: \$1 million. Filed Feb. 6.

LL Parcel E LLC, Fort Washington, Pennsylvania. Seller: Cai Yunhao and Gu Yinghong, White Plains. Property: 307 Palisades Boulevard 29, Mount Pleasant. Amount: \$1.4 million. Filed Feb. 3.

LL Parcel E LLC, Fort Washington, Pennsylvania. Seller: Lewis W. and Nancy Fishman, Peru, Vermont. Property: 311 Palisades Blvd., Mount Pleasant. Amount: \$1.5 million. Filed Feb. 7.

LL Parcel E LLC, Fort Washington, Pennsylvania. Seller: John M. and Andrea Yamartino, Mountain View, California. Property: 342 Horseman Blvd., Mount Pleasant. Amount: \$1.7 million. Filed Feb. 8.

Lucas, Todd, Rye Brook. Seller: US Bank Trust NA, Oklahoma City, Oklahoma. Property: 3188 Quinlan St., Yorktown. Amount: \$1.1 million. Filed Feb. 3.

O'Mealy, Michael and Jeanne O'Mealy, Rye. Seller: 16 Franklin Ave LLC, New York. Property: 38 Soundview Ave., Rye City. Amount: \$1 million. Filed Feb. 6.

Sood, Dinesh, Harrison. Seller: Dub Nation LLC, Pelham Manor. Property: 607 West St., Harrison. Amount: \$1.9 million. Filed Feb. 8.

Below \$1 million

1155 Apartment Association LLC, White Plains. Seller: Eric Lorberfeld, White Plains. Property: 1155 Warburton Ave., Yonkers. Amount: \$190,000. Filed Feb. 8.

123 Morningside Drive LLC, Bronx. Seller: Chico Crystal, Peekskill. Property: 125 Morningside Drive, Ossining. Amount: \$695,000. Filed Feb. 8.

230 Hillside Avenue LLC, Chevy Chase, Maryland. Seller: Properties LGS LLC, Albany. Property: 230 Hillside Ave., Greenburgh. Amount: \$347,000. Filed Feb. 7.

31 Forest Realty LLC, Tuckahoe. Seller: Michael Calandrello, Ossining. Property: 31 Forest Ave., Ossining. Amount: \$600,000. Filed Feb. 6.

517 Locust Ave LLC, Bronx. Seller: Jessica Rodriguez, et al, Port Chester. Property: 517 Locust Ave., Rye. Amount: \$715,000. Filed Feb. 3.

83C Halley Street Corp., Yonkers. Seller: Indrit and Shqiponja Mustafaj, Yonkers. Property: 83 Halley St., Yonkers. Amount: \$550,000. Filed Feb. 7.

Barile, Michael and Nicole Stern, Mahopac. Seller: Dynamite Properties Corp, Mahopac. Property: Landlocked, Somers. Amount: \$100,000. Filed Feb. 3.

Big Boss 6 LLC, Elmsford. Seller: 7 North Goodwin LLC, Ardsley. Property: 7 N. Goodwin Ave., Greenburgh. Amount: \$650,000. Filed Feb. 6.

Buckley, John, White Plains. Seller: Deutsche Bank National Trust Co., Salt Lake City, Utah. Property: 26 College Ave., Rye. Amount: \$719,000. Filed Feb. 3.

Carelli, Isabelle and Anthony Carelli, Harrison. Seller: Jancor Holding Corp., Flushing. Property: 648 Wood St., Rye Town. Amount: \$885,000. Filed Feb. 6.

Chrzescijanek, Zbigniew, Port Chester. Seller: 280 Locust Avenue LLC, Brooklyn. Property: 280 Locust Ave., Rye. Amount: \$420,000. Filed Feb. 3.

Deutsche Bank National Trust Co., West Palm Beach, Florida. Seller: Pedro R. Acevedo, Rye Brook. Property: 402 Irving Ave., Rye Town. Amount: \$674,000. Filed Feb. 6.

Empire Property Management 73 LLC, Elmsford. Seller: 73 East Main Street LLC, Ardsley. Property: 73 E. Main St., Greenburgh. Amount: \$900,000. Filed Feb. 6.

Galella, Michael and Armando Galella, Dunedin, Florida. Seller: Sleepy Hollow AG LLC, Sleepy Hollow. Property: 40 Depeyster St., Mount Pleasant. Amount: \$725,000. Filed Feb. 8.

Gerundo, Christy M. and Brett Gerundo, Yonkers. Seller: Marku Vjollca, et al, Bronx. Property: 262 Jessamine Ave., Yonkers. Amount: \$559,000. Filed Feb. 7.

Guzman, John, Yonkers. Seller: 160 Amackassin Terrace Yonkers Corp., Yonkers. Property: 160 Amackassin Terrace, Yonkers. Amount: \$850,000. Filed Feb. 8.

Healy, Enda, Maspeth. Seller: Patrick Sheahan and Natalie Connell, Yonkers. Property: 67 Hancock Ave., Yonkers. Amount: \$610,000. Filed Feb. 3.

Hedgerow Properties LLC, Weston. Seller: Michael Hidalgo and Monica Poleway, Tuckahoe. Property: 6 Gregory Lane, New Castle. Amount: \$795,000. Filed Feb. 8.

Hidden Meadow at Somers LLC, Baldwin Place. Seller: Joseph Tamburello, Cortlandt Manor. Property: 17 Muscoot River Road, Somers. Amount: \$680,000. Filed Feb. 8.

Izzy & Sons Design LLC, Yonkers. Seller: J-Jays Distribution LLC, Yonkers. Property: 133 Voss Ave., Yonkers. Amount: \$645,000. Filed Feb. 8.

Law Cecilia CC, Ossining. Seller: 19 Hawkes Avenue Property Inc., Cortlandt Manor. Property: 19 Hawkes Ave., Ossining. Amount: \$310,000. Filed Feb. 7.

Madison Bay LLC, Great Neck. Seller: Jahayra M. Veliz, Bronx. Property: 10 Gibson Place, Yonkers. Amount: \$649,000. Filed Feb. 6.

Makris, Lucille, Yorktown Heights. Seller: 387 E.158 Street LLC, New Rochelle. Property: 3317 Old Yorktown Road, Yorktown. Amount: \$475,000. Filed Feb. 6.

Mereigh, Florianne, Mount Vernon. Seller: M&R Home Investing LLC, Westfield, New Jersey. Property: 460 S. Sixth Ave., Mount Vernon. Amount: \$460,000. Filed Feb. 3.

MRE 8 LLC, Katonah. Seller: Annmarie Dauria, Scarsdale. Property: 194C Heritage Hills, Somers. Amount: \$680,000. Filed Feb. 6.

Palomino Construction LLC, Yonkers. Seller: Emile J. and Yesenia Provencher, Bronx. Property: 30 Roxbury Drive, Yonkers. Amount: \$770,000. Filed Feb. 3.

Perryco Homes New York Inc., Hawthorne. Seller: Peter and Rosemarie Monteleone, Bronx. Property: 278 Saw Mill River Road, Mount Pleasant. Amount: \$800,000. Filed Feb. 6.

Primrose Group 300 Main LLC, Yonkers. Seller: Emely R. Martinez and Bryan M. Alonzo, Bronx. Property: 300 Main St., 3H, White Plains. Amount: \$360,000. Filed Feb. 3.

Ryan, Robert D., Cross River. Seller: US Bank Trust NA, Winston Salem, North Carolina. Property: 7 Highland Drive, Cortlandt. Amount: \$393,000. Filed Feb. 3.

Schiro, Lawrence Thomas, Yonkers. Seller: Highview Street LLC, Monsey. Property: 127 Highview St., Mamaroneck. Amount: \$391,000. Filed Feb. 6.

Sumo Properties LLC, Rye Brook. Seller: Fure P3 LLC, Flushing. Property: 103 Grandview Blvd., Yonkers. Amount: \$580,000. Filed Feb. 3.

Thompson, Michelle, Coral Springs, Florida. Seller: Bakovic Muharem, Yonkers. Property: 900 Midland Ave., Yonkers. Amount: \$285,000. Filed Feb. 3.

Vigil Harold and Marianne Vigil, Blauvelt. Seller: Yiju Properties LLC, Old Greenwich, Connecticut. Property: 30-32 Martin Place, Rye Town. Amount: \$958,000. Filed Feb. 6.

Viviano, Jean, Harrison. Seller: 132 Park Avenue LLC, West Harrison. Property: 132 Park Ave., Harrison. Amount: \$750,000. Filed Feb. 8.

Wellington SPV LLC, Queens. Seller: 148-152 Linden LLC, Commack. Property: 150 Linden St., Yonkers. Amount: \$880,000. Filed Feb. 7.

Facts & Figures

WORKERS' COMPENSATION BOARD

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

3-D Funding Inc., Croton-on-Hudson. Amount: \$21,000.

Caroline Lineen, Ardsley. Amount: \$6,500.

Commerce Ave Auto Repair Inc., New Rochelle. Amount: \$4,000.

El Nuevo Mayimbe Restaurant LLC, Yonkers. Amount: \$29,000.

Physical Therapy Consulting of Westchester LLC, Yonkers. Amount: \$23,000.

Sunrise Produce Corp., Yonkers. Amount: \$9,000.

The Nikkei of Peru Westchester LLC, Rye. Amount: \$47,000.

Winmarc Enterprises Inc., Port Chester. Amount: \$5,000.

Federal Tax Liens, \$10,000 or greater, Westchester County, Feb. 15 - 21

Carolyn Dempsey Design Inc., Port Chester, 2022 employer quarterly tax, \$37,794.

O. David K., Rye, 2007, 2009, 2013 - 2017 personal income, \$332,410.

O. Seona M., Rye, 2016 - 2017 personal income, \$67,071.

Rocklyn Realty Corp., White Plains, 2012 - 2013 employer quarterly taxes, \$97,373.

Sanders, Steven and Anne Sanders, White Plains, 2021 personal income, \$177,583.

Semack, Michael and M. Hartel, West Harrison, 2018 - 2021 personal income, \$121,811.

Taylor, Aston G. Jr., Ardsley, 2021 personal income, \$50,476.

JUDGMENTS

28 Rosemont Family LLC, White Plains. \$200,210 in favor of Morris E. Barenbaum, Lawrence. Filed Feb. 6.

Abreu, Natalie, Ossining. \$8,944 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 31.

Alejandro, Natasha C., Yonkers. \$4,596 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Feb. 3.

Altieri, Jennifer, Hartsdale. \$405,667 in favor of First American Title Insurance Co., New York. Filed Feb. 8.

Anane, John, Yonkers. \$10,814 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Feb. 6.

Anisimova, Liudmila, Hartsdale. \$10,183 in favor of Bank of America NA, Charlotte, North Carolina. Filed Feb. 8.

Bluhdorn, Paige, Brewster. \$77,025 in favor of David Kron, Miami, Florida. Filed Feb. 6.

BNG Association Inc., Syosset. \$90,550 in favor of Business Backer LLC, Blue Ash, Ohio. Filed Feb. 3.

