



## WHITE PLAINS HOSPITAL PLANS NEW IN-PATIENT BUILDING, WILL DEMOLISH GARAGE

BY PETER KATZ

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**W**hite Plains Hospital is preparing for the future by taking addi-

tional steps to enhance its physical facilities. With the successful development and opening about two years ago of its Center for Advanced Medicine & Surgery at 122 Maple Ave., the hospital is

working on plans to demolish its parking garage on Davis Avenue, directly across from the hospital's main entrance and create a site for construction of a new in-patient building. Commercial buildings

that the hospital owns, including one on S. Lexington Avenue that houses Magnotta's Supermarket, also would be demolished to accommodate the new in-patient building.

The Davis Avenue garage has about 550 spaces. It has a separate entrance for hospital staff on S. Lexington Avenue. The hospital plans to create at-grade parking

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Davis Avenue garage entrance across from main entrance to hospital. Photo by Peter Katz.



## New bill would let Connecticut small businesses pool resources for health insurance

BY JUSTIN MCGOWN

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**H**ouse Bill 6710, "An Act Concerning Association Health Plans," could provide a transformational benefit for Connecticut small businesses. The bill would allow multiple small businesses to buy insurance for their employees together as a single entity instead of each negotiating individually.

Businesses with fewer than 51 employees will be able to join together with other members of their industry association to purchase medical insurance plans for their employees. The result, according to supporters of the bill, will expand the ability of small businesses in the state to offer competitive benefits for employees who might otherwise be forced to find their own insurance plans through the ACA healthcare exchanges.

During a Feb. 21 public hearing, the bill drew significantly more support than opposition, with 37 organizations and individuals speaking out in favor of HB 6710.

Opposition to the bill during the hearing consisted of 10 speakers that included state of Connecticut health-care advocate Ted Doolittle along with representatives from the Connecticut Hospital

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# Jason Barrett and the state of sports media

BY PHIL HALL

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The roots of American sports journalism stretch back to the 1820s when a handful of specialized publications focused on boxing and horse racing. Fast-forward to today and the sports journalism environment is one of the most lucrative in the media industry – recent data from Mobility Foresights is predicting the U.S. sports media market will grow to \$30.8 billion in 2027.

One of the most prominent figures shaping the depth and scope of today's sports media world is Jason Barrett, president of Wallkill-based Barrett Sports Media (BSM), a consultancy which helps the brands and individuals within this sector with their on-air, online and social media activities and presentations. Barrett is currently finishing his touches on this year's edition of BSM's Summit in Los Angeles from March 20-22 – this annual event is widely considered as the most prestigious business conference in the sport media industry, and Barrett is eager to deliver his best show to date.

"This is our fifth annual event and right now we've got over 40 professionals scheduled to speak at the show," he said. "I've got a few more that I'm hoping to announce next week. When all is said and done, we should probably have 50-plus – and it's not just about the amount of people you have. Among the notables are Fox Sports CEO Eric Shanks, Colin Cowherd [of Fox Sports Radio], Jim Rome [of CBS Sport Radio], Mina Kimes of ESPN and Joy Taylor of Fox Sports. We've got a strong mix of sports radio program directors – these are the people who make all the key decisions across the country at a number of top stations."

Barrett noted that the event "has just kind of grown year after year, and each year when I do it, it's an exhausting process. But by the time you get to the two days, it's pretty cool to see how it resonates with the people that come there."

Barrett has more than a quarter-century of media business, beginning his career on Hudson Valley-area radio before joining ESPN Radio as a producer for sev-



eral of its popular programs, most notably "The Dan Patrick Show." He later launched and programmed before starting his business.

Looking at the current sports media landscape, Barrett viewed a sector that he found "healthy but cluttered," with every possible media format vying for attention.

"There's more sports media content consumed now than ever," he observed. "There's a surplus of it everywhere you look, whether it's radio, YouTube, Spotify, Apple, iTunes, television, the multiple channels in the streaming network. Everywhere you look, there's sports media content available."

"The challenge," he continued, "is standing out in a cluttered field. When you look at the podcast space, it's got millions of pieces of content available. The question is: can you get a large audience to pay attention to it? That's the challenge every major radio and television station – there's really healthy advertising, but at the same time it's a very crowded field and only the great ones stand out."

This, of course, leads to the ultimate question: What does it take to

become great in this field?

"It starts with talent – you have to have premium talent," Barrett advised. "If you don't, you could have a nice logo, you could have a great signal – all of those things are great and you need them. But if you don't have great talent, it's a moot point."

Complementary to that talent, Barrett stated, was on-air talent who play an active role in crafting and executing a digital strategy to "navigate these various platforms that are constantly changing." He was cautious about a trend in recent years of sports commentators lacing political remarks into their on-air presentations, noting that while some media talent might be able to pull it off without polarizing audiences the core audience of sports fans "tend to want to consume sports talk in sports – the banter and debate, because that's what draws them."

One consistent in the sport media world, according to Barrett, is the target audience – these consumers are "always men, 25-54." And while he noted that there has been "a stronger interest from women" over the last decade in sports

media, gender parity is not on the near horizon in this landscape.

"In the grand scheme of things, men still dominate the discussion on the air, and they still dominate the amount of listening and consumption that goes on," he said.

Outside of his BSM Summit, Barrett is focused on the publishing of his own resources, the online BarrettSportsMedia.com and the non-sports-focused Barrett News Media. In September, he is hosting his first summit event for news media sector.

"And in between all that, I consult the number of sports stations around the country and media brands," he said. "My day is always a combination of different things – I'm listening to stations, I'm talking to clients, making sure my editors and my writers are working on stories that we think people are going to want to read. And then on top of that, I've got to build to conferences, and then come up with creative ideas along the way. So, there's no day off, unfortunately. But it's a good problem to have – I'm doing something I love to do."

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# Brewster home care agency accused of obstructing federal wage probe

BY BILL HELTZEL

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A federal judge ordered Sunrise Home Care Inc. in Brewster and owner Elsa Silva on March 1 not to interfere with a U.S. Department of Labor investigation of possible wage and overtime violations.

The Labor Department claims that Sunrise has “embarked on an unlawful scheme intended to obstruct and/or interfere with the department’s investigation.”

But attorney Scott J. Steiner declared in a court filing that Sunrise denies the alleged violations and has cooperated with investigators. He argued that the government’s accusations are so “threadbare” and “anemic” as to not justify a proposed temporary restraining order that U.S. District Judge Vincent Briccetti granted on the following day.

Sunrise employs home health aides who assist elderly patients and people with disabilities with a variety of tasks. They drive patients to medical appointments, run errands, manage medicines, help with exercises, prepare meals, and groom and clothe clients.

Silva founded Sunrise in 2008. She had worked for 15 years in the home health business, according to a profile on Sunrise’s website, and “has dedicated her career to providing affordable, reliable care.”

The labor department began investigating Sunrise in January, according to a Feb. 24 complaint filed in U.S. District Court, White Plains, to determine whether it complies with the Fair Labor Standards Act. The complaint does not say what prompted the investigation.

On Jan. 5, investigators met with Silva and notified her of the investigation.

She allegedly acknowledged that she does not pay home health aides overtime wages -- no less than the 1.5 times the federal minimum wage -- for all hours worked over 40 hours a week.

Investigators also alerted Silva to an anti-retaliation law that protects employees who complain about wage and hour violations. She was told, according to the lawsuit, that employee interviews are confidential and she may not question employees about the interviews.

But shortly after the Jan. 5 meeting, the government claims, Silva did just that.

She allegedly tried to identify who had complained to the government, told aides to lie to investigators about their hours and wages, and directed aides to tell investigators that they had voluntarily agreed not to be paid overtime wages.

She told aides that if she had to pay overtime wages, the complaint states, she would

have to close the business, they would lose their jobs and they would have to kick back any back wages they received.

The government claims that at least one aide stopped cooperating with investigators.

The Labor Department accused Silva and Sunrise of retaliation and obstruction, under the Fair Labor Standards Act, and asked the court to restrain them from violating anti-retaliation laws.

Steiner said in a court filing that Sunrise

considers the home health aides as independent contractors who control the services they provide.

How the aides are classified will be determined by a court, he said. But as to whether Silva and Sunrise should be restrained he said they have been cooperating with investigators.

Sunrise’s roster of “contractors” has been turned over to the government, for instance. And in the 40 days before the lawsuit was filed,

no one from the Department of Labor raised any concerns about continuing violations.

Judge Briccetti found sufficient reason to issue a temporary restraining order.

He ordered the defendants to let a Labor Department representative read a statement to all home health aides who have worked for Sunrise in the past three years, in English, Spanish, Portuguese and any other language that is necessary, telling them they are protected and may speak freely with investigators.

He enjoined Silva and Sunrise from threatening, coercing, retaliating or discriminating against the aides to dissuade them or prevent them from speaking to investigators.



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# Exclusive: New biography plumbs the unlikely world of WWE's Vince McMahon

BY PHIL HALL

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One of the most visible corporate leaders of a Fairfield County company is Vince McMahon, executive chairman of Stamford-based WWE. A second-generation professional wrestling promoter, McMahon grew a noisy little regional promotion into an international multimedia empire that has entertained two generations of squared-circle fans.

As a business leader, McMahon has generated a surplus number of scandals and setbacks, including a 1993 federal indictment that alleged he supplied illegal anabolic steroids to his professional wrestlers – he was acquitted in a jury trial. In January, McMahon aggressively forced his way back into the WWE leadership that he resigned last summer amid press reports that he paid millions of dollars in hush money to former female employees millions of dollars who accused him of sexual harassment. One of the reasons that WWE cited for his return was to orchestrate “a review of its strategic alternatives with the goal being to maximize value for all WWE shareholders” – which was widely seen as a fancy way of saying McMahon was eager to sell the company where he was the majority shareholder.