Burke, William M., Tarrytown. \$2,142 in favor of Capital One NA, Glen Allen, Virginia. Filed Feb. 3.

Chavez, Samanta, White Plains. \$8,548 in favor of Credit Corp Solutions Inc., Draper, Utah. Filed Feb. 6.

Davidson, Hadija, Mount Kisco. \$2,457 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 7.

Davis, Brian M., Tuckahoe. \$1,310 in favor of Capital One NA, Glen Allen, Virginia. Filed Feb. 3.

Dyevich, Jayne C., Baldwin Place. \$17,114 in favor of Bank of America NA, Charlotte, North Carolina. Filed Feb. 6.

Edwards, Ricky L., Yonkers. \$1,095 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 7.

Fatima, Kaniz, Yonkers. \$29,701 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 8.

Francis-Stephenson, Natalee, New Rochelle. \$3,442 in favor of Bank of America NA, Charlotte, North Carolina. Filed Feb. 9.

Frias, Reynaldo, Yonkers. \$94,018 in favor of Jonathan Escobar, Coral Springs, Florida. Filed Feb. 6.

Gelacak, Meredith, Mount Vernon. \$1,080,023 in favor of Manrique Laurent, Tiburon, California. Filed Feb. 2.

Gilston, Wayde, Somers. \$62,780 in favor of Castle Hill Electrical Supply Corp., Bronx. Filed Feb. 3.

Green, David, Mount Vernon. \$6,460 in favor of Jefferson Capital Systems LLC, St. Cloud, Minnesota. Filed Feb. 2.

Guerrero, Christian O., Tuckahoe. \$18,256 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 8.

Harnoff, Carole, Port Chester. \$8,564 in favor of Bank of America NA, Charlotte, North Carolina. Filed Feb. 8.

Jackson, Judith, New Rochelle. \$15,440 in favor of American Express National Bank, Sandy, Utah. Filed Feb. 8.

Jimenez, Arlene, Yonkers. \$22,175 in favor of GLD Factoring LLC, Garden City. Filed Feb. 6.

Killingsworth, Jennifer, Bedford Hills. \$28,379 in favor of 148 Babbitt Road Corp., Bedford Hills. Filed Feb. 3.

Lospano Plumbing & Heating Inc., Mamaroneck. \$109,783 in favor of Colony Insurance Co., Richmond, Virginia. Filed Feb. 9.

Martinez, Willy M. A., Yonkers. \$10,537 in favor of GLD Factoring LLC, Garden City. Filed Feb. 6.

Merchandising & Marketing Corp., Mamaroneck. \$29,118 in favor of Custom Plastic & Innovations Inc., Mabelton, Georgia. Filed Feb. 8.

Miranda, Analy, Yonkers. \$4,202 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 31.

Montoya, Fabiola, Port Chester. \$1,260 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Feb. 3.

My Personal Choices Inc., Marianna, Florida. \$50,347 in favor of Greenwich Capital Management Ltd., White Plains. Filed Feb. 8.

Niogi, Arunima, Bronxville. \$2,294 in favor of Capital One NA, Glen Allen, Virginia. Filed Feb. 3.

Osinoff, Scott, Tarrytown. \$19,480 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 31.

Peccerelli, Gino, Mount Vernon. \$4,549 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 31.

Perry Wings Plus, Miami, Florida. \$99,349 in favor of Cloudfund LLC, Suffern. Filed Feb. 8.

Persik, Tamas, Brooklyn. \$10,470 in favor of Amica Mutual Insurance Co., Providence, Rhode Island. Filed Feb. 8.

Pope, David A., Bronxville. \$7,862 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed Feb. 8.

Ramirez, Kelvin, Yonkers. \$5,305 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 6.

Razinski, Alexander B., White Plains. \$44,997 in favor of Bank of America NA, Charlotte, North Carolina. Filed Feb. 9.

Rebolini, George, Yonkers. \$3,778 in favor of Bank of America NA, Charlotte, North Carolina. Filed Feb. 8.

Retuerto, Marilyn, Stoney Point. \$6,278 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Feb. 7.

Rogan, James, Yonkers. \$404,220 in favor of M&T Bank, Buffalo. Filed Feb. 9.

Rsc Group LLC, Mount Vernon. \$38,846 in favor of Hohmann & Barnard Inc., Hauppauge. Filed Jan. 31.

Santia, Felix, Bronx. \$22,841 in favor of Ronald Harrington, Smallwood. Filed Feb. 8.

Shepard, Sierra A., Yonkers. \$12,555 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 7.

Sokolof, Myles, Katonah. \$216,643 in favor of Matthew Farrago, Center Moriches. Filed Feb. 8.

Stewart, Paris, Perth Amboy, New Jersey. \$42,087 in favor of Long Island Minimally Invasive Surgery PC, Roslyn Heights. Filed Feb. 6.

Thompson, James D., White Plains. \$3,262 in favor of Bank of America NA, Charlotte, North Carolina. Filed Feb. 8.

Trinidad, Amaury, Yonkers. \$13,246 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 31.

Tristate Interiors Inc., Bronx. \$34,509 in favor of Sally Loftin, Bronxville. Filed Feb. 9.

Vaccaro, Mary A., Port Chester. \$15,034 in favor of First National Bank of Omaha, Omaha, Nebraska. Filed Feb. 7.

Zimmerman, Francine, Mount Vernon. \$39,805 in favor of Diana McNear, Mount Vernon. Filed Feb. 8.

LIS PENDENS

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

Brightview, Harrison LLC, as owner. Filed by County-Wide Masonry Corp. Action: Foreclosure of a mortgage in the principal amount of \$281,000 affecting property located at 600 Lake St., West Harrison. Filed Feb. 6.

Cooke, Steven M., as owner. Filed by US Bank Trust National Trust. Action: Foreclosure of a mortgage in the principal amount of \$693,000 affecting property located at 48 Rushby Way, Yonkers. Filed Feb. 7.

Fox, James S., as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$329,000 affecting property located at 23 Allen Lane, Mount Kisco. Filed Feb. 7.

Galan, Sandra, as owner. Filed by Deutsche Bank Trust Company Americas-Trust. Action: Foreclosure of a mortgage in the principal amount of \$535,000 affecting property located at 8 E. Maple St., Valhalla. Filed Feb. 9.

Grifo, Antonia M., Administrator, as owner. Filed by Mortgage Assets Management LLC. Action: Foreclosure of a mortgage in the principal amount of \$840,000 affecting property located at 55 Brookdale Drive, Yonkers. Filed Feb. 6.

Johnson, Jeffrey M., as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$252,000 affecting property located at 739 Lindbergh Ave., Peekskill. Filed Feb. 7.

Keiles, Seth, as owner. Filed by Premier Custom Construction LLC. Action: Foreclosure of a mortgage in the principal amount of \$312,000 affecting property located at 3505 Hill Blvd., Units G and H, Yorktown Heights. Filed Feb. 4.

Kessel, Parthenia, as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$100,000 affecting property located at 21 Van Duzen Place Tuckahoe. Filed Feb. 6.

Leak, Timothy, as owner. Filed by Select Portfolio Servicing Inc. Action: Foreclosure of a mortgage in the principal amount of \$333,000 affecting property located at 100 North Road, White Plains. Filed Feb. 8.

Lilian, Hope, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$370,000 affecting property located at 50 Quarry Lane, Bedford. Filed Feb. 7.

Facts & Figures

Magro, Michael A., as owner. Filed by Federal Home Loan Mortgage Corporate Trust. Action: Foreclosure of a mortgage in the principal amount of \$391,000 affecting property located at 131 Stonewall Court, Yorktown Heights. Filed Feb. 7.

Mcintosh, Robert, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$294,000 affecting property located at 463 E. 5th St., Mount Vernon. Filed Feb. 6.

Nomura Asset Acceptance Corp., as owner. Filed by Citibank NA. Action: Foreclosure of a mortgage in the principal amount of \$75,000 affecting property located at 114 Nelson Ave., Peekskill. Filed Feb. 9.

Picone, Vito, as owner. Filed by Wilmington Savings Fund Society Trust. Action: Foreclosure of a mortgage in the principal amount of \$468,000 affecting property located at 2751 Ogden Drive, Yorktown Heights. Filed Feb. 7.

Rhames, Shaun, as owner. Filed by Rushmore Loan Management Services LLC. Action: Foreclosure of a mortgage in the principal amount of \$111,000 affecting property located at 252 Franklin Ave., Mount Vernon. Filed Feb. 6.

Secretary of Housing & Urban Development, as owner. Filed by Midfirst Bank. Action: Foreclosure of a mortgage in the principal amount of \$452,000 affecting property located at 17 Hyatt Ave., Yonkers. Filed Feb. 7.

Silverio, Valentin, as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$302,000 affecting property located at 57 Poplar St., Yonkers. Filed Feb. 7.

Turnbull, Ernest, as owner. Filed by Citimortgage Inc. Action: Foreclosure of a mortgage in the principal amount of \$382,000 affecting property located at 554 S. Seventh Ave., Mount Vernon. Filed Feb. 9.

MECHANIC'S LIENS

GS White Plains Owner LLC, White Plains. \$237,195 in favor of Casa Group Inc., New York. Filed Feb. 8.

Opra III LLC, Rye. \$415,084 in favor of Camsan Inc., Stamford, Connecticut. Filed Feb. 9.

Radford Court Apartment Corp., Yonkers. \$88,424 in favor of Uddin Brothers Construction LLC, Brooklyn. Filed Feb. 7.

Singh Amanjit, et al, Pelham. \$112,200 in favor of New York Citywide General Contractors, Bellerose. Filed Feb. 9.

NEW BUSINESSES

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

SOLE PROPRIETORSHIPS

Arevalo Home Improvements, 79 Yonkers Ave., Apt 2, Yonkers, 10701. c/o Manuel Arevalo. Filed Feb. 7.

Darren B Credit Repair Service, 70 Virginia Road, 11D, White Plains 10603. c/o Darren Buie. Filed Feb. 6.

Estate Gold & Sterling Silver Buying Service, 33 Oakwood Ave., White Plains 10605. c/o Daniel Herzner. Filed Feb. 8.

Horizon Home Improvement, 67 Church St., Second floor, New Rochelle 10805. c/o Sergio Zavala. Filed Feb. 6.

Little Moon Day Care, 42 Mitchell Ave., Yonkers 10701. c/o Massiel Caro. Filed Feb. 7.

Moejo Cleaning Service, 337 S. Sixth Ave., Mount Vernon 10550. c/o Monique Brown-Pollard. Filed Feb. 8.

Naturalista Beauty & Body Care, 119 Washington Ave., New Rochelle 10801. c/o Mariana T. Brown. Filed Feb. 8.

Organizing Forward, 300 Mamaroneck Ave., White Plains 10605. c/o Elizabeth Maresca. Filed Feb. 6.

Scarletts Web, 11 Burbank St., 1B, Yonkers 10710. c/o Lorianne Eriksen. Filed Feb. 7.

Stroll Media, 259 N. Washington St., Sleepy Hollow 10591. c/o Thomas M. Stroll. Filed Feb. 6.

Unreserved Tea Co., 333 Huguenot St., New Rochelle 10801. c/o Evita Paulino. Filed Feb. 8.

Westchester Kids Dentistry, 34 High St., Hastings-on-Hudson 10706. Filed Feb. 9.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

Northeast Community Bank, as owner. Lender: 7 Lizensk Realty LLC. Property: 7-9 Lizensk Blvd., Palm Tree. Amount: \$9.4 million. Filed Feb. 10.

Sincerity+LLC, as owner. Lender: Wells Fargo Bank National Association. Property: in Southeast. Amount: \$18 million. Filed Feb. 8.

TD Bank, as owner. Lender: Goshen Development LLC. Property: in Goshen. Amount: \$76 million. Filed Feb. 10.

Below \$1 million

Adusei Holdings LLC, as owner. Lender: Wisdom Ventures LLC. Property: in Union Vale. Amount: \$100,000. Filed Feb. 8.

Commercial Lender LLC, as owner. Lender: 19 Greenwood Drive LLC. Property: 20 Greenwood Drive, Newburgh. Amount: \$80,000. Filed Feb. 10.

Lima One Capital LLC, as owner. Lender: Nutopia 140 Third LLC. Property: 140 Third St., Newburgh. Amount: \$540,000. Filed Feb. 9.

Sharestates Investments LLC, as owner. Lender: Newburgh SHG3 LLC. Property: in Newburgh. Amount: \$351,000. Filed Feb. 10.

DEEDS

Above \$1 million

Unshattered Inc, Hopewell Junction. Seller: Castle Cadillac LLC, Wappingers Falls. Property: in Wappingers. Amount: \$1 million. Filed Feb. 3.

World Olivet Assembly Inc., Dover Plains. Seller: Central Dover Development Corp., Dover Plains. Property: 247 Dover Furnace Road, Dover Plains. Amount: \$3.3 million. Filed Feb. 7.

Below \$1 million

1179 Main Street LLC, Fishkill. Seller: L Pine Properties LLC, Fishkill. Property: in Fishkill. Amount: \$275,000. Filed Feb. 8.

Carlos, Gutierrez and Juan Carlos Maldonado, Long Island City. Seller: Brookview Holdings LLC, Suffern. Property: 89 S. Randolph Ave., Poughkeepsie. Amount: \$429,000. Filed Feb. 10.

Credo, Jillian, Fishkill. Seller: MJ Developers Inc., Chappaqua. Property: in Fishkill. Amount: \$342,000. Filed Feb. 3.

Fofana Mamadou, Bronx. Seller: Dogood Ventures LLC, Wappingers Falls. Property: 88 Wilbur Blvd., Poughkeepsie. Amount: \$386,000. Filed Feb. 8.

Forde, Leslie and Keisha-Lue, Poughkeepsie. Seller: R&S 2018 Realty LLC, Poughkeepsie. Property: in Poughkeepsie. Amount: \$325,000. Filed Feb. 7.

Heermance Farm LLC, Rhinebeck. Seller: Elizabeth R. Moore, Cambridge, United Kingdom. Property: in Red Hook. Amount: \$288,000. Filed Feb. 6.

Hendin, Alexander and Novick, Alissa, New York. Seller: H&B Partners Inc., Nanuet. Property: 213 S. Broadway. Way Nyack. Amount: \$780,000. Filed Feb. 6.

Hns Enterprise Inc, Lauretown. Seller: Chauvin Wayne, Fishkill. Property: in Fishkill. Amount: \$395,000. Filed Feb. 3.

Hochstein, John and Carmen Hochstein, Nanuet. Seller: Blinn Mazzucca Realty LLC, New Fairfield, Connecticut. Property: 168 Foltim Way, Congers. Amount: \$477,000. Filed Feb. 7.

Horowitz, Meir and Esther Malka, Monsey. Seller: Sinclair Court Associates LLC, Airmont. Property: 50 Sinclair Court, Spring Valley. Amount: \$635,000. Filed Feb. 1.

Hsbc Bank USA NA, Mount Laurel, New Jersey. Seller: Jeffrey Schonbrun-Referee, New City. Property: 22 Eastbourne Drive, Spring Valley. Amount: \$645,921. Filed Feb. 6.

Imm, Kevin K., Montrose. Seller: Snoozepickle LLC, New Rochelle. Property: in Poughkeepsie. Amount: \$675,000. Filed Feb. 6.

JDC Real Estate Properties LLC, Goshen. Seller: Ralph Marinaccio Jr., Fishkill. Property: in Fishkill. Amount: \$575,000. Filed Feb. 1.

Kiragu, Michael Maina and Yveslaure Kiragu, Garnerville. Seller: Fair Haven Meadows LLC, Mahopac. Property: in Beekman. Amount: \$655,000. Filed Feb. 3.

Levy, Wolf and Steinberg, Malka, Monsey. Seller: Hatzoloh EMS Inc., Monsey. Property: 227 Cherry Lane, Monsey. Amount: \$629,000. Filed Feb. 3.

Lincoln 5 LLC, Brooklyn. Seller: Moira Feeley, Sloatsburg. Property: 5 Lincoln St., Sloatsburg. Amount: \$288,700. Filed Feb. 1.

M&T Bank, Buffalo. Seller: Gerard J. Comatos, Poughkeepsie. Property: 4407 Albany Post Road, Hyde Park. Amount: \$160,500. Filed Feb. 7.

Mid Hudson Development Corp., Hopewell Junction. Seller: Revolutionary Road Properties LLC, Katonah. Property: in East Fishkill. Amount: \$135,000. Filed Feb. 2.

Mifal, Ezra Zichron Yehide, Spring Valley. Seller: Yeshiva Degel Hatorah Inc., Spring Valley. Property: 1112 Parkview Drive, Spring Valley. Amount: \$675,000. Filed Feb. 6.

Ornatti LLC, Brooklyn. Seller: John S. Woodin, Red Bank, New Jersey. Property: in Clinton. Amount: \$50,000. Filed Feb. 2.

Ostine Antenor and Nicole Ostine, Spring Valley. Seller: ABD Stratford LLC, Poughkeepsie. Property: in Poughkeepsie. Amount: \$624,500. Filed Feb. 7.

Park A Associates LLC, Brooklyn. Seller: 2 Park Airmont LLC, Brooklyn. Property: 2 Park Ave., Airmont. Amount: \$112,500. Filed Feb. 1.

Paulstar Corp., Leawood, Kansas. Seller: Giovanni Neri and Jane M. Neri, Poughquag. Property: 17 Hillside Road, Beekman. Amount: \$420,000. Filed Feb. 8.

Pierce Drive Enterprises LLC, Suffern. Seller: Joseph and Deborah Lezamiz, Stony Point. Property: 40 Pierce Drive, Stony Point. Amount: \$685,000. Filed Feb. 1.

Ragusa, Gina and Debra Ragusa, Fishkill. Seller: WM Schultz Construction Inc., Ballston Spa. Property: in Poughkeepsie. Amount: \$250,000. Filed Feb. 3.

Schwartz, Aron, Spring Valley. Seller: Highview Hills LLC, Suffern. Property: 31 Silverwood Circle, Suffern. Amount: \$668,900. Filed Feb. 8.

Tigre, Luis Alejandro, Cortlandt Manor. Seller: US Bank National Association, Irvine, California. Property: 203 Leetown Road, Stormville. Amount: \$499,000. Filed Feb. 2.

JUDGMENTS

Bation, Josie, Newburgh. \$2,176 in favor of Resurgent Receivables LLC, Greenville, South Carolina. Filed Feb. 2.

Beamon, Demterises, Newburgh. \$5,372 in favor of Wells Fargo Bank, West Des Moines, Iowa. Filed Feb. 2.

Bellomo, Karen, Middletown. \$1,109 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Feb. 10.

Bennett, Christopher, Port Jervis. \$7,356 in favor of Wells Fargo Bank, West Des Moines, Iowa. Filed Feb. 2.

Bennett, Jenna M., Port Jervis. \$11,189 in favor of Wells Fargo Bank, West Des Moines, Iowa. Filed Feb. 2.

Blackeagle Capital Corp. and Gjelij Vilma, Mahopac. \$92,893 in favor of TD Bank NA, Portland, Maine. Filed Feb. 8.

Bodnar, Robert, Middletown. \$8,800 in favor of RVCJ Holdings LLC, Middletown. Filed Feb. 7.

Facts & Figures

Brenmac Construction Inc., et al, Yonkers. \$178,350 in favor of Cutler Properties LLC, Mount Vernon. Filed Feb. 2.

Brink, Stephanie, Slate Hill. \$2,337 in favor of Capital One, Glen Allen, Virginia. Filed Feb. 9.

Burnett, Ralph, Newburgh. \$11,420 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Feb. 7.

Carr, Steven T., Middletown. \$3,559 in favor of Capital One Bank USA, Glen Allen, Virginia. Filed Feb. 1.

Chapman, Tristan and Ragi Hill, Middletown. \$10,088 in favor of East Coast Imperial Gardens LLC, Middletown. Filed Feb. 1.

Cianciulli, Eric P., Mahopac. \$1,734 in favor of Unifund CCR LLC, Cincinnati, Ohio. Filed Feb. 9.

Cirelli, Charles, Mahopac. \$17,069 in favor of Mary Sufrin, Denver, Colorado. Filed Feb. 3.

Donnelly, Gerald D., Webster. \$15,917 in favor of M&T Bank, Buffalo. Filed Feb. 10.

Elant Inc., Goshen. \$633,639 in favor of Ironshore Indemnity Inc., New York. Filed Feb. 3.

Ergas, Joseph, Monroe. \$27,682 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Feb. 9.

Feurstein, Lipa, Kiryas Joel. \$8,670 in favor of Wells Fargo Bank, West Des Moines, Iowa. Filed Feb. 9.

Forbes, Dureka, Middletown. \$1,856 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Feb. 10.

Fuxion Cave Et Al, Atlanta, Georgia. \$20,690 in favor of Vox Funding LLC, New York. Filed Feb. 10.

Golden, Mitchel, Mahopac. \$3,030 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Feb. 14.

Grullon, Jordany, Newburgh. \$2,044 in favor of Capital One, Glen Allen, Virginia. Filed Feb. 9.

Haralam, Dominic, Mahopac. \$6,558 in favor of Bank of America NA, Charlotte, North Carolina. Filed Feb. 6.

Hernandez, Joseph, Jeffersonville. \$1,000 in favor of Port Jervis City, Port Jervis. Filed Feb. 2.

Hody, Michael L., Middletown. \$5,626 in favor of Citibank, Sioux Falls, South Dakota. Filed Feb. 8.

Houdusse, Kristina N., Brewster. \$8,385 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Feb. 14.

Ibrahim, Iman A., Salisbury Mills. \$9,238 in favor of Bank of America, Charlotte, North Carolina. Filed Feb. 10.