McMahon's rise to fame and power is the subject of Abraham Riesman's new book “Ringmaster: Vince McMahon and the Unmaking of America.” Ahead of the book's March 28 release by Atria Books, a division of Simon & Schuster, Riesman spoke with the Business Journals about Stamford's most conspicuous C-suite occupant.

## What inspired you to create a book on Vince McMahon?

Why not? He is a fascinating and underappreciated – or at least under researched – American character who's had a tremendous amount of influence. It came up just in a conversation with my spouse, S.I. Rosenbaum, who's also a journalist and a longtime editor – we were talking in February of 2020 shortly after I had my first draft accepted of

“True Believer,” my previous book [a biography on comic book artist Stan Lee], and therefore I was contractually allowed to pitch another book. I was brainstorming with her and one of us said, “What about Vince McMahon as a biography subject?” I don't remember which one of us, but we were saying that's a really compelling idea that hasn't really been studied in the proper way yet.

## Did McMahon or anybody from the WWE cooperate on the creation of the book?

No. I reached out to their publicist the day before the book was announced, just to give them a courtesy heads-up in the hopes that they might want to give me at least a little access to some things or somebody. The publicist was very polite with me and said, “Thanks for the heads-up, and I will see what I can do about access, but don't get your hopes up.”

So, I've tried, but it was an independent work and I think they don't like being involved these days in anything they can't control and have final say over.

## Over the years, McMahon's on-camera persona during the WWF and WWE broadcasts evolved from the somewhat mild-mannered announcer in the 1970s and 1980s into the more sinister “Mr. McMahon” persona. Which of the two was closer to the real Vince McMahon?

The announcer was very much just a character who was more of a cipher than anything else. The Vince McMahon announcer was pretty distant from what Vince actually is. The main defining trait for him was that he was the voice of righteousness – he was the one who would get disgusted with the heels when he was doing little interviews with them, or when he was noting they were cheating in the ring. That's not really how Vince thinks – Vince is not somebody who is deeply moralistic.

I think that would be obvious to anybody who has watched the programming that this is not somebody who sets out to be didactic and teach people to be better. This

is somebody who knows how to push buttons and get your attention. That's his goal, to entertain or at least to grab eyeballs. And in that regard, he's much closer to Mr. McMahon in that Mr. McMahon is somebody who will do anything – the character will stop at nothing to get what's good for business. I think that's how Vince approaches things, in contrast to the announcer character who's very righteous.

The Mr. McMahon character overlaps greatly with Vince McMahon, although I would argue it overlaps even more with Vince Sr. – it's his father who I think really was the inspiration for Mr. McMahon, whether Vince is even conscious of that or not.

## In the mid-1980s, WWF became a pop cultural phenomenon – it was almost like a musclebound vaudeville show whose larger-than-life zany characters were embraced by a wide public. Was McMahon surprised about how quickly and how wide WWF popularity took off during that era?

That's a great question. I don't know how surprised he was, but I can't imagine he could have seen precisely how quickly he would come to dominate the ecosystem. I don't think even he predicted it would be so just fast.

If you think about it, he begins buying the company in four installments in 1982. Less than three years later, he's doing the first WrestleMania. And it's this massive success. By three years after that, there really aren't any competitors left. I think the speed was surprising for him.

There were a lot of contingent, very arbitrary things that happened that benefited Vince. One of the major factors in WrestleMania getting over the top in its ticket sales was that the night before WrestleMania, Hulk Hogan and Mr. T hosted “Saturday Night Live.” That was just because there was a last-minute cancellation from the host [comic Steve Landesberg] and Dick Ebersole, who knew Vince called him up and said, “Let's have some of your talent on here.” If the original host didn't

“Ringmaster is riveting, essential reading even if, like me, you have no taste for professional wrestling. All you need is an appetite for good stories of how the best—which is to say, the worst—hustlers get over.”  
—RICH PERLSTEIN, New York Times bestselling author of *Misconduct* and *Reagonland*

# RINGMASTER

## VINCE McMAHON AND THE UNMAKING OF AMERICA

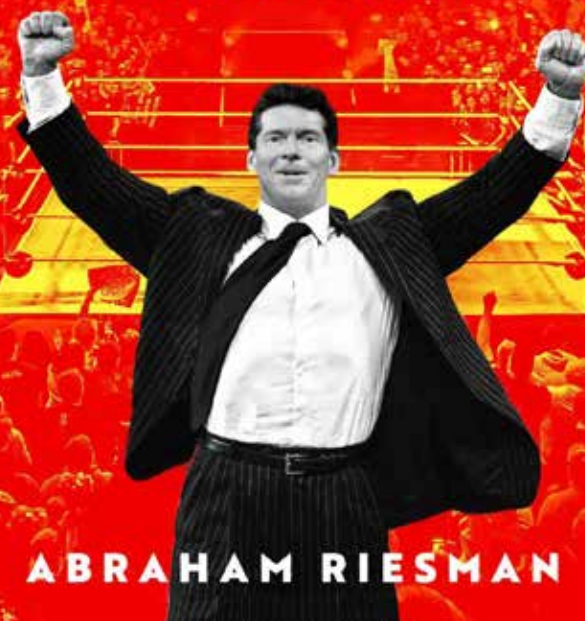


Photo courtesy of Atria Books.

have to cancel, things would have gone very differently. That's just one example.

## Luck wasn't on McMahon's side when he tried to launch the World Bodybuilding Federation and twice tried to start the XFL. Why did those interests fail, whereas WWF / WWE succeeded?

A big reason is because WWF / WWE has succeeded so much. Everyone assumes that when Vince does one of these other projects is just going to replicate that formula. And that formula is something that America feels very ambiguously about – it's enormously watched, but the people who are tastemakers generally looked down on wrestling or, at best, write about it with some degree of shame that they liked it. It's unusual for wrestling to get treated as a serious subject and as a serious product.

When you have something like the World Bodybuilding Federation or the XFL, which were billed as legitimate sporting competitions, then you're always going to have that cloud over there with people going “Yeah, but I mean, it's probably fake, like the wrestling that he does,

right?”

That was a huge problem with the WWF – there was this suspicion that Gary Strydom, then the most highly paid of the new bodybuilders for this federation, was guaranteed to win the first competition – and, sure enough, he did.

With the first go-round of XFL, you had all this stuff around it that even if it wasn't fake, it was very trashy – the cheerleader cams and the change in the rules to make it more brutal. So, in both cases, you had suspicion but also kind of poor execution.

The second go-round of the XFL very possibly could have been Vince's first big success outside of wrestling. But his good friend in the White House decided to bungle Covid, and all of a sudden there's no sporting events – right when the first season is starting. So that then went kaput.

## Speaking of that good friend in the White House, Donald Trump isn't known for having a great many personal friends. But Vince McMahon is one of them. What is the kinship between these two?

It's a boring answer, but they



Vince McMahon. Photo courtesy of WWE.

have a lot in common. These are men who come from difficult fathers who were very powerful and rich, who consider themselves men of the people despite the fact they enjoy great wealth and in their young days had a great deal of privilege – it is a little more complicated for Vince because he also lived in poverty and kind of a bifurcated existence. But be that as it may, he and Trump both have this sort of chip on their shoulders and belief that they can bounce back from anything. A self-confidence that is so powerful, that it can overcome gravity. Basically, they both bounce back from every defeat, and they both have a complete disdain for respectable for mainstream respectability.

Trump doesn't have close companions that he confides in. Sam Nunberg from the first Trump campaign told me that there were only two people that Trump took private phone calls with: Mark Burnett of "The Apprentice" and Vince. It's a pretty startling claim.

For both of them, respectability is not a factor. Shame is not a factor. Guilt is not a factor. Regret is not a factor. They're both people who are very driven toward playing out their personal grudges, predilections and peccadilloes – and in a public forum. Vince was doing it before Trump was, and then Trump very much followed in his political career.

And they also are both political mercenaries who have found themselves in the Republican Party. Both of them have supported Democrats in the past and have the sort of weird, ambiguous haphazard politics. But they've both found themselves in the deep in the red camp now. And Linda McMahon, as well.

**There have been a lot of people online who've made comments that today's marriage between Vince and Linda McMahon is just in name only. Are those claims genu-**

**ine or an example of online mischief making?**

I hesitate because I didn't say anything about that in the book – it's all hearsay as far as I know. But you certainly hear people tell you that it is not a close or intimate marriage, at least as of now. Vince, by his own admission, in somewhat infamous interview with Playboy was not always faithful.

It's hard for me to say – I feel a little reluctant to comment on the nature of a marriage. But you certainly hear from people who know them that these days they're not as close as they used to be.

**Earlier this year, McMahon made a very dramatic comeback, muscling his way back to the leadership of WWE. And he stated that in a somewhat opaque way that he was looking for a potential sale for the company. What do you see as the company's future? Do you think anybody's going**

**to want to buy the company, considering some of the baggage that comes with it – particularly McMahon himself?**

I could see somebody buying it. It's still an enormously lucrative business – it has brand recognition up the wazoo.

I have no clue what Vince is thinking right now, and I'm not alone in that. Once he stepped back, people stopped having a glimpse of what's going on in his head. There's no clarity about what his plans are – veteran wrestling reporters who have been doing this for 30 or 40 years can't get solid answers about what his plans are or even what he's doing right now. There are all these conflicting narratives about whether or not Vince has gone back to controlling the creative aspects in the show or whether he's just in it for financial and political control.

I don't have that answer and I really think no one at the company knows what he's planning to do.