Jackson, Sherrod and Precious and Gray Shana, Newburgh. \$17,900 in favor of 120 Johnston LLC, New York. Filed Feb. 8.

Jacobovitch, Bentzion, Monroe. \$11,944 in favor of Capital One Bank, Glen Allen, Virginia. Filed Feb. 3.

Jones, Jamar and Renee Jones, Mahopac. \$16,130 in favor of Vieira George, Mahopac. Filed Feb. 8.

King, Michael, Newburgh. \$4,050 in favor of Alvarez Deanna, Newburgh. Filed Feb. 1.

Klein, Chana, Monroe. \$3,459 in favor of Capital One Bank, Glen Allen, Virginia. Filed Feb. 10.

Kowalik, Cezary, Monroe. \$6,408 in favor of Capital One, Glen Allen, Virginia. Filed Feb. 10.

Lopez, Filadelfo, Brewster. \$1,314 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 14.

Lowinger, Shulem, Monroe. \$1,377,846 in favor of Guardian Life Insurance Company of America, New York. Filed Feb. 1.

Madrea, Neldys, Middletown. \$1,422 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Feb. 10.

Magloire, Denise, Campbell Hall. \$2,651 in favor of Synchrony Bank, Draper, Utah. Filed Feb. 8.

Malter, Stefan, et al, Bedford Corners. \$1,987,080 in favor of Epic W 14 LLC, New York. Filed Feb. 8.

Martinez, Wendi, Middletown. \$1,891 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Feb. 3.

Mcleod, Michael S., New Windsor. \$4,064 in favor of Capital One, Glen Allen, Virginia. Filed Feb. 9.

Murray, Brigid, Garrison. \$7,183 in favor of Bank of America NA, Charlotte, North Carolina. Filed Feb. 3.

Nasso, Rosalee, Salisbury Mills. \$7,230 in favor of Cavalry SPV I LLC and Citibank, Greenwich, Connecticut. Filed Feb. 9.

Newberns, Tyrone L., Middletown. \$9,879 in favor of Credit Acceptance Corp, Southfield, Michigan. Filed Feb. 1.

Nicholas, Emily M., Tuxedo Park. \$3,533 in favor of Synchrony Bank, Draper, Utah. Filed Feb. 2.

Orlanes, Kristina O., Middletown. \$15,311 in favor of Wells Fargo Bank, West Des Moines, Iowa. Filed Feb. 1.

Ortega, Frankie, Montgomery. \$4,034 in favor of Synchrony Bank, Draper, Utah. Filed Feb. 8.

Page, Ameerah and Lawson Ty Jene, Middletown. \$5,082 in favor of East Coast Imperial Gardens LLC, Middletown. Filed Feb. 1.

Parlapanov, Severjan, Middletown. \$1,608 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 1.

Perez, Viridiana, Newburgh. \$1,003 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Feb. 3.

Petra Construction Services LLC, Newburgh. \$19,120 in favor of Afco Credit Corp, Rosemont, Illinois. Filed Feb. 10.

Ponce, Madeline, Walden. \$3,013 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 9.

Quinones, Angel, Middletown. \$3,077 in favor of Denali Realty Ventures LLC, Middletown. Filed Feb. 1.

Ragland, Elton J. Jr., Middletown. \$3,519 in favor of Capital One, Glen Allen, Virginia. Filed Feb. 3.

Redzepovski, Zehra, Middletown. \$11,397 in favor of Community Bank, Canton. Filed Feb. 2.

Reyes, Carmen Marin, Newburgh. \$4,900 in favor of Anguiano Fabiola, Newburgh. Filed Feb. 8.

Rivera, Maria, Newburgh. \$3,301 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Feb. 2.

Robinson, Jaquitta A., Cornwall-on-Hudson. \$30,000 in favor of Thomas Jennings, New York. Filed Feb. 1.

Rodriguez, Frankie, Newburgh. \$12,513 in favor of Credit Acceptance Corp, Southfield, Michigan. Filed Feb. 1.

Rodriguez, Jose, Patterson. \$1,382 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 7.

Rodriguez, Yoqueidy, Harriman. \$3,517 in favor of Capital One, Glen Allen, Virginia. Filed Feb. 10.

Romero, Deborah E., Middletown. \$18,651 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 10.

Ruocco, Anne, Carmel. \$3,190 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Feb. 2.

Sadler, Leeundaus D., Middletown. \$3,555 in favor of Bank of America, Greensboro, North Carolina. Filed Feb. 1.

Self Discovery Marriage Counseling Professional Corp., et al, Whittier, California. \$12,585 in favor of Vox Funding LLC, New York. Filed Feb. 10.

Shafranek, Donna, Middletown. \$3,907 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Feb. 3.

Stare, Anita and Angela Denisco, Lake Peekskill. \$2,200 in favor of Gregory King and Verge Collin, Filed Feb. 14.

Stoner, Sifa, Wallkill. \$2,228 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Feb. 10.

Tomaskovic, Michael D., Carmel. \$6,141 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed Feb. 3.

Toney, Michael Y. Jr., Harriman. \$2,887 in favor of Bank of America, Charlotte, North Carolina. Filed Feb. 9.

Torres, Bernadette, Middletown. \$5,264 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Feb. 1.

Trench, Takiyah, Middletown. \$2,912 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Feb. 10.

Weiss, Yisrael, Monroe. \$3,154 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Feb. 2.

Williams, Naquille, Montgomery. \$4,305 in favor of New City Funding Corp, Stony Point. Filed Feb. 1.

MECHANIC'S LIENS

Ashley Bobby, as owner. \$5,200 in favor of Grazi I Corp. Property: 22 South Drive, Brewster. Filed Feb. 13.

CPC of the WWM USA Inc., as owner. \$19,911 in favor of Minuta Architecture PLC. Property: 554 Temple Hill Road, New Windsor. Filed Feb. 14.

Kimmel, Tracy and James A. Florack, as owner. \$235,654 in favor of Wolfbrook Construction Management Corp. Property: 677 Deep Hollow Road, Millbrook. Filed Feb. 10.

Northeast Community Bank, as owner. \$800,000 in favor of Rolling Acres Airmont LLC. Property: 8 Polo Court, Airmont. Filed Feb. 9.

Northeast Community Bank, as owner. \$493,526 in favor of Van Wardt Development LLC. Property: 38 Van Wardt Place, Tappan. Filed Feb. 10.

NEW BUSINESSES

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

PARTNERSHIPS

Banegas Landscaping, 125 Plank Road, Newburgh 12550. c/o Francisco Garcia, Ines Romero and Miguel Angel Martinez Banegas. Filed Feb. 9.

SOLE PROPRIETORSHIPS

Bulldogz Hardscapes Asphalt Pavers & Concrete, 31 Conklingtown Road, Chester 10918. c/o Dawn F. Stanley. Filed Feb. 10.

Cocetto Kitchen, 10 Deer Run Road Newburgh 12550. c/o John Cirigliano, Jr. Filed Feb. 10.

Eldi Press, 3213 Corporal Tremblay Way, New Windsor 12553. c/o Laqueta E. Zhang. Filed Feb. 9.

Hurd Empire Group, 122 Golf Links Road, No. 622, Walkill 10940. c/o Jeffrey J. Hurd. Filed Feb. 10.

Measure This, 12 River Ave., Cornwall on Hudson 12520. c/o Keith P. Foley. Filed Feb. 10.

Something Blooms, 38 Papuga Road, Pine Bush 12566. c/o Irene Castaneda. Filed Feb. 7.

BUILDING PERMITS

Commercial

Detulio, Mark A., Prospect, contractor for Stampar Associates LLC. Replace existing building sign at 1992 W. Main St., Stamford. Estimated cost: \$5,000. Filed Jan. 20.

Grunow Builders Inc., Darien, contractor for Zero Ocean Drive West LLC. Request to get approval for foundation permit approval for new single-family house at 367 Ocean Drive West, Stamford. Estimated cost: \$4,000,000. Filed Jan. 19.

Heritage Systems Inc., Waterbury, contractor for Chasing Arrows LLC. Perform replacement alterations at 502 Canal St., Stamford. Estimated cost: \$373,900. Filed Jan. 10.

Hudson Meridian Construction Group LLC, New York, New York, contractor for First National Joint Venture LLC. Construct a mixed-use building with ground-floor retail space, 395 dwelling units, amenity space and approximately 427 structured parking spaces as well as related landscaping and site improvements at 441 Canal St., Stamford. Estimated cost: \$69,500,000. Filed Jan. 31.

IJK Services LLC, Fairfield, contractor for Stampar Associates LLC. Perform replacement alterations at 1992 W. Main St., Stamford. Estimated cost: \$100,000. Filed Jan. 4.

J. Fontana Contracting Inc., Monroe, contractor for J. Fontana Contracting Inc. Build a new demising wall to divide the space and create a new common entry hall at 652 Glenbrook Road, Unit 8, Second floor, Stamford. Estimated cost: \$25,000. Filed Jan. 20.

Karp Builders LLC, New Canaan, contractor for 32 FCR LLC. Construct a new single-family home at 32 Flying Cloud Road, Stamford. Estimated cost: \$720,000. Filed Jan. 18.

Kmf Construction LLC, Stamford, contractor for Riverbend Center LLC. Perform replacement alterations at 9 Riverbend Drive South, Stamford. Estimated cost: \$500,000. Filed Jan. 25.

L&L Contracting LLC, Morris, contractor for 300 Atlantic Street Owner LLC. Install an illuminated sign at the east elevation of main entrance and an illuminated sign at south elevation and acrylic logo at 300 Atlantic St., Stamford. Estimated cost: \$6,720. Filed Jan. 27.

L&M Interior Construction LLC, White Plains, New York, contractor for Landmark Square I-6 LLC. Remove existing mill-work and walls. Create a new pantry at 101 Broad St., Stamford. Estimated cost: \$165,000. Filed Jan. 6.

Residential

D'Arinzo, Daniel, Stamford, contractor for Gail E. Brathwaite. Install a 24kw air-cooled generator with above-ground tanks at 63 Castle Hill Drive, Unit 24E, Stamford. Estimated cost: \$12,000. Filed Jan. 23.

Dwyer, John G., Trumbull, contractor for Eduardo Oshiro. Alter existing single-family areas to include interior alterations of kitchen, bedroom and basement at 6 Nyselius Place, Stamford. Estimated cost: \$258,889. Filed Jan. 13.

Earthlight Technologies LLC, Ellington, contractor for Lynn Kusum and Chris Michel Kalachnikoff. Install roof-mounted solar panels at 23 Saint George Ave., Stamford. Estimated cost: \$52,800. Filed Jan. 3.

Earthlight Technologies LLC, Ellington, contractor for David J. Rueda. Install roof-mounted solar panels at 66 Carriage Drive South, Stamford. Estimated cost: \$57,200. Filed Jan. 19.

Eastern Jungle Gym Inc., Carmel, New York, contractor for Brett M. Schilkraut and Danielle M. Quilligan. Remove deck and replace at 116 Mayapple Road, Stamford. Estimated cost: \$39,000. Filed Jan. 24.

Fortissimo Builders LLC, East Haven, contractor for Patrick Gillis. Repair fire damage on three-family house at 3 Seaview Ave., Stamford. Estimated cost: \$35,000. Filed Jan. 9.

Greyhome Partners LLC, Greenwich, contractor for Daniel and Izabela O'Brien. Renovate and expand the existing residence at 36 Carrington Drive, Stamford. Estimated cost: \$1,250,000. Filed Jan. 26.

Guiltec Development LLC, Stamford, contractor for Byrne Cormac. Renovate kitchen and bathroom at 7 Fourth St., Unit 4F, Stamford. Estimated cost: \$50,000. Filed Jan. 31.

Hart, Peter J., Stratford, contractor for Lawrence S. Roberts. Install a gas line and a generator at 53 Cogswell Lane, Stamford. Estimated cost: \$12,000. Filed Jan. 9.

Home Energy Repair LLC, Greenwich, contractor for Angela Puzzuoli. Replace asphalt roof GAF Timbertex Snow Country Advanced at 57 Chatham Road, Stamford. Estimated cost: \$14,682. Filed Jan. 4.

Home Energy Repair LLC, Greenwich, contractor for Erin and Alexander Phipps. Remove existing roof and re-roof 41 Arlington Road, Stamford. Estimated cost: \$12,593. Filed Jan. 4.

Kais Custom Builders LLC, Norwalk, contractor for George Ackert. Renovate existing pool house and basement of existing main dwelling at 373 Riverbank Road, Stamford. Estimated cost: \$75,000. Filed Jan. 18.

Landmark Exteriors Inc., Norwalk, contractor for David A. and Sheryl Hahn Lynn. Remove existing roof and re-roof 217 Cedar Wood Road, Stamford. Estimated cost: \$23,160. Filed Jan. 5.

Laurelrock Company, Wilton, contractor for John Thomas Pelliccia. Construct a new accessory pool house with kitchen, bathroom, dining area, basement storage and mechanical space, and construct a new exterior deck connected to existing dwelling at 6 High Rock Road, Stamford. Estimated cost: \$375,000. Filed Jan. 18.

Leblanc General Contracting LLC, Norwalk, contractor for Maryellen Lupinacci. Renovate and update kitchen and laundry room at 374 Eden Road, Stamford. Estimated cost: \$89,000. Filed Jan. 19.

Lifeway Ease LLC, Hartford, contractor for Denise and Lucille Brooks. Construct an aluminum handicap ramp at front of house at 19 Clinton Ave., Stamford. Estimated cost: \$6,800. Filed Jan. 25.

Lueders, Matthew K., Stamford, contractor for Richard E. Coleman. Construct a gunite in-ground pool with auto cover at 470 Sawmill Road, Stamford. Estimated cost: \$104,600. Filed Jan. 11.

Made By Slade LLC, Trumbull, contractor for Michael J. and Anne Celeste O'Rourke. Renovate existing kitchen at 38 Hobson St., Stamford. Estimated cost: \$135,000. Filed Jan. 17.

Mark Anthony Home Improvement, Milford, contractor for Lipsky and Marini Trust. Install two structural beams in first floor attic at 50 Malvern Road, Stamford. Estimated cost: \$17,680. Filed Jan. 20.

Marquee Pools and Service Inc., Fairfield, contractor for Gina Cappelli and Paul Garbuio. Install an in-ground fiber glass pool with automatic cover on a new construction site at 6 Kenilworth Drive East, Stamford. Estimated cost: \$75,000. Filed Jan. 13.

COURT CASES

Bridgeport
Superior Court

360 Connecticut Avenue LLC, et al, Hartford. Filed by Joseph Deyulio, Milford. Plaintiff's attorney: Paul Joseph Ganim, Bridgeport. Action: The plaintiff was lawfully on the subject premises controlled and maintained by the defendant. The plaintiff parked his motor vehicle in the parking lot when he was allegedly caused to slip and fall on black ice or a slippery substance. 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. FBT-CV-22-6120140-S. Filed Dec. 15.

Fernandes, Alan, Bridgeport. Filed by Russell Colon, Bridgeport. Plaintiff's attorney: The Flood Law Firm LLC, Middletown. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6120414-S. Filed Dec. 27.

Lindal Cedar Homes Inc., Tukwila, Washington. Filed by Bengho Chan, Nashua, New Hampshire. Plaintiff's attorney: BBB Attorneys LLC, Stratford. Action: The plaintiff owned a property and contracted directly with the defendant to build a new home on the property. The defendant commenced work on the project, but never completed pursuant to the contract. The plaintiff repeatedly requested that the defendant comply with the terms of the contract, to no avail. The plaintiff paid the defendant as required by the contract, despite the defendant's failure to comply. The defendant has failed, neglected and/or refused to perform in accordance with the contract. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6120628-S. Filed Jan. 9.

Romero, Arthur L., et al, Bridgeport. Filed by Lillian Hernandez, Bridgeport. Plaintiff's attorney: Mario Carter Law Firm, North Haven. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6120404-S. Filed Dec. 23.

Danbury
Superior Court

Anderson-Gonzalez, Keri, et al, Danbury. Filed by Olimpia Morales-Gonzalez, Danbury. Plaintiff's attorney: Moore O'Brien & Foti, Middlebury. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6044967-S. Filed Jan. 3.

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

Questions and comments regarding this section should be directed to:

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

Facts & Figures

Lapin, Artem DDS., et al., Danbury. Filed by Jessica Rice, New Fairfield. Plaintiff's attorney: Meehanlaw LLC, Bridgeport. Action: The defendant was accused of medical practice after attempting the extraction of tooth No. 32, during which procedure he transected the lingual nerve, causing severe personal injuries to the plaintiff. Case no. DBD-CV-23-6044925-S. Filed Dec. 28.

Lopes, Osvaldo C., et al., Waterbury. Filed by Western Connecticut Health Network Inc., Danbury. Plaintiff's attorney: Michael V. Simko Jr. Law Office, Seymour. Action: The plaintiff provided hospital services and supplies to the defendant. However, the defendant has neglected or refused to pay the plaintiff. The plaintiff seeks monetary damages of more than \$2,500, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-22-6044300-S. Filed Oct. 17.

Mychael, Seena, Brookfield. Filed by Midland Credit Management Inc., San Diego, California. Plaintiff's attorney: London & London, Newington. Action: The plaintiff acquired the defendant's debt from Citibank NA. The defendant has failed to make payments in full. The plaintiff seeks monetary damages less than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6044918-S. Filed Dec. 27.

Stamford Superior Court

Duncan, Troy A., et al., Stamford. Filed by Wendy Sheerin, Stamford. Plaintiff's attorney: Mark D. Phillips, Stamford. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-23-6059589-S. Filed Jan. 9.

Glasscock, Alex, et al., Norwalk. Filed by Hine Builders LLC, Southport. Plaintiff's attorney: Robinson & Cole, Stamford. Action: The plaintiff and the defendants entered into a written agreement between owner and contractor for the plaintiff to provide certain demolition, renovation and site improvements at a residence owned by the defendants. Plaintiff has a payment dispute with the defendants arising out of the contract and has satisfied all contract conditions to pursue mediation and arbitration. Plaintiff demanded and paid the filing fee for mediation with the American Arbitration Association as required under the contract and defendants refused to participate. As a result, AAA dismissed the mediation. The defendants have neglected and refused to perform the agreement for mediation and arbitration, although the plaintiff is ready and willing to perform it. The plaintiff claims an order directing the defendants to proceed with mediation and/or arbitration in compliance therewith. Case no. FST-CV-23-6059733-S. Filed Jan. 23.

Lane, Faith, Norwalk. Filed by Norwalk Hospital, Norwalk. Plaintiff's attorney: Howard Lee Schiff PC Law Offices, East Hartford. Action: The plaintiff provided hospital services and supplies to the defendant. However, the defendant has neglected or refused to pay the plaintiff, which suffered monetary damages. The plaintiff seeks monetary damages in excess of \$2,500, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-23-6059436-S. Filed Dec. 30.

DEEDS

Commercial

842 South Pine LLC, Fairfield. Seller: Lois B. Arena, Fairfield. Property: Lot 24, Map 1411, South Street, Fairfield. Amount: \$530,000. Filed Jan. 23.

Epstein, Asher and Jaclyn Siegel Epstein, Fairfield. Seller: Beach Walk Homes LLC, Fairfield. Property: 124 Pratt St., Fairfield. Amount: \$1,560,000. Filed Jan. 23.

Gartman, Christopher and Jessica Nitsche, Greenwich. Seller: Bruce Park Holding LLC, Darien. Property: 34 Bruce Park Drive, Greenwich. Amount: \$4,050,000. Filed Jan. 27.

Gjergjaj, Patrick, Stamford. Seller: Warsaw Capital LLC, Stamford. Property: 91 Strawberry Hill Ave., Unit 1040, Stamford. Amount: \$162,000. Filed Jan. 27.

MDI Construction LLC, Stamford. Seller: Lyubov Melnikova, Stamford. Property: 269 Oaklawn Ave., Stamford. Amount: \$385,000. Filed Jan. 27.

Residential

Amaru, Karen Ann, Fairfield. Seller: Lawrence J. Roberts and Agnes M. Roberts, Fairfield. Property: 71 Richard Place, Fairfield. Amount: \$945,000. Filed Jan. 25.

Andersen, Laurie J. and Mark E. Goodwin, Larchmont, New York. Seller: Frederick J. Pappalardo and Karel E. Pappalardo, Stamford. Property: 127 Greyrock Place, Unit 608, Stamford. Amount: \$335,000. Filed Jan. 27.

Arcieri, Aldo and Raine Arcieri, Greenwich. Seller: Mark Cannan and Sasha Nugent Cannan, Greenwich. Property: 269 Riversville Road, Greenwich. Amount: \$5,260,000. Filed Jan. 23.

Chandraraj, Ramachandran and Brenda M. Chandraraj, Stamford. Seller: Ramachandran Chandraraj and Brenda M. Chandraraj, Stamford. Property: 212 Briar Brae Road, Stamford. Amount: \$0. Filed Jan. 24.

Chernyavskiy, Ivan, Stamford. Seller: Anita Pucci, Fairfield. Property: Lot 1, Map 3128, Jennings Road, Fairfield. Amount: \$495,000. Filed Jan. 25.

Coker, Capris and Desiree Coker, Stamford. Seller: Renae Deming, Stamford. Property: 91 Strawberry Hill Ave., No. 538, Stamford. Amount: \$145,000. Filed Jan. 24.

Collins, Ryan and Alexandra Vinci, Fairfield. Seller: Carol Anne Collins, Fairfield. Property: 60 Edge Hill Place, Fairfield. Amount: \$205,000. Filed Jan. 26.

Coye, Eric E. and Jessica A. Coye, Stamford. Seller: Rosemary Nanista, Stamford. Property: 65 Tremont Ave., Stamford. Amount: \$805,000. Filed Jan. 25.