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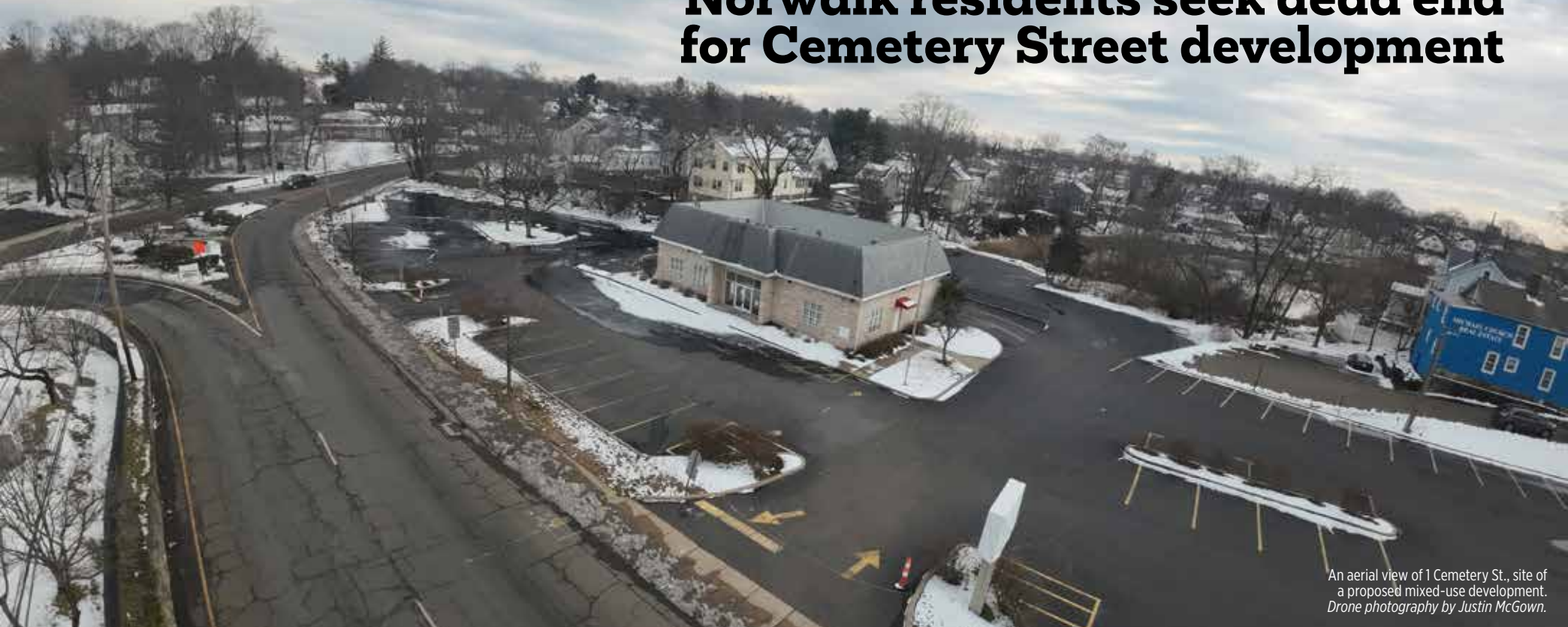
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# Norwalk residents seek dead end for Cemetery Street development



An aerial view of 1 Cemetery St., site of a proposed mixed-use development. Drone photography by Justin McGown.

BY JUSTIN MCGOWN

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**T**he Norwalk Planning and Zoning Commission (PZC) held a public hearing on March 2 to further discuss the state of the ongoing joint development between Spinnaker Real Estate Partners LLC and M.F. DiScala & Co. at Cemetery Street. Dozens of Norwalk residents were in attendance with more viewing the proceedings by Zoom.

The proposed development would see the former Wells Fargo location at 1 Cemetery St. replaced with a mixed-use development featuring 77 apartments and 2,900 square feet each for retail and office spaces. Seven of the units would be Workforce Housing affordable apartments.

The project is referred to as the Mill Pond by its developers to emphasize its adjacency to the historic Mill Pond, once used to power industry with tidal flows. Previously, site owners DiScala & Co. failed in a bid to rename the street “Mill Pond Place.”

The plan calls for two buildings, one free-standing structure which will contain the office space and three housing units, and a larger building composed of façade sections in various architectural styles common to New England. The PZC was largely approving of the development when it was discussed in February, but the East Norwalk Neighborhood Association (ENNA) a non-profit that seeks to “preserve the residential character” of the neighborhood, organized an unusually high turnout for the public hearing. They rallied support online across various

social media platforms and through the use of yard signs that have appeared throughout the surrounding area demanding that the developers “Scale it back,” with a red X over an early rendering of the development.

The meeting began with a presentation from the developers highlighting changes they had made to the plans and answering questions from the committee members. Initially, they were also meant to be given the opportunity to reply to letters submitted by the public ahead of the meeting. However, the audience repeatedly heckled the presenters and decried the information presented as lies.

“Do you think that arguing like this helps your case?” PZC Chairman Louis Schulman asked the public attendees at the hearing after a particularly loud outburst at the mention of reducing the number of lanes on Cemetery Street. “It does not. It is better to save your remarks for when you have an opportunity to speak.”

Ultimately, the PZC decided to accommodate the large number of public speakers by allowing them to speak before the developers gave their responses to the previously submitted materials. A hard end time of 11:00 p.m. was decided, with an additional meeting for public comment and the developer response set for a future date.

The first public speaker was Gloria Gouveia of Land Use Consultants in Westport.

“I’d like to start out by saying it gives me no great pleasure to be here tonight to critique an important project that might otherwise have the hallmarks of a splendid proposal,” Gouveia said, after noting that

she was appearing on behalf of the ENNA. She raised issues with both clerical matters in the submission and highlighted concerns about the potential impact of the development’s impact on water flowing into the site. She disputed whether the rain gardens and catchment basins in the proposal would constitute an improvement over the current site’s impact on water quality.

“I know these are very technical issues, but they’re important issues because we need to know that this drainage is going to work,” she said.

Gouveia also critiqued the design on aesthetic grounds, expressed fears that first responders could be endangered by poor site access and roof mounted solar panels, and she stressed the submitted plans would conflict with existing zoning codes based on how height above grade was calculated.

The building’s current design, which earns some variances from the zoning code for providing certain “bonus features” such as a public courtyard also came under fire from Gouveia. She disputed whether several features truly qualify and argued that the current system was too lenient.

“We’ve heard that the water quality will be improved over the current circumstances, forgive me but I think a bunch of people with sponges could improve water quality on that site,” Gouveia said of the points the project stood to earn on that front.

With the exception of one resident who said he was prompted to research the project after seeing the yard signs and came to support it, every speaker in person or on Zoom decried the project, mainly referring

to points made by Gouveia or included in the form letter ENNA provided for submission to the PZC.

Plans for revision to Cemetery Street are subject to approval of the Connecticut Department of Transportation because the road is part of State Route 136 and under the department’s control. Those changes are likely to be implemented regardless of the fate of the development. The plan includes adding a sidewalk along the edge of the historic graveyard that gives Cemetery Street its name and a tweaked traffic flow to reduce speed and improve safety. These also drew much criticism in particular the developer run traffic study.

Alex Knopp, a former mayor of Norwalk who lives several blocks away from the proposed development, was among those joining the Zoom call. He voiced his displeasure with the findings which indicated a peak traffic flow of 350 cars a day past the site and projected minimal impact from the development.

“I have to say that this traffic study is one of the worst I have ever seen in my years of public service, because to do a traffic study in East Norwalk in March is like doing a traffic study around Yankee Stadium in December,” he said. “No wonder the counts are so low – are you kidding? Norwalk is a very different place in the summer, spring, and fall months than it is in March.”

Many speakers who did not voice their thoughts before the 11:00 p.m. cutoff time will have a chance to speak during an extension to the public meeting that is scheduled for March 15.

## 1 White Plains—

west of S. Lexington Avenue to at least temporarily replace parking that would be lost with demolition of the garage. The interim parking would be on land the hospital owns, part of which was purchased from Grid Properties, which had planned a retail and residential project for the site. The hospital currently has about 140 at-grade parking spaces there.

William Null, who is chairman of the hospital's board of directors and an attorney with the White Plains-based law firm Cuddy & Feder gave the White Plains Common Council a preliminary presentation about the hospital's plans. He said that plans to create the at-grade parking facility on the hospital's land that is bounded by Rathbone, Maple and S. Lexington Avenues and E. Post Road would be submitted shortly. He said that plans for the new in-patient building will be coming in the future, possibly by the end of the year.

"Keeping current and keeping our facilities up-to-date and expanding as we go along is critically important to maintaining our position in the health care industry in the Hudson Valley," Null said. "We've been pushing the envelope to try to stay at a point where we're able to deliver top flight medical care and health care for the city and the region."

He described the Davis Avenue garage

as being beyond its useful age. Null said that having adequate parking is important to address the needs of patients and visitors as well as staff and doctors. He said that the part of the new at-grade parking site that is furthest from the main hospital building would be used by hospital staff. He said that valet parking service would be available for patients and visitors.

Null said that the new in-patient building would be intended to move the hospital toward being able to offer more private rooms for patients as well as expanding the hospital's emergency department. He said that the hospital's existing emergency department was designed for 40,000 to 50,000 patient visits a year and it now already is at 72,000 visits a year. He said new operating rooms also would be included in the new in-patient building.

"It's a complex building to design and particularly given the need to phase it to keep the hospital in operation, so we're working on it," Null said. "We're not going to have those plans ready to be reviewed until end of this year, like winter, late fall this year. What we're looking to do is submit this plan and to essentially be able to make the Davis garage site ready so we can demolish that and have parking on this site."



Garage as seen from intersection of Maple and Davis Avenues. Photo by Peter Katz

Null explained that the hospital is very excited about having the potential to expand beyond its legacy campus.

"The plan ultimately will be to have some sort of structured parking there, in all likelihood, that coupled with other structured parking that we need in the area and moving forward, you know, with more up-to-date and better facilities," Null said.

He said that demolition plans for the Davis Avenue garage still have to be created, a demolition permit obtained from the city and that actual demolition still is months away. He said the interim parking would have to be operational before the garage demolition takes place.

Null said that extensive landscaping would surround the new at-grade parking to help screen and beautify the site and that the hospital is very sensitive to the neighbors

around the site.

Null pointed out that White Plains Hospital has received numerous honors including being awarded five stars from the federal government's Centers for Medicare & Medicaid Services. He said it was the only hospital in Westchester County to receive that recognition and among only eight in New York state to be so honored.

"We've got competitive challenges in Westchester County. NewYork-Presby (NewYork-Presbyterian Hospital) acquired a 400,000-square-foot building on Westchester Avenue," Null said. "Northwell Health is ramping up its services in White Plains and other New York City-based health care providers have also moved into the county. We're looking to meet the needs of the community and we've got some buildings that are older and in need of repair."

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# Designing women

BY GEORGETTE GOUVEIA

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Not a day goes by that we at Westfair don't hear about some new or established designer of interiors, clothing and accessories, especially jewelry. What do they all have in common? They're mostly women. It only makes sense. According to zippia.com, women make up 82.7% of clothing designers in the United States, 82.1% of jewelry designers and 79% of interior designers. These fields are related to what have traditionally been women's spheres. But not all design industries are equal. While about two-thirds of graphics designers are women, they do not dominate the upper echelons of the profession. The number of female furniture designers has been declining from a high of 58.45% in 2017 to 40.38% in 2021. And women make up only 23.3% of architects in this country, suggesting that a woman's design place is still in the home, not outside of it.

Then, too, money is harder to come by in woman-owned businesses, with women entrepreneurs receiving only 3% of venture capital funding, according to Bloomingdale's.

"There has always been great female talent in the design field. What there hasn't always been is appreciation for their contributions, until recently," said Elissa Auther, deputy director of curatorial affairs and William and Mildred Lasdon chief curator at The Museum of Arts and Design (MAD) <https://madmuseum.org/> in Manhattan. "Historically, MAD has been ahead of the game with its long tradition of elevating and supporting the contributions of women designers – including women of color – through innovative exhibitions and programs and forward-thinking collecting practices. We're particularly keen to illuminate the continuities of pioneering female designers – like Mariska Karasz, Dorothy Leibes and Eva Zeisel – and their contemporary heirs, including Lindsey Adelman, Vivian Beer and Hella Jongerius."

MAD is not the only institution seeking to increase exposure for women designers. Through April 24, Bloomingdale's 59th Street, Manhattan flagship celebrates "50



Studio AK brings a den in a pre-World War II home in Scarsdale into the 21st-century for the young homeowners. *Courtesy Studio AK.*



A mahogany tallboy restored by Leigh Fludd-Smith, a partner in Orchid & Elm, Croton-on-Hudson. *Courtesy Orchid & Elm.*

Female Founders" in its Carousel pop-up of items curated by actress, producer and entrepreneur Tika Sumpter.

"I wanted a variety of businesses that showcased various sectors in fashion, mothering, homewares, jewelry, furniture and food," she said.

<https://www.bloomingdales.com/c/editorial/carousel/female-founders/> "I'm excited about all the brands, but the ones that come to mind right now are Kim Hill Design, Furbish Studio, Lord & Lord Designs, The Spice Suite and Maven Table."

As Sumpter demonstrates,



women keep persisting and they're not only continuing to make inroads in design overall; they're changing the way design is perceived – transforming the lives of others, particularly women, in the process. Kimeze, <https://kimeze.us/> launched in 2021 by sisters Clare and Christina Kimeze, is billed as "the world's first glasses and sunglasses brand designed for those with dominant black and brown features." (The spring collection goes global on Net-A-Porter's and Moda's sites after Friday, March 17.) Leila Shams combines shapewear and swimwear in her Los Angeles-based TA3 company's Plungey swimsuit. <https://westfaironline.com/exclusives/swimwear-thats-slim-wear/>

And Tarrytown weaver, knitter and dyer Anne-Marie Kavulla's work <https://www.wagmag.com/anne-marie-kavulla-weaves-family-and-career/> has evolved into a company, Pirtti in Dobbs Ferry, <https://pirtti.com/pages/story-making-plant-dyed-goods-that-can-be-mended-over-dyed-and-composted>. Pirtti, which is hosting a free "Mending Bar + Open

Studio" from 5 to 7 p.m. Wednesday, March 22, "partners with like-minded women-owned businesses to produce beautiful products that help the planet and don't take from it," said a spokeswoman. Kavulla is just one of the designing women who make Women's History Month something to celebrate.

## Interior design

Stephanie Purzycki, a Fairfield resident, is CEO of The Finish, <https://thefinish.co/> a Southport design firm (and store) that pairs you with a designer for projects big or small billed at an hourly rate. Among her latest projects are the interiors for the Greenwich Medical Spa's recreated Greenwich flagship, a two-story, 6,000-square-foot space that includes a lounge, coffee bar, workspace and Body Center, scheduled to open April 19 with a grand opening June 1 from 5 to 8 p.m.

"Design concepts for the new GMS Greenwich MedSpa are purposefully rooted in nature to provide a calm, soothing environ-



Orchid & Elm partners at the Croton-on-Hudson boutique's opening last year. From left: Leigh Fludd-Smith, Rose Marie Melda, Diandra Sklar and Lorraine DeMaio. *Courtesy Orchid & Elm.*

ment that enhances the patient's experience," Purzycki said. "Beautiful, textured wallpaper from Omexco was chosen for the reception area to add visual interest and sophistication upon arrival and to provide a GMS signature look. We curated mural wallcoverings from Drop it Modern with soft figurative female line drawings that embrace the elegance and power of women."

Anna Baraness and Kristin Tarsi are partners in Studio AK in Manhattan, bringing more than 25 years of international design experience to projects in the metro area and throughout the East Coast.

At a 5,000-square-foot colonial in Scarsdale, the pair were tasked with the interior design and material selection in the home's key spaces, including the entry, stair, upper hall and den, for a young family. Among the first projects was modernizing the den, the pair said in a statement:

"The existing crafted oak paneling and its built-ins are carried into the 21st century with a high gloss finish of Benjamin Moore's Yorktowne Green. Vintage furnishings from the prewar era mingle with contemporary furnishings to honor the home's historic charm, blending past and present. The custom-designed sofa mirrors the glossy wood paneling with calmer, teal velvet upholstery accented with Jayson Home and Hackner Home pillows. The carefully selected materials, including wool and indoor/outdoor synthetic fabrics, layer additional texture with high durability to keep up with a growing family. A pillow chair and

ottoman sourced from 1stDibs are reupholstered in Kravet fabric for the utmost comfort. The near CB2 floor lamp designates a calm reading nook.

"Centering the room, a Maiden Home coffee table and pale leather ottomans sit atop a Loloi area rug, preserving the home's original leather floor tiles. Above a contemporary lighting fixture, an Etsy find, adds a warm flow to supplement incoming natural light from tall windows. The cool, curated blend of textures and furnishings spans eras to bridge generations and set the tone for the colonial's ongoing renovation."

#### Furniture and more

Orchid & Elm in Croton-on-Hudson bloomed from a friendship between Rose Marie Melda and Leigh Fludd-Smith that began in 2021 when they participated in Westchester County's Launch1000, a free entrepreneurial training program. Fludd-Smith then brought in Diandra Sklar and Lorraine DeMaio, and this diverse group –

members of several generations who are "living the dream," as the website said – not only sells its own restored furniture in the boutique but also supports other entrepreneurs and small businesses in the process.

Through Orchid & Elm's Visiting Artists program, local artisans (mostly female business owners and artists in Westchester) are given space in the shop and are able to sell their products. Orchid & Elm also supports women's groups in Botswana, Guyana and Senegal through the sale of their handmade baskets.

#### Jewelry

Nancy Street, curator and CEO of the new Lolovivi <https://lolovivi-jewelry.com/collections/frontpage> jewelry brand and store in New Rochelle, has always been passionate about creating – not only food products, financial services and storytelling apps but a "more inclusive and loving world."

"Meeting with Ron (Rosen, designer and partner) gave me the



Left, Two hearts come together in Lolovivi's United in Love sterling silver black diamond ring. \$340. *Courtesy Lolovivi.* Right, In Ronnie Taubenfeld Jewelry's Glow necklace, an abalone fragment from the shores of New Zealand shimmers on an oxidized sterling silver loop. *Courtesy Ronnie Taubenfeld Jewelry.*



Nancy Street, CEO and curator of the new Lolovivi jewelry brand and store in New Rochelle, which is as much about love and inclusivity as it is about jewelry. *Courtesy Lolovivi.*



The founder of Ronnie Taubenfeld Jewelry working in her Thornwood-based studio. *Courtesy Ronnie Taubenfeld Jewelry.*

chance to blend that experience with my love of jewelry and fashion," she said on their website.

Each unisex piece – featuring interlocking motifs, often in contrasting stones – is designed to express the brand's mission to celebrate individuality and diversity. To walk the talk, Lolovivi donates 5% of all profits to organizations working for equality and justice for all.

Ronnie Taubenfeld of Ronnie Taubenfeld Jewelry <https://ronnietaubenfeld.com/> combines

a background in metalwork that was forged at the Rhode Island School of Design with her years as a costume jewelry designer in Providence, Rhode Island, and New York City. The results are one-of-a-kind, contemporary pieces in various materials that she makes in her Thornwood studio with her dog, Henna, at her side. Taubenfeld gives back as a Court Appointed Special Advocate (CASA), monitoring the well-being of children in Westchester County's foster-care system.