Fahan, Kerry Ann, Stamford. Seller: Steven Velasquez, Stamford. Property: 38 Woodway Road, Stamford. Amount: \$266,000. Filed Jan. 23.

Fletcher, Shaun and Amy Carbone, Greenwich. Seller: Philip A. DeGisi and Alanna M. Hynes, Greenwich. Property: 282 Overlook Drive, Greenwich. Amount: \$N/A. Filed Jan. 20.

Geramita, Stephen and Amanda Geramita, Fairfield. Seller: Sinead Smyth, Fairfield. Property: Lot 29, Map 2745, Crest Terrace North, Fairfield. Amount: \$779,000. Filed Jan. 23.

Haniph, Marie Nicole, Shelton. Seller: James F. Quinn and Megan Quinn, Fairfield. Property: Lot B, Map 2854, Wilson St., Fairfield. Amount: \$512,000. Filed Jan. 27.

Hanley, Ronald, Stamford. Seller: Frederick W. Caldwell IV, Redding. Property: 81 Charles St., Stamford. Amount: \$290,000. Filed Jan. 26.

Hanley, Ronald, Stamford. Seller: Tracey Ann Caldwell, Stamford. Property: 81 Charles St., Stamford. Amount: \$0. Filed Jan. 26.

Harris, Monica C., Riverside. Seller: Samira Khalil and Dominique Jousse, Paris, France. Property: 25 Forest St., Unit 14G, Stamford. Amount: \$800,000. Filed Jan. 27.

Hyland, Thomas and Laura Hyland, Stamford. Seller: Jonathan A. Olsoff and Sophie De Bellissen, London, United Kingdom. Property: 51 Mill Brook Road West, Stamford. Amount: \$1,775,000. Filed Jan. 25.

Kearney, Christopher and Jamie Kearney, Fairfield. Seller: Victor J. Uscilla and Caroline Uscilla, Fairfield. Property: 44 Candlewood Road, Fairfield. Amount: \$560,000. Filed Jan. 26.

Kim, Ji Hye and Tyler Taeheon Hwang, Stamford. Seller: Julia Sitarz and Krzysztof Lasek, West Hartford. Property: 61 Highland Road, No. 61, Stamford. Amount: \$490,000. Filed Jan. 24.

Mudliar, Sumit and Sneha Surpuriya, Stamford. Seller: Samuel Nyakh, Stamford. Property: 71 Strawberry Hill Ave., Unit 602, Stamford. Amount: \$225,000. Filed Jan. 26.

Nielsen, Kimberly and Jens Nielsen, San Francisco, California. Seller: Thomas M. Jankovich-Besan, Old Greenwich. Property: 9 Mortimer Drive, Old Greenwich. Amount: \$2,272,500. Filed Jan. 24.

Otto, Diane B., Greenwich. Seller: Diane B. Otto, Greenwich. Property: 40 W. Elm St., Unit 4G, Greenwich. Amount: \$1. Filed Jan. 20.

Pacheco Carrasco, Camila Constanza, Norwalk. Seller: Ahsan M. Chughatta, Fairfield. Property: 191 Sunset Ave., Fairfield. Amount: \$494,000. Filed Jan. 23.

Paguay Zhagui, Claudio, Mahopac, New York. Seller: Christopher Tanu, Stamford. Property: 26 Orlando Ave., Stamford. Amount: \$670,000. Filed Jan. 27.

Paguay Zhagui, Claudio, Mahopac, New York. Seller: Christopher Tanu, Stamford. Property: 22 Orlando Ave., Stamford. Amount: \$630,000. Filed Jan. 27.

Polonia, Rangel and Angela Polonia, Stamford. Seller: Michael A. Rubino, Stamford. Property: 259 Courtland Ave., Stamford. Amount: \$650,000. Filed Jan. 25.

Potsklan, Chloe, Greenwich. Seller: Catherine V. Duggan, Stamford. Property: 88 Highview Ave., Stamford. Amount: \$578,000. Filed Jan. 24.

Pyne, Christopher, Greenwich. Seller: Thomas Bauer, Fairfield. Property: 54 Second St., Fairfield. Amount: \$380,000. Filed Jan. 27.

Ravichandran, Shobana and Shriram V Sanjeevi, Stamford. Seller: Koushik Vaidyanathan and Ramya V. Sanjeevi, Old Greenwich. Property: 806 Hope St., Unit 1, Stamford. Amount: \$542,000. Filed Jan. 26.

Shah, Raveena, Stamford. Seller: Marisa O'Doherty, Stamford. Property: 71 Strawberry Hill Ave., Unit 1114, Stamford. Amount: \$245,000. Filed Jan. 27.

Siegel, Lauren, Greenwich. Seller: Michael P. O'Connell, Stamford. Property: 1 Broad St., Unit PH33C, Stamford. Amount: \$960,000. Filed Jan. 24.

Smith-Randolph, Walter and Leanne Armstead, Stamford. Seller: Jolaade Kalinowski and John Kalinowski, Darien. Property: 2700 Bedford St., Unit 1, Stamford. Amount: \$439,000. Filed Jan. 27.

Stevens, Angela M., Riverside. Seller: Gregory W. Jarrett and Catherine K. Jarrett, Stamford. Property: 77 Havemeyer Lane, Unit 102, Stamford. Amount: \$1,100,000. Filed Jan. 26.

Uscilla, Victor and Caroline Uscilla, Fairfield. Seller: Millicent A. Zolan, Fairfield. Property: 90 Old Farm Road, Fairfield. Amount: \$590,000. Filed Jan. 26.

Utton, James and Olivia Utton, Stamford. Seller: DJ. Cavaliere and Joanne Cavaliere, Stamford. Property: 75 Carriage Drive, Stamford. Amount: \$957,000. Filed Jan. 25.

Zeman, Jane Helen and Thomas G. Zeman, Stamford. Seller: Jane H. Zeman, Stamford. Property: 910 Hope St., Apt 11B, Stamford. Amount: \$N/A. Filed Jan. 25.

Zhang, Shimeng and Gary Lu, New York, New York. Seller: Craig David Thorne and Lawrence C. Melf, Stamford. Property: 77 Havemeyer Lane, Unit 104, Stamford. Amount: \$1,105,000. Filed Jan. 23.

Facts & Figures

Zirilli, Stacey and Joseph Zirilli, Fairfield. Seller: Susan Berkowitz, Boca Raton, Florida. Property: 171 Bailey Road, Fairfield. Amount: \$600,000. Filed Jan. 24.

FORECLOSURES

Miao, Jian XiaoH Xu, et al. Creditor: JPMorgan Chase Bank NA, Hartford. Property: 620 North St., Greenwich. Mortgage default. Filed Jan. 27.

Old Mill Development LLC, et al. Creditor: SC Realty Holdings III LLC, Hartford. Property: 212 Old Mill Road, Greenwich. Mortgage default. Filed Jan. 31.

PSF Reo LLC and Realty Capital Finance LLC. Creditor: Harrison at Holmdel LLC, Holmdel, New Jersey. Property: 325 Riversville Road, Greenwich. Mortgage default. Filed Jan. 25.

JUDGMENTS

Allen, Laurence G., Greenwich. \$7,871,904, in favor of the People of the State of New York, by John Langmaid, Hartford. Property: 43 Maple Ave., Greenwich. Filed Jan. 26.

Battaglia, Raymond, Fairfield. \$31,818, in favor of Advertising Production Club of New York Inc., Glen Ridge, New Jersey, by Neubert, Pepe & Monteith PC, New Haven. Property: 268 Ridgeview Ave., Fairfield. Filed Jan. 17.

FXW Inc., et al. Old Greenwich. \$104,809, in favor of Wells Fargo Bank NA, Diamond Bar, California, by Nair & Levin PC, Bloomfield. Property: 30 Edgewater Drive, Old Greenwich. Filed Jan. 26.

Gianopoulos, Constantine, Greenwich. \$1,128,014, in favor of United States District Court Southern District of New York, by Financial Litigation Unit, New York. Property: 477 Riverville Road, Greenwich. Filed Jan. 11.

Kakaletris, Nick, Stamford. \$35,467, in favor of American Express National Bank, Sandy, Utah, by Mark Sank & Associates LLC, Stamford. Property: 1991 High Ridge Road, Stamford. Filed Jan. 18.

Kakaletris, Nick, Stamford. \$24,151, in favor of American Express National Bank, Sandy, Utah, by Mark Sank & Associates LLC, Stamford. Property: 1991 High Ridge Road, Stamford. Filed Jan. 23.

Kucinski, Karen, Fairfield. \$835, in favor of TD Bank NA, Brooklyn Park, Minnesota, by the Law Offices of Howard Lee Schiff, East Hartford. Property: 61 Henderson Road, Fairfield. Filed Jan. 12.

Nieves, Wilfredo, Stamford. \$9,296, in favor of Midland Funding LLC, San Diego, California, by the Law Offices of Howard Lee Schiff, East Hartford. Property: 286 W. Broad St., Stamford. Filed Jan. 13.

Portera, Michael, Greenwich. \$198,113, in favor of Washington University St. Louis, St. Louis, Missouri, by Charles T. Busek, Norwalk. Property: 32 Buena Vista Drive, Greenwich. Filed Jan. 17.

St. Juste, Marie M., Stamford. \$1,455, in favor of Lincoln Automotive Financial Services, Livonia, Michigan, by Nair & Levin PC, Bloomfield. Property: 228 Seaton Road, Apt 1, Stamford. Filed Jan. 25.

Vazquez, Luis, Stamford. \$10,664, in favor of TD Bank NA, Falmouth, Maine, by Greene Law PC, Farmington. Property: 15 Greenwich Ave., Unit 21, Stamford. Filed Jan. 5.

LIENS

Federal Tax Liens Filed

Alexander, Nancy M., 33 Breezemont Ave., Riverside. \$419, civil proceeding tax. Filed Feb. 9.

Backos, Antonios C. and Theone K. Backos, 311 Riversville Road, Greenwich. \$132, civil proceeding tax. Filed Feb. 9.

Housing Authority of the City of Stamford and Richman Rippowam Park Association, 340 Pemberwick Road, Greenwich. \$42, civil proceeding tax. Filed Feb. 9.

Hugh-Jones, Alexander and Anna Jones, 5 Randolph Place, Cos Cob. \$45, civil proceeding tax. Filed Feb. 9.

Intrieri, Albert T. and Ann A. Intrieri, 18 Coachlamp Lane, Greenwich. \$6,653, civil proceeding tax. Filed Feb. 9.

Intrieri, Albert T. and Ann A. Intrieri, 18 Coachlamp Lane, Greenwich. \$260, civil proceeding tax. Filed Feb. 9.

Mitra, Jitendra K. and Sipra Mitra, 28 Gregory Road, Cos Cob. \$1,930, civil proceeding tax. Filed Feb. 9.

Passaro, Patricia, 30 Midland Ave., Stamford. \$6,000, civil proceeding tax. Filed Jan. 25.