# Andre McGregor talks cybersecurity and new police tech with Stamford entrepreneurs

BY JUSTIN MCGOWN

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**T**echXel, a business accelerator dedicated to helping connect Fairfield County entrepreneurs launching businesses with venture capitalists, recently hosted a Zoom conference featuring Andre McGregor, a cybersecurity entrepreneur and former FBI special agent.

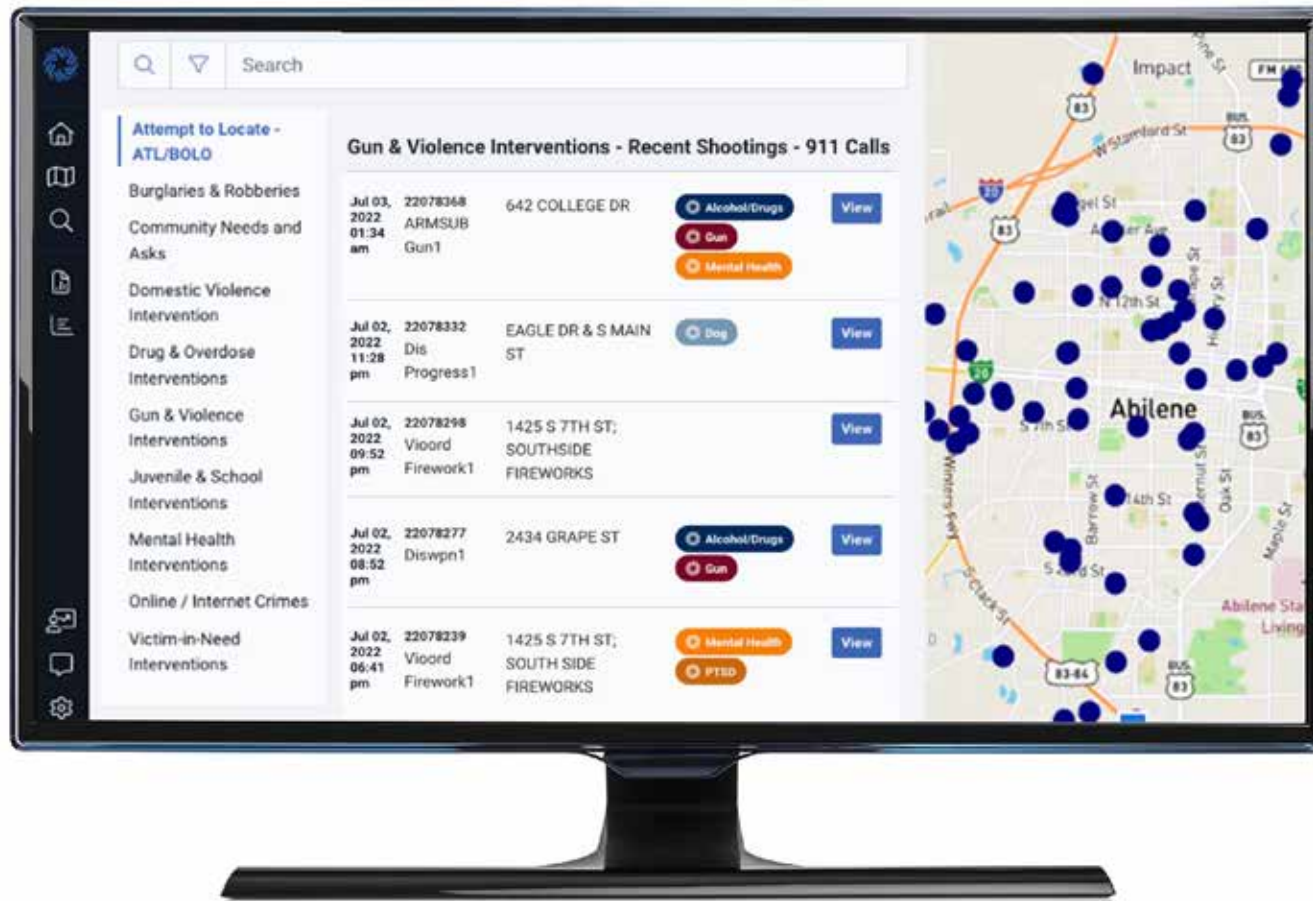
“After Quantico I was assigned to Manhattan working counterterrorism and cybercrime,” McGregor recalled. “I turned in the badge and gun in 2015 and was out in Silicon Valley building cybersecurity software. Then after George Floyd I decided to start another venture called ForceMetrics to help police departments make better decisions in the moment using the existing data they collect with 911 and other systems they have.”

McGregor shared insights with attendees through the TechXel Stamford Venture Expert Series. The long running series is the result of a partnership between TechXel and the Ferguson Library in Stamford. The series moved online after the start of the pandemic, creating new opportunities for an even wider network – including McGregor who is based in Denver, though he has ties to the greater New York City metropolitan area from his FBI days.

During the webinar, McGregor spoke about the most common security threats to many small businesses and urged attendees to take their security measures seriously. Those steps included the use of password managers, enabling two factor authentication wherever possible, and providing proper training for staff to recognize potential phishing attempts.

In addition to security advice, McGregor also discussed his latest venture, ForceMetrics. Several police departments around the country have expressed interest in the technology, including the City of Stamford.

“I started ForceMetrics shortly after George Floyd’s death,” McGregor said of the project. “I didn’t want to just be emotional



Andre McGregor. Contributed photo.

I wanted to do something more impactful. So, after a lot of conversation with police chiefs I realized that the biggest issue that they have is that the data that they collect doesn’t give them any insights back.”

McGregor said that television shows like “CSI,” “NCIS” and “Hawaii Five-0” give the public misconceptions about how quickly and easily police databases can be searched. He shared images of what many current police databases and dispatching systems look

like, many featuring interfaces and designs dating to the late 1990s, if not earlier. Even if complete reports are available and stored in the system, they might be displayed in an all-caps format designed for sending over an early cellular network to an old Motorola terminal rather than ease of reading.

“I need to help produce better inputs for them so they can have better decision making,” McGregor said he realized. “My lead engineer at my other venture [ShiftState Security] came from Major League

Baseball. I said to him, ‘Hey, you know what you’re doing for players, coaches, and scouts to make better decisions? Can we do that for dispatchers, officers and chiefs?’”

The result is an interface that uses design language familiar to users of Google Maps, but instead of noting which restaurants have particularly good prices or atmosphere it highlights key information about individuals and places that appear in searches. McGregor pointed to a tag indicating that an individual mentioned in a 911 call was known to have autism as something that could forewarn police officers about the cause of erratic behaviors.

“If you think about cases where it’s two o’clock in the morning and the officer gets there and a person’s combative, if they identify the person to have dementia, instead of tackling him to the ground you know you should help him get home to his wife,” he said.

A desktop version available for dispatchers will help them provide relevant information to officers in the field and will also enable them to quickly reference statistics

and metrics such as the estimated homeless population for different regions within a city which can be valuable context in many aspects of police work according to McGregor.

AI similar to GPT-3 can also be used to compile quick summaries and pull keywords out of prior police reports, allowing the information to be presented in more depth than in a reporting code. It also makes the information accessible to officers checking data from the field.

“We made it specifically for the officer on the road or the dispatcher,” McGregor said. “We have to help them see that data can help them while going from call to call. It’s very easy when you’re a detective in an air-conditioned building where there’s no rain to be able to spend time looking something up. But when you’re in a car and you’ve got a couple minutes before you step out, it’s about time we give them something more than gut instinct to go on. Being able to get some quick information can help them make a better decision and have a better outcome.”

## 1 New bill—

Association, the American Cancer Society, The Leukemia & Lymphoma Society and the American Lung Association. The detractors raised concerns about the need for stricter regulatory systems to prevent fraud and predatory practices in association health plans, and that by pulling relatively healthy young workers out of the ACA coverage pools those left behind may see increased costs.

“I think that this bill as written will do much to undermine the success of the ACA and Access Health CT, but it will not do much to restrain the growth of health care prices which are the challenge ahead of all of us,” said Doolittle in his testimony. “It is a step backwards, and it does not place anybody on stronger ground to face the future.”

However, he noted that his office’s opposition to the current bill would not extend to a revised version that included specif-

ic provisions strengthening the rights of sick or injured employees to access care under the plan.

Wyatt Bosworth, the assistant consul for the Connecticut Business and Industry Association (CBIA), spoke in favor of the bill.

“With the record level of inflation, the Covid pandemic coming to an end, and a historic workforce shortage I think the legislature is finally focusing on an issue that has been present for the past few years and recently been exacerbated, and that’s the cost of health insurance for the small employer,” said Bosworth, who noted the CBIA has made supporting the bill a top priority for the coming legislative session.

“Small employers under 50 employees don’t have many options when it comes to getting health insurance,” Bosworth explained. “They can go to the small group ACA market and buy a fully insured product, but those are becoming increasingly

expensive and carriers are withdrawing from the market due to the plans being unaffordable, so small businesses are not enrolling in them. As a result, a lot of small employers are simply just not offering coverage anymore to their employees, or they’re sending them to the exchange.”

By banding together, Bosworth stated, the small businesses and organizations that purchase health insurance through an association plan will essentially be able to negotiate better deals by bundling dozens or hundreds of plans.

Bosworth described the bill as a necessity given the failure of the legislature to create a public option. “The pool in the small group market is becoming increasingly more sick,” he noted, “and as a result increasingly more expensive. This bill would provide another option, an option that’s more affordable, an option that would give small employers more robust coverage than they

have access to now.”

The bill has bipartisan support among state representatives, and support in the state senate from Republican members. Rep. Tom Delnicki of the 14th District (which includes Windsor) and Sen. Tony Hwang of District 28 (which includes parts of Westport and Weston as well as Fairfield, Easton, and Newtown) co-sponsored the bill.

“This show of broad based and bipartisan – and bicameral – support for this legislation today is very encouraging,” Hwang said. “It also shows that we all agree that for middle-class Connecticut families, the cost of health care is anything but affordable.”

Bruce Adams, the president and CEO of the Credit Union League, has joined the CBIA in supporting the bill said that the impact for Connecticut credit unions could be massive.

“Right now, our total eligible universe is under 5,000,” Adams said, but noted that the bargain-

ing ability would be far greater than any individual credit union could muster. “The median headcount at a Connecticut Credit Union is eight people, the average is 20 but that is skewed by some larger members. Our median asset size is \$40 million, which for a financial institution is very small.”

According to Adams, it is not unusual for credit unions – which are run as cooperative businesses and typically have all volunteer boards – to only post profits in the “five figures” range.

“When a credit union makes a profit, that profit goes back to the members by lowering rates,” Adams added. He said that in organizations with low margins, which also see their role as providing the capital to grow local businesses and the community the impact could also extend beyond the credit union itself. If this bill lowers health insurance costs by 20%, that could double a credit union’s profit.”

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St. Joseph's Medical Center. Photo via Google Maps



St. John's Riverside Hospital. Photo via Google Maps.

## Yonkers hospitals receive state funding

BY PETER KATZ

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**S**aint Joseph's Medical Center and St. John's Riverside Hospital, both in Yonkers, have been awarded grants from New York state. The grants were part of more than \$658 million in state funding to support 127 projects designed to enhance the state's health care delivery system. An additional \$1.15

billion is expected to be awarded in the future.

Saint Joseph's was awarded approximately \$6.7 million in Statewide Health Care Facility Transformation Program (STP) funding for capital improvements.

The funding will be used to expand behavioral health services and enhance access to specialty care linked to primary care. Some of the money will go to reno-

vations at St. Vincent's Behavioral Health Center in Harrison. St. Vincent's is a division of St. Joseph's Medical Center.

"We are very pleased to receive this state funding for capital improvement projects that will enhance the level of care we provide to our communities," said Michael J. Spicer, president and CEO of Saint Joseph's.

St. John's Riverside Hospital was awarded \$34,062,125 to pay for reno-

tions and upgrades to its surgical service including a post anesthesia care unit, as well as a maternity suite.

Acting State Health Commissioner James McDonald said, "These funds will enable our health care providers and facilities to further modernize and integrate health care services to ensure that New Yorkers receive access to the medical care they require now and for future generations."



## Yonkers is a happy city

BY PETER KATZ

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**I**f you notice people in Yonkers smiling and laughing a lot, you're not alone. The personal finance website WalletHub has named Yonkers the 18th happiest city in America. WalletHub decided to calculate just how happy people are and rank the places where they're most happy in view of March 20 being the United Nations' International Day of Happiness.

On July 12, 2012, the U.N. General Assembly adopted a resolution proclaiming March 20 as a day to recognize the relevance of happiness and well-being as universal goals and aspirations for human

beings.

WalletHub, in its newly-released report, studied 30 key indicators of happiness in 182 cities in the U.S. The data used by WalletHub to do the calculations included depression rate, income-growth rate and average leisure time spent per day.

WalletHub found that the happiest city in the county is Fremont, California, while the least happy city is Detroit, Michigan. Yonkers, at number 18, was just behind San Diego, California, Scottsdale, Arizona, and Minneapolis, Minnesota.

Yonkers is a lot happier than Bridgeport, Connecticut, which ranked number 68 according to WalletHub. It even surpassed New York City, which came in at number 57.



# Yonkers' initiative to stop shoplifting

BY PETER KATZ

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**Y**onkers Mayor Mike Spano and Police Commissioner Christopher Sapienza gathered with police officers and representatives of retailers in front of Marshalls at the Gateway Center on Central Park Avenue to announce the city's latest initiative to combat a recent increase in shoplifting thefts at big box retailers and other stores. From December 2022 to February 2023, there were 162 reported shoplifting incidents in Yonkers with many more incidents going unreported by local retailers.

"While overall crime in Yonkers has decreased dramatically in the last 10 years, the rise in property crimes in the last year, specifically with shoplifting, is concerning and requires immediate action," Spano said. "Our obligation is to serve and protect our businesses and their customers, and with the precision approach by our police department to these offenses, we can drive out these criminals. These thieves are looking at shoplifting as a sport, but we want them to know – it's game over when they get to Yonkers."



Mayor Spano at podium with police officials and retail representatives. Chart at left shows 12-month shoplifting rates in Yonkers.

Sapienza said that since December, just three people known to be repeat shoplifters in Yonkers and neighboring communities have been charged 14 times with felonies or misdemeanors. He said the person known to be the top shoplifter in Yonkers had just been arrested three times within three weeks.

"You will get arrested for your crimes and we will do everything in our power to hold you accountable to the full extent of the law," Sapienza warned those who make shoplifting a routine part of their way of life. "There is no such thing as a victimless

crime."

The Yonkers Police are stepping up activities to deter shoplifting and catch perpetrators. These include: deploying plain clothes officers to posts in parking lots at retailing centers; meeting with retailers to offer guidance on adding security measures in stores and increase cooperation in prosecuting shoplifters who are caught; and increasing foot patrols in highly-trafficked areas.

"This affects everyone," Sapienza said. "It affects the community, it affects the stores. We don't want a store to have to close

because they're not profitable. What we try to do is offer solutions. Work with us. Tell us what's going on. Report the crimes to us. Let us deal with the crimes and help us successfully prosecute the crimes. It's very easy to just give up on this. It's very easy to say, 'just let them take what they're going to take.'"

Spano said that some retailers have basically turned a blind eye to what has been happening. He described an incident in which Yonkers officers were in a parking lot and observed someone walk out of a store with two duffle bags filled with products. The police were told by store officials that they were not going to prosecute because the value of the items in those duffle bags was not more than \$1,000.

"That's exactly what we don't want and we are starting to see change in attitude because we have been talking with the retailers a lot," Spano said. "We could have picked any number of retail establishments to stand in front of. We picked Marshalls today but we could have been standing in front of the dollar store on Main Street in Getty Square. We could have been standing anywhere in our city. What's happening has been across the board in every section of the city."

# New waterfront park moves closer to reality in Yonkers

BY PETER KATZ

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**Y**onkers has completed its purchase of eight parcels of land including a bus depot that will be combined with a county-owned parcel to create a 3.8-acre waterfront park on the Hudson River. The site is in the city's Ludlow section. The bus depot was owned by Anthony Mauro and covers 2.95 acres.

"The next step is to work with the current tenant to relocate and then complete design and construction of the park," Mayor Mike Spano said. "Southwest Yonkers is the only portion of the city's waterfront not to have a public park, and we are now well on the way to changing that."

The park will be a joint project of the city and Westchester County. The county is expected to spend at least \$10 million complete the build-out of the park.

The property is immediately north of the Westchester County Joint Sewage Treatment Facility and bordered on the

north by American Sugar Refinery.

Spano said that a commercial developer had offered \$2 million more than the city paid for the land.

"Not only did we preserve this property permanently for public recreation and enjoyment of the Hudson River, but we negotiated a pretty good deal," Spano said. "This is an enormous step forward for our goal to make the Hudson Waterfront available to the public."

The property was home to an ice plant in 1886, and more recently an oil tank farm in addition to its status as a bus depot. Westchester County performed a comprehensive environmental assessment of the property to confirm that there were no issues that would prevent its use as a public park. The assessment was carried out in coordination with the State Department of Environmental Conservation.

Public input will be sought on proposed designs for the park with construction expected to begin in the next year.

County Executive George Latimer has



Site of Ludlow park. Photo by Joe Panella, City of Yonkers.

said of the project, "Yonkers residents deserve riverside park access the same way that all Westchester residents do. I am looking forward to implementing our shared vision, and more importantly, seeing the enjoyment it will bring to the residents of Ludlow Park and beyond."

The idea of establishing a Hudson River waterfront park north of the coun-

ty's wastewater treatment plant was covered in the January 20, 2020 report that was titled "Ludlow Street Transit Oriented Development Plan." The report said that potential activities at the park could include concerts and events taking place in a space designed for the purpose, a marina, a restaurant and seasonal recreational activities.

# Hot, hot, hot – modern and contemporary art

BY KATIE BANSER-WHITTLE

**R**ecord prices tell a story. The top auction price for a painting in 2022 was \$195,000,000 (yes, that's millions) for Andy Warhol's 1964 "Blue Marilyn." About the same time, the record price of \$92,500,000 (also millions, but a lot fewer) was paid for a 15th-century portrait by the great Renaissance master Sandro Botticelli.

The market for art, like the market for just about everything, is constantly changing. But as this price comparison shows, the trend of the last few years has been a steadily increasing interest in the recent and the now.

That holds true for museum attendance and also for sales at galleries, art fairs and auctions. Yes, when an Old Master comes up for sale, it gets a lot of attention and brings a staggering price. But the liveliest segment of the art market is in much more recent pieces. Think 20th and 21st centuries, specifically work created in the last 150 years.

Artworks of this time span are generally categorized as "modern" or "contemporary." The two words may sound interchangeable, but in art-speak, they have different meanings.

In broad terms, modern art is work created between the 1860s and the 1970s. It was a period of political and economic ferment but also cultural and scientific innovation – ferment and innovation often going hand in hand. The leading artists rejected traditional subject matter and methods. Historical themes and conventional perspective, for instance, were replaced by new "isms" – French Impressionism, Postimpressionism, American Impressionism, Fauvism, Cubism, Expressionism, Abstract Expressionism and Photorealism, along with Pop art.