Peluso, Mark, 143 Cold Spring Road, Stamford. \$2,917, civil proceeding tax. Filed Jan. 11.

Sage River Road LLC, 4 Greenwich Office Park, Greenwich. \$4,192, civil proceeding tax. Filed Feb. 9.

Schack, Casey, 3 Nicholas Ave., Greenwich. \$4,241, civil proceeding tax. Filed Feb. 9.

Stanton, Norma J., 410 Davis Ave., Greenwich. \$16,992, civil proceeding tax. Filed Feb. 9.

LIS PENDENS

Aarons, Marcia, et al. Stamford. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for Newrez LLC. Property: 16 Sheridan St., Stamford. Action: foreclose defendants' mortgage. Filed Jan. 12.

Abbott, Stephen Charles, et al. Fairfield. Filed by Bendett and McHugh PC, Farmington, for The Bank of New York Mellon. Property: 300 Merwins Lane, Fairfield. Action: foreclose defendants' mortgage. Filed Jan. 23.

Burke, Kevin R., et al. Fairfield. Filed by Jacobs, Walker, Rice & Barry LLC, Manchester, for The Ridge Homeowners Association Inc. Property: 2425 Merwins Lane, Unit 38, Fairfield. Action: foreclose defendants' mortgage. Filed Jan. 17.

Chrysadakis, John, et al. Fairfield. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for Wilmington Savings Fund Society. Property: 43 Vermont Ave., Fairfield. Action: foreclose defendants' mortgage. Filed Jan. 12.

Foster, Judith A., et al. Stamford. Filed by Bendett and McHugh PC, Farmington, for Reverse Mortgage Funding LLC. Property: 53 Ken Court, Stamford. Action: foreclose defendants' mortgage. Filed Jan. 6.

Gray, Adam and Kerri Miller, Greenwich. Filed by the Law Office of John R. Harness PC, Stamford, for John Holl and Laureen Holl. Property: 1919 Shore Road, Greenwich. Action: foreclose defendants' mortgage. Filed Jan. 19.

Haight, Gilbert E., et al. Fairfield. Filed by Korde & Associates PC, New London, for US Bank NA. Property: Lot 200-201, Map 559, High St., Fairfield. Action: foreclose defendants' mortgage. Filed Jan. 26.

Hart, Kathleen M., et al. Stamford. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for US Bank Trust NA. Property: 27 Lindstrom Road, A-11, Stamford. Action: foreclose defendants' mortgage. Filed Jan. 9.

Jaramillo, Michelle, Greenwich. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for US Bank NA. Property: 4 Ivy St., Greenwich. Action: foreclose defendant's mortgage. Filed Jan. 3.

Maralit, Cynthia, et al. Stamford. Filed by Bendett and McHugh PC, Farmington, for US Bank Trust NA. Property: 35 Seaside Ave., Unit 15, Stamford. Action: foreclose defendants' mortgage. Filed Jan. 6.

Milenkovic, Srdjan, Greenwich. Filed by Glass & Braus LLC, Fairfield, for Wilmington Savings Fund Society. Property: 34 Thunder Mountain Road, Greenwich. Action: foreclose defendant's mortgage. Filed Jan. 5.

Mocker III, John L., et al. Stamford. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for Mortgage Assets Management LLC. Property: 23 Lewelyn Road, Stamford. Action: foreclose defendants' mortgage. Filed Jan. 18.

Olive Jr., Antonio L, et al. Stamford. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for PNC Bank NA. Property: 239 Cold Spring Road, Stamford. Action: foreclose defendants' mortgage. Filed Jan. 18.

Plantemoli, Leonard J. and Lisa Ann Pollakwoski-Plantemoli, Stamford. Filed by Glass & Braus LLC, Fairfield, for US Bank NA. Property: 26 Stone Fence Lane, Stamford. Action: foreclose defendants' mortgage. Filed Jan. 9.

Souliere, Janette Renee, et al. Greenwich. Filed by Bendett and McHugh PC, Farmington, for Deutsche Bank National Trust Company. Property: 362 Davis Ave., Unit 3, Greenwich. Action: foreclose defendants' mortgage. Filed Jan. 23.

Tuck, Frederick W., Stamford. Filed by Gerald S. Knopf, Stamford, for Royal Pavilion Association Inc. Property: 60 Strawberry Hill Ave., Unit 1207, Stamford. Action: foreclose defendant's mortgage. Filed Jan. 11.

Uva, Toni Ann, et al. Stamford. Filed by Vincent J. Freccia III, Stamford, for the city of Stamford. Property: 37 Camore St., Stamford. Action: foreclose defendants' mortgage. Filed Jan. 4.

Venanzi, Eugene, et al. Stamford. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for US Bank Trust NA. Property: 42 Larkspur Road, Stamford. Action: foreclose defendants' mortgage. Filed Jan. 18.

Williams, Sharon, Fairfield. Filed by Zeldes, Needle & Cooper PC, Bridgeport, for Gould Manor Condominium Association Inc. Property: 329 New England Ave., Unit 329, Fairfield. Action: foreclose defendant's mortgage. Filed Jan. 26.

Wiznitzer, Jane, et al. Stamford. Filed by Bendett and McHugh PC, Farmington, for Deutsche Bank National Trust Company. Property: 134 Lynam Road, Stamford. Action: foreclose defendants' mortgage. Filed Jan. 17.

MORTGAGES

26 Winthrop Drive LLC, Riverside, by Jeremy E. Kaye. Lender: First Republic Bank, 111 Pine St., San Francisco, California. Property: 26 Winthrop Drive, Riverside. Amount: \$1,975,000. Filed Feb. 6.

4 Bramble Lane LLC, Riverside, by Jeremy E. Kaye. Lender: First Republic Bank, 111 Pine St., San Francisco, California. Property: 4 Bramble Lane, Riverside. Amount: \$1,658,000. Filed Feb. 6.

Aguirre, Edwin and Geovanna Fiallos, Stamford, by Pamela A. Bertrain. Lender: Fairway Independent Mortgage Corp., 4201 Marsh Lane, Carrollton, Texas. Property: 104 Mayflower Ave., Stamford. Amount: \$700,800. Filed Jan. 19.

Anastasio, Christina L., Fairfield, by Roy W. Moss. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 27-29 Churchill St., Fairfield. Amount: \$332,500. Filed Jan. 18.

Autera, Sabrina, Fairfield, by Josie Ponce. Lender: Sikorsky Financial Credit Union, 1000 Oronoque Lane, Stratford. Property: 90 Adelaide St., Fairfield. Amount: \$72,000. Filed Jan. 17.

Avery, Amanda and Kevin Avery, White Plains, New York, by Jonathan J. Martin. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 45 Karen St., Fairfield. Amount: \$436,500. Filed Jan. 17.

Bria, Dominick D. and Dawn M. Bria, Stamford, by Marcel Desjardins. Lender: Cornerstone Community Credit Union, 1515 Black Rock Turnpike, Fairfield. Property: 261 Woodbine Road, Stamford. Amount: \$200,000. Filed Jan. 18.

Camel, Mark H. and Linda C. Camel, Greenwich, by Jane T. Holler. Lender: Goldman Sachs Bank USA, 200 West St., New York City. Property: 47 Beechcroft Road, Greenwich. Amount: \$590,000. Filed Feb. 7.

Ciambriello, Gaetano S., Trumbull, by Jeffrey M. Wasikowski. Lender: AFC Mortgage Group LLC, 471 Monroe Turnpike, Monroe. Property: 788 Rowland Road, Fairfield. Amount: \$726,000. Filed Jan. 19.

Dempaire, Wilson F., et al. Fairfield, by Charmaine Whittingham-Tucker. Lender: Secretary of Housing and Urban Development, 451 Seventh St. SW, Washington, D.C. Property: 422 Wilson St., Fairfield. Amount: \$24,325. Filed Jan. 19.

Facts & Figures

Detmer, John and **Claire Kehlenbeck**, Sag Harbor, New York, by Morris L. Barocas. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 273 Loveland Road, Stamford. Amount: \$700,000. Filed Jan. 18.

Emile, Vick, Stamford, by Eric Anthony Avellaneda. Lender: Sikorsky Financial Credit Union, 1000 Oronoque Lane, Stratford. Property: 123 Jeanne Court, Stamford. Amount: \$90,000. Filed Jan. 17.

Foote III, Ray P. and **Deirdre Corcoran Foote**, Old Greenwich, by Douglas Seltzer. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 10 Sylvan Lane, Old Greenwich. Amount: \$1,003,000. Filed Feb. 6.

Galeano, Robert D. and **Allise N. Galeano**, New York City, by Peter J. Somme. Lender: Ally Bank, 601 S. Tryon St., Suite 100, Charlotte, North Carolina. Property: 10 Fox Glen Drive, Stamford. Amount: \$1,215,000. Filed Jan. 19.

Gil, Victor M. and **Carmen Penaranda Gonzalez Llanos**, Cos Cob, by Gayle E. Rodman. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 2 Nassau Place, Apt 1, Cos Cob. Amount: \$150,000. Filed Feb. 3.

Gooding, Nathaniel T. and **Julia Costales Gooding**, Fairfield, by Gina Marie Davila. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 21 Wareham St., Fairfield. Amount: \$200,000. Filed Jan. 17.

Grisanti, Rosa and **Mark Grisanti**, White Plains, New York, by N/A. Lender: First Republic Bank, 111 Pine St., San Francisco, California. Property: 61 Seaview Ave., Unit 48, Stamford. Amount: \$330,000. Filed Jan. 20.

Gutierrez, Krystal, White Plains, New York, by Gillian V. Ingraham. Lender: Newtown Savings Bank, 39 Main St., Newtown. Property: 154 Cold Spring Road, Unit 6, Stamford. Amount: \$315,250. Filed Jan. 17.

Herley, Michael D. and **Melissa A. Herley**, Fairfield, by Gina Marie Davila. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 94 Gray Rock Road, Fairfield. Amount: \$200,000. Filed Jan. 17.

Kaplan, Hien and **Seth Kaplan**, Greenwich, by Leilan S. Robinson. Lender: Newtek Small Business Finance LLC, 1981 Marcus Ave., Suite 130, Lake Success, New York. Property: 18 Ivanhoe Lane, Greenwich. Amount: \$50,000. Filed Feb. 6.

Karp, Robert M. and **Barbara Karp**, Stamford, by Magda Szyplulski. Lender: Cornerstone Community Credit Union, 1515 Black Rock Turnpike, Fairfield. Property: 139 Downs Ave., Stamford. Amount: \$450,000. Filed Jan. 18.

Lenhart, Eric J., Stamford, by John R. Harness. Lender: Union Savings Bank, 226 Main St., Danbury. Property: 2606 Congress St., Fairfield. Amount: \$800,000. Filed Jan. 19.

Lin, Zheng Mao and **Songfang Zheng**, Fairfield, by Jinggao Li. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 936 Kings Highway West, Southport. Amount: \$555,750. Filed Jan. 20.