Contemporary art consists of works of the last 40 years. It is what's happening now, frequently the work of living artists. Often experimental, it emphasizes the process itself, the concept behind the artwork and its effect on the



Theaster Gates' "As You Were," from "6916 South Dorchester, Chicago" will be auctioned Wednesday, March 15, at Bonhams Skinner.

Photographs courtesy Bonhams Skinner.



Alexander Calder's "Window Box" will be auctioned Wednesday, March 15, at Bonhams Skinner. Estimate: \$40,000-\$60,000.



Walasse Ting's "Two Women" will be auctioned Wednesday, March 15, at Bonhams Skinner. Estimate: \$35,000-\$55,000.

viewer. It's very much wrapped up in the technology that develops alongside it.

As recent sales show, the prices for iconic paintings by the best-

known modern and contemporary artists have entered the stratosphere. But plenty of approachable 20th- and 21st-century art is out there. This is especially true of

works on paper, fine art prints and drawings.

A Bonhams Skinner auction on Wednesday, March 15, will be offering a wide range of exciting

examples, including works by such well-known artists as Alexander Calder and Christo as well as newer names like Walasse Ting and Theaster Gates.

Kathleen Leland, a Bonhams Skinner specialist in modern and contemporary art, notes several trends in this active niche. "American collectors now have easier access to a broader array of international artists... (There's great interest in) African American art, contemporary African art and women Surrealist artists like Gertrude Abercrombie, Meret Oppenheim and Dorothea Tanning."

Because the time frame of this collecting area, especially for contemporary art, is so recent, there are a great many artists and works available to be discovered or rediscovered.

For buyers who trust their own taste and judgment, and potential sellers who want to take advantage of a rising market, it's a good time to look around and check the state of the art. The experts at Bonhams Skinner <https://www.bonhams.com/stories/34976/> are close at hand and ready to help.

For more, contact Katie at [katie.whittle@bonhamskinner.com](mailto:katie.whittle@bonhamskinner.com) or 212-787-1114.

# A new outlet for Norwalk's Endless Creativity

BY JUSTIN MCGOWN

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**M**adeline Duarte-Canahui conceived of the idea for a full-service luxury event decoration business as a 20-year-old following the birth of her daughter.

"I couldn't find someone that could create the vision that I had for what I wanted to do for her," Duarte-Canahui recalled of organizing baby showers and birthdays. "So, I ended up having to do it myself."

Today, the 23-year-old Duarte-Canahui is convinced that everybody deserves to be able to realize the party of their dreams. To that end, she is expanding her party planning consulting business Endless Creativity with a store at 7 Wall St. in Norwalk that is slated to open this month.

Duarte-Canahui acknowledged absorbing a greater understanding of her skills and talents in pursuit of her business dreams.

"I was 20 years old, so I couldn't afford a big professional," she said. "Being young, I didn't have a choice but to do it myself. I ini-

tially got into the business because I wanted to be able to be that person who can help you out because you don't have a lot of money but want a nice decoration."

However, as she began to understand the sheer amount of work that went into the business, she gained new perspective. She learned that apart from a handful of equipment the only thing she could take from one party to the next was the knowledge she gained. Each job started from scratch – planning, decorating, ordering and coordinating dozens of elements to come together with limited access to the venue.

"I understand now, being behind the scenes, why it costs so much, and why it's not possible to do all this for a low price," Duarte-Canahui admitted. "A lot of people have made comments to me like 'You're going to create your competition' and things like that. I just feel like there's enough business in this world for everybody."

"I know how it feels to do so much research and have to start from nothing, to not have \$600 and say, 'I'm just going to have to do it myself,'" Duarte-Canahui added. "I



Madeline Duarte-Canahui of Endless Creativity. Contributed photo.

want to still be able to serve that side of the community, and those people are not going to be my clients anyways."

Duarte-Canahui recruited her husband Danny Alvarenga in the business, using his experience with woodwork to provide custom signs spelling out the names of those celebrating birthdays, blessings, graduations, or any other event.

Her new Norwalk store is in the two-story space that was formerly The Apricot Bar. Though Duarte-Canahui is still finalizing the layout, she intends to provide a photo studio and planning services on the first floor with

sales of party goods on the second. She hopes to offer classes about aspects of party planning, including instructions in her signature balloon art.

For Duarte-Canahui, the most exciting aspect of the store is the photo studio.

"People do photo shoots for their birthdays, cake smashes are a top hit," she said. "I did it for my son, and then people asked for it. It's a great use of some of our props, because maybe somebody doesn't want to have a whole party, but they want to have a memory, so we're really all about creating memories."



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## \$20M stadium and pool project gaining ground in Kingston

Kingston field rendering from showing parking area and basketball courts in foreground.

BY PETER KATZ

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According to Kingston's Mayor Steven T. Noble, the \$20 million Dietz Stadium/Andretta Pool Improvements Project is getting closer to moving off the drawing boards and into the reality of full-scale construction. Noble said that the stadium's construction drawings are now complete, and the process of preparing to receive bids for the construction is underway. He said that while some work has been done under Phase One of the project, once construction begins on Phase Two it should take another 14 to 16 months to be completed.

"This exciting project is a once-in-a-generation investment that will transform the Dietz Stadium complex into a regional draw, a modernized facility that will be the pride of our community," Noble said. "We ask for the public's patience during the construction phase."

Dietz Stadium is where the Kingston City School District has been holding the annual high school graduation ceremony. The stadium field is the home to high school football games and track and other events are held there. Community groups also are invited to use the stadium and numerous residents use the facility for walking and other exercise.

Some work already has been done including upgrading the exterior of the pool house, improvements and repairs to the pool, and the addition of a splash pad with water features for children.

Renovations to the grandstand complex would include new locker rooms, a 50-yard-line access tunnel to the locker rooms, new benches, a press box upgrade, upgrades to the restrooms, new mechanical and electrical equipment, new coaches offices, a new training room, and improved storage facilities.

There would be a new surface for the track, a new turf playing field, new LED stadium lighting and a new scoreboard with large-screen video capabilities. The existing concession building would be demolished and a new concession pavilion created with hookups for food trucks.

There would be new parking, new access drives and new landscaping including the planting of more than 120 new trees.

Municipal bonding is planned to help fund the project, with the city already having received \$1.5 million from the state's Environmental Facilities Corporation, \$1 million from the Department of Environmental Conservation and \$2.5 million from the \$10 million Downtown Revitalization Initiative award Kingston received from the state.



Rendering of aerial view of renovated Kingston field.

## Mixed-use office and residential building proposed for Beacon

152-158 Fishkill Ave. - Rendering of view at rear of building.



152-158 Fishkill Ave. - Rendering of view from Fishkill Avenue.

BY PETER KATZ

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**T**he entity 152-158 Fishkill LLC is proposing to redevelop a site in Beacon with a building that would have 8,213 square feet of office space and 16 residential units. The proposal calls for combining two existing lots into one lot that would be approximately 1.01-acre in size. The lot at 152 Fishkill Ave. currently has a multi-family residence on it. The lot at 158 Fishkill Ave. currently is improved with an automobile detail center. Both of the existing structures would be demolished.

The principal stockholders in the entity 152-158 Fishkill LLC are Angela Ingham of Beacon and Greg Sims of Poughkeepsie.

According to Attorney Taylor M. Palmer of the White Plains-based law firm Cuddy & Feder, the office space would be on the first floor and there would be 16 apartments on the upper floors of the building. The site is in Beacon's Transitional Zoning District, also known as the T District.

Taylor pointed out that the site is in an area that has multi-family residential development as well as townhomes and single-family houses, retail uses including gas stations and office uses. He said that there would be eight one-bedroom

apartments and eight two-bedroom units. Two of the units would be set aside in the Below Market Rate affordable housing category, to comply with Beacon's Affordable-Workforce Housing local law that requires 10% of the apartments in new developments to be priced below market rates. The building would have a rooftop terrace for the use of residents.

"The proposed mixed-use building will provide for pedestrian and vehicular access from Fishkill Avenue, and will provide 62 off-street parking spaces," Palmer said.

Palmer also said that the project would allow for five on-street parking spaces to be created as the result of closing off existing curb cuts that allow access to

the existing two lots. He said that creating additional on-street parking would be consistent with the city's current efforts to rehabilitate Fishkill Avenue. Palmer also said that while zoning required 64 parking spaces for a project like this, the 62 on-site spaces provided plus the creation of new on-street parking "will efficiently satisfy the parking demand generated by the office and residential uses on the property, which will be utilized at different times of the day."

Palmer said that zoning variances would be sought for the heights of the building and a retaining wall. A study by Valhalla-based Colliers Engineering & Design showed no significant impact on

traffic from the proposed project.

An Environmental Assessment Form showed no significant environmental impacts including no adverse impacts on neighbors from stormwater runoff.

"The structure will front along Fishkill Avenue and neighbor commercial uses, while the proposed parking lot, a retaining wall, and landscaping will separate the structure from residences along Schenck Avenue," Palmer said. "Alternating colors and materials along the Fishkill Avenue facade will reflect the commercial mixed-use structures located along Main Street."

Beacon's Planning Board was expected to discuss the proposal at its March 14 meeting.



Photo by StockSnap / Pixabay.

## Putting a new focus on the unbanked

BY JUSTIN MCGOWN

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**T**he U.S. has achieved its lowest level of unbanked and underbanked households since the Federal Deposit Insurance Corp. (FDIC) began tracking those rates in 2009. However, 5.9 million families still lack many of the essential services provided by a bank. Additionally, more than 14% are underbanked, having limited access to banking services.

A recent webinar hosted by the FDIC featuring speakers from both the agency and representatives of organizations working with the Connecticut Association for Human Services (CAHS) outlined the scale of the problem and offered insight regarding what banks can do to better serve those communities.

Alexis Luna, a community affairs specialist for the FDIC, noted that “the Connecticut unbanked population stood at 4.4% in 2021, according to a recent survey.” While he described that as a remarkable improvement over the 8.4% reported in 2019, he noted there was still cause for concern.

“The percentage has increased considerably when it comes to minority households,” Luna said. “Right now, it stands at 12.1% and 27.3% for unbanked and underbanked households respectively, according to the latest 2022 Prosperity Now poll. So, there’s some areas of opportunity there

for us.”

Luna invited those who tuned into the webinar to help Connecticut close banking gaps through the use of the hashtag #getbanked and to work with the FDIC to become listed as part of their Get Banked campaign and Bank On by Cities for Financial Empowerment Fund, which helps low- and moderate-income households improve financial stability and empower savings.

“CAHS has been at the center of the fight to eliminate poverty in Connecticut for over 100 years,” said Sabrina Acosta, the program manager at CAHS. “We have always sought to empower and equip families in Connecticut with the tools and resources to achieve economic success. Our mission is, simply put, to eliminate poverty in Connecticut.”

Acosta is responsible for overseeing both Bank On and the Connecticut Money School – the latter provides free financial literacy and capability workshops statewide, as well as coaching on finances and advice on ways to achieve financial goals. She urged bankers to remember that their services build trust with clients who are unbanked or underbanked, particularly those referred through Connecticut Returning Citizens (CRC) program which helps recently released former prisoners re-integrate into society.

“Our goal here is to address the barriers and break the stigma,” Acosta said.

Acosta also pointed out that the CAHS administered the Volunteer Income Tax Assistance program that provided more than 10,000 taxpayers with help on their taxes. The program earned over \$18 million in refunds and credits for those assisted in filing.

“Our asset building programs aren’t focused on short-term solutions,” Acosta said. “Rather, they focus on providing individuals and families with the knowledge and skills to move from poverty to prosperity.”

Dwight Davis, the programing coordinator for CRC’s Returning Citizens and Justice Involved Individual Program, said that the individuals he works with are particularly in need of assistance with banking.

“People who have been incarcerated experience a 69% drop in credit scores,” Davis said. “That results in both pre- and post-incarceration debts impacting returning citizen’s access to housing, employment and financial products. Statistics show that this can increase the likelihood of recidivism by 15 to 20%.”

Davis observed that his clients are frequent targets of identity theft, owing to their increased susceptibility to scams after being kept from accessing banking services for extended periods of time.

David Rothstein, a senior principal at the Cities for Financial Empowerment Fund, noted that “It’s very expensive to be unbanked.”

“A lot of people tell us that they’re losing 10 to 20% of their monthly income to check cashing and other fees that are out there,” Rothstein said. “We know that Bank On can make a difference because people are paying a lot of money for these services.”

Rothstein also highlighted efforts to reform the federal Community Reinvestment Act, which encourages banks to provide more services to low- and middle-income households. Banks can earn credits for providing that support to communities in need.

“The Bank On market is really robust,” Rothstein added. “We know from the reporting institutions that these accounts are really popular, more than 2.2 million were opened in 2020, and that’s with a very limited subset of reporting institutions. We also know that 82% of the accounts that were opened were completely new customers to financial institutions, which is really exciting. That tells us that these people didn’t have checking or savings accounts with that bank or credit union before opening the account.”

Rothstein reported that these accounts have seen continuous activity and were not simply taking the introductory offers and leaving, which he said some banks feared. The data showed there are just as many advantages to the banks as there are to their new customers when these underserved populations are reached, he added.

# Rockland fund manager concedes \$3.5 million SEC sanctions

BY BILL HELTZEL

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**R**ockland County investment manager Daniel J. Mackle Sr. and his Silver Edge Financial LLC have agreed to pay nearly \$3.5 million to the U.S. Securities and Exchange Commission for operating as an unregistered broker-dealer.

Beginning in 2019, Mackle raised more than \$65 million by selling funds that held shares in private companies he expected to go public within a few years.

The idea was to buy shares before companies are publicly traded, when prices are cheaper, and profit when share prices increase after the initial public offerings.

"As an investor it would be silly not to take advantage of the same strategy used by institutions like Goldman Sachs," Mackle said on Silver Edge's website.

He picked the example of Snapchat that went public in 2017, before Silver Edge existed. If one had invested \$100 before it went public, the website declares, the investor would have made \$22,000.

"That's a 21,900% gain!," he proclaimed.

But neither Mackle, 53, of Pomona, Silver Edge, of Hackensack, New Jersey, or members of the sales staff were registered with the SEC as broker-dealers and representatives.

The SEC says registration ensures that broker-dealers maintain proper records, submit to inspections and in this instance comply with regulations that govern how pre-IPO shares can be sold.

Mackle and Silver Edge consented to a cease-and-desist order on March 3.

He founded Silver Edge in 2018. He formed the Silver Edge Pre-IPO Fund in 2019 and the Silver Edge Venture Fund in 2020.

Mackle provided the sales team with lists of potential investors, according to the SEC order. The sales people made cold calls nationwide. He followed up by answering questions from prospective investors and in some cases closed the deals.

Silver Edge charged 17% in fees: 3% for administration, 4% for management that went to Mackle, and 10% for placement that was used to compensate the sales staff.

The SEC order does not say whether investors made or lost money on their investments, but the cease-and-desist order allows for the possibility of "related investor" court cases.

Mackle and Silver Edge agreed to disgorge more than \$2.5 million, including



Daniel Mackle Sr.



interest, and to pay a \$975,000 penalty. He was barred from associating with anyone in the securities industry and from participating in any way in penny stock offerings for five years.

Six men from New Jersey who worked for Mackle as independent sales contractors were fined from \$61,000 to \$124,320.

The SEC noted that Mackle was registered with other firms but acted outside of their supervision when selling Silver Edge shares.

He worked for MD Global Partners as a branch manager from 2019 to 2020, according to a FINRA BrokerCheck report, and before that for Garden State Securities Inc. in Hackensack, New Jersey.

The BrokerCheck report discloses two customer disputes at Garden State Securities. In 2021 a customer alleged \$550,000 in damages for excessive trading and failure to supervise. Last year, a customer demanded \$1.8 million in damages for alleged churning and breach of fiduciary duty.

Both arbitration cases are pending.

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# Six best practices for evaluating creative project proposals

BY JOHN FERIN

The meeting is about to begin. The creative team has spent days, weeks, maybe even months massaging their concepts, tactics and messaging into the perfect presentation. You can see the beads of sweat forming on their foreheads, signaling something big is at stake here.

The speakers speak, but ideas miss the mark. There's no way around it – this presentation fell short of perfection, or even reasonable expectations. How do you tell the creative team their best ideas weren't good enough?

The way we react to a teammate's ideas, pitches and proposals will have a huge effect on whether we decide the work is "right" or "wrong." It will also help determine what actions to take if a redirect is needed.

Here are six best practices for evaluating a creative proposal that might be less

than perfect:

**Level-set:** Before the presentation, ask your creative team to topline the creative, or strategic brief, from which the ideas were generated. If they weren't given a brief to work from, here are a few discussion points that will help ensure everyone evaluates the ideas using the same criteria:

- **Objective** – What is the primary purpose of the work? This will help remind everyone of the goal and help set expectations for those who weren't at the project kick-off.
- **Main message** – What do we want the audience's takeaway to be upon viewing the creative?
- **Audience** – Who is the messaging created for? The more specific, the better.
- **Call to action** – What specific action are we asking the audience to take (buy, click, learn etc.)?
- **Measurement** – How does the team



plan to evaluate the effectiveness of the creative proposal?

**Time for quiet:** Listen closely as your creative team sets up a presentation. Find out what you are being asked to respond to and when. Some prefer questions be held until after the presentation is complete, while other creatives encourage banter throughout. It's best to land on common ground to avoid upsetting their momentum with your expression of love for a particular headline or visual.

**Think big(ger):** Early on, don't get too hung up with line breaks, colors, FPO (for placement only) images, etc. Try to keep your focus on the ideas, the thinking. There will be plenty of time to fiddle with minutiae as you progress into the execution phase.

**Wield a velvet hammer:** Advertising great Bill Bernbach once said, "An idea can turn to dust or magic, depending on the talent that rubs against it." Hold this thought close as you begin formulating comments about a particular idea or concept, because the way in which you share feedback will have a dramatic effect on how the creative team responds.

Many great ideas have been dispatched into the ether, or left with a limp, by the urge to provide immediate commentary. Yes, you may have a "gut reaction" to the work. But give the ideas time to marinate

before reaching for the red pen.

**Get beyond "I like it":** When the time comes for your sage commentary, be specific and honest. Speak to the work based on the criteria established at the beginning of the presentation. Trust your brief. If there are facets of the work that don't align with the brief, point them out.

But stop short of trying to "fix" the idea. Nothing chaps the britches of a creative like someone trying to repair their ideas on the fly. Rather, simply state your points and allow the creative team the time and the opportunity to go back and make the adjustment. Remember, if your observations are supported by the brief, they're warranted.

**Encourage the unexpected, and you'll get the extraordinary:** Ideally, your relationship with your creative team should be one based upon mutual respect and trust – a camaraderie, if you will. You want them to feel comfortable bringing ideas to the table that both satisfy the objective and challenge your way of thinking. And they want to feel safe doing so.

*John Ferin leads the content strategy and development team at ddm marketing + communications, an advertising agency that serves a national and international client base.*

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Photo courtesy National Postal Museum

## USPS warns about surge in use of counterfeit postage

BY PHIL HALL

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In recent years, a surge in the use of counterfeit postage has been found in the mail stream. In response to this problem, the U.S. Postal Service (USPS) is filing a federal register notice about changes to the Mailing Standards of the United States Postal Service, Domestic Mail Manual (DMM), that will allow items found in the mail stream