Mack, James M. and **Katherine P. Mack**, Greenwich, by Samuel D. Bush. Lender: US Bank NA, 4801 Frederica St., Owensboro, Kentucky. Property: 5 Harold Ave., Greenwich. Amount: \$465,412. Filed Feb. 7.

Matlock, Megan Ryden and **Joshua Matlock**, Arlington, Texas, by Gillian V. Ingraham. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 45 Northwood Road, Fairfield. Amount: \$980,000. Filed Jan. 18.

Mitchko-McCall, Debra and **Brian McCall**, Stamford, by Gerald S. Knoll. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 59 Courtland Ave., Unit C8, Stamford. Amount: \$256,000. Filed Jan. 20.

Morocho, Jose, Greenwich, by Joseph Rabadi. Lender: Warshaw Capital LLC, 2777 Summer St., Suite 306, Stamford. Property: 14 Rockland Place, Greenwich. Amount: \$325,000. Filed Feb. 7.

Morris, Nathan I. and **Tess A. Brown**, New York City, by Mark Sank. Lender: The Guilford Savings Bank, 1 Park St., Guilford. Property: 527 Scofieldtown Road, Stamford. Amount: \$729,000. Filed Jan. 18.

Nast, Timothy J., Stamford, by Richard Siegal. Lender: Keybank National Association, 4910 Tiedeman Road, Suite C, Brooklyn, Ohio. Property: 49 Somerset Lane, Stamford. Amount: \$270,000. Filed Jan. 18.

Outer Curtil Wall LLC, Scarsdale, New York, by Ronell Kirkley. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: Lot 2, Map 1006, South Water Street, Greenwich. Amount: \$920,000. Filed Feb. 6.

Perunduraj Nagarajan, Jai Shiva and **Durgadevi Venkatasamy**, Stamford, by David P. Lasnick. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 91 Strawberry Hill Ave., Unit 523, Stamford. Amount: \$157,500. Filed Jan. 19.

Porianda, Zebulin, Stamford, by Charles P. Abate. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 54 Butternut Lane, Stamford. Amount: \$744,000. Filed Jan. 17.

Rivera, Jacqueline, Stamford, by Tamara L. Peterson. Lender: Loandepot.com LLC, 6561 Irvine Center Drive, Irvine, California. Property: 91 Strawberry Hill Ave., 1141, Stamford. Amount: \$234,000. Filed Jan. 17.

Rizzo Lima, Gustavo de Freitas, Stamford, by Anthony Febles. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 38 Locust Lane, Stamford. Amount: \$541,600. Filed Jan. 19.

Roche, Carlo, Stamford, by Lola E. Riley. Lender: Secretary of Housing and Urban Development, 451 Seventh Street SW, Washington, D.C. Property: 102 Givens Ave., Stamford. Amount: \$24,042. Filed Jan. 17.

Sacco, Brian J. and **Renee Sacco**, Fairfield, by Jeffrey Weiner. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 115 Frog Pond Lane, Fairfield. Amount: \$350,000. Filed Jan. 18.

Santiana, Stephanie, Stamford, by Mayra M. Rios. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 373 Greenfield St., Fairfield. Amount: \$309,841. Filed Jan. 17.

Stephenson, Donal and **Barbara Stephenson**, Stamford, by John T. Szalan. Lender: Newrez LLC, 1100 Virginia Drive, Suite 125, Fort Washington, Pennsylvania. Property: 92 Lafayette St., Unit 1B, Stamford. Amount: \$235,000. Filed Jan. 19.

Stultz, Vanessa and **Duane Stultz**, Greenwich, by Diane Bryan. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 76 Henry St., Greenwich. Amount: \$75,000. Filed Feb. 3.

Sullivan, Kevin F. and **Maureen C. Sullivan**, Fairfield, by Thomas W. Ozimkoski Jr. Lender: Raymond James Bank, 710 Carillon Pkwy., St. Petersburg, Florida. Property: 280 Brambley Hedge Circle, Fairfield. Amount: \$750,000. Filed Jan. 18.

Thomas, Jeannine M. and **Craig M. Thomas**, Fairfield, by James M. Powers. Lender: Nations Direct Mortgage LLC, 5 Hutton Centre Drive, Suite 200, Santa Ana, California. Property: 236 Sherwood Farm Road, Fairfield. Amount: \$625,000. Filed Jan. 17.

Ward, Deanna, Bridgeport, by Victoria L. Miller. Lender: Keybank National Association, 127 Public Square, Cleveland, Ohio. Property: 101 Morehouse Highway, Fairfield. Amount: \$438,673. Filed Jan. 20.

West East LLC, Poway, California, by John McNab. Lender: Vista Point Mortgage LLC, 1920 Main St., Suite 200, Irvine, California. Property: 115 River Road 4, Cos Cob. Amount: \$150,000. Filed Feb. 7.

White, Susan Stokes, Bloomington, Indiana, by Virginia Simoes. Lender: First County Bank, 117 Prospect St., Stamford. Property: 67 Stanwich Road, Greenwich. Amount: \$160,000. Filed Feb. 7.

Xu, Zhao, Stamford, by Jinggao Li. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 177 West Ave., Apt 4, Stamford. Amount: \$316,800. Filed Jan. 20.

NEW BUSINESSES

Accent Signs and Awnings, 130 Lenox Ave., Unit 21, Stamford 06906, c/o Accent Signs LLC. Filed Jan. 17.

Adoptcrystals, 202-47 Soundview Ave., Stamford 06902, c/o Mom and Pop Gift Shop Inc. Filed Jan. 17.

CG Woodwork & Stain Finishes, 21 Island Heights Circle, Stamford 06902, c/o Edwin Gustavo Cuji Juela. Filed Jan. 17.

Crystals123, 202-47 Soundview Ave., Stamford 06902, c/o Mom and Pop Gift Shop Inc. Filed Jan. 11.

Everybody Must Get Crystals, 202-47 Soundview Ave., Stamford 06902, c/o Mom and Pop Gift Shop Inc. Filed Jan. 27.

Everybody Must Get Stones, 202-47 Soundview Ave., Stamford 06902, c/o Mom and Pop Gift Shop Inc. Filed Jan. 11.

Habit Queer, 9 Maple Tree Ave., Apt E4, Stamford 06906, c/o Organic Fitness LLC. Filed Jan. 17.

Haley's Hypnotic Treats, 57 Willard Terrace, Stamford 06903, c/o Haley Schmalte. Filed Jan. 17.

Loyalty Lounge, 113 Connecticut Ave., Stamford 06902, c/o Shanay Calise Jones. Filed Jan. 12.

Nielsen Enterprises, 280 Fairfield Ave., Stamford 06902, c/o Harold Nielsen. Filed Jan. 17.

Popscrystals, 202-47

Soundview Ave., Stamford 06902, c/o Mom and Pop Gift Shop Inc. Filed Jan. 17.

Popsjewelry, 202-47 Soundview Ave., Stamford 06902, c/o Mom and Pop Gift Shop Inc. Filed Jan. 17.

Pubcoco, 15 Ralsey Road South, Stamford 06902, c/o Eugene G Bewkes. Filed Jan. 9.

Publishing Consulting Company, 15 Ralsey Road South, Stamford 06902, c/o Eugene G. Bewkes. Filed Jan. 9.

RKA Home Improvement, 24 Burley Ave., Stamford 06902, c/o Raul Amilcar Alfaro. Filed Jan. 17.

Soundstep Consulting Services, 11 Dorchester Drive, Westport 06880, c/o Samuel G. Medina. Filed Jan. 18.

Splendid Home Cleaning, 880 Pacific St., Apt 106, Stamford 06902, c/o Fuma & Stock LLC. Filed Jan. 17.

The Goddar Scholl of Stamford, 225 High Ridge Road, Stamford 06905, c/o Childsplay Stamford LLC. Filed Jan. 11.

Zenbath123, 202-47 Soundview Ave., Stamford 06902, c/o Mom and Pop Gift Shop Inc. Filed Jan. 11.

Zenhome123, 202-47 Soundview Ave., Stamford 06902, c/o Mom and Pop Gift Shop Inc. Filed Jan. 11.

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

06 Commercial Real Estate



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

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.

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OCTOBER

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

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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 Estima110 Urban St., Mt. Vernon, NY 10552. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC at the address of its principle office. Purpose: Any lawful activity. #63308

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 2023 01 12. 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

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

NOTICE OF FORMATION of LIKHA Art Gallery Cafe, LLC. Articles of Organization filed with the Secretary of State of New York (SSNY) on December 19, 2022. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process may be served. SSNY shall mail a copy of process to LIKHA Art Gallery Cafe, LLC, P.O. Box 170 Hawthorne, NY 10532 9998. Purpose: Any lawful purpose. #63330

Mad Gorilla, LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 1/30/2017. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to Adam Goodrich, 18 Meadow Sweet Rd., Cortlandt Manor, NY 10567. General Purpose #63332

The Annual Return of the Leo Rosner Foundation, Inc. for the fiscal year ended October 31, 2022 is available at its principal office located at Palm Beach Towers, 44 Coconut Row, Apt. A?303, Palm Beach, FL 33480, Telephone No. (561) 832?8176 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal manager of the Foundation is: William D. Robbins, Esquire #63319

5 Lea Place Associates LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 3/9/2022. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 14 Eve Ln., Rye, NY 10580. General Purpose #63327

Notice is hereby given that an On Premises liquor license, Serial #1289681, has been applied for by Pleasant Hospitality Group Inc. dba Craft to sell beer, wine, cider and liquor at retail in an On Premises Restaurant for on premises consumption under the ABC Law at 152 Bedford Road, Pleasantville New York 10570. #63331

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: DATALEVER, LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 02/18/22. Office location: Westchester County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to: The LLC, 74 Madison Ave, Valhalla, New York 10595, principal business location of the LLC. Purpose: any lawful business activity. #63335

Sealed bids will be received as set forth in Instructions to Bidders (<https://www.dot.ny.gov/bids-and-lettings/construction-contractors/important-info>) until 10:30 A.M. on Thursday, March 23, 2023 at the NYSDOT, Office of Contract Management, 50 Wolf Rd, 1st Floor, Suite 1CM, Albany, NY 12232 and will be publicly opened and read. Maps, Plans and Specifications may be seen at Electronic documents and Amendments which are posted to www.dot.ny.gov/doing-business/opportunities/const-notice.

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

D264989, PIN 881547, FA Proj RPS3-8815-473, Westchester Co., PAVEMENT - PEDESTRIAN IMPROVEMENTS - Rt 6 & Rt 125, Towns of Cortlandt, Yorktown & Mamaroneck., Bid Deposit: 5% of Bid (- \$200,000.00), Goals: DBE: 10.00%

D264999, PIN 881365, FA Proj Y240-8813-653, Columbia, Dutchess, Orange, Putnam, Rockland, Ulster, Westchester Cos., BRIDGE WASHING AND DECK SEALING - Various Bridges, Bid Deposit: 5% of Bid (- \$75,000.00), Goals: DBE: 10.00%

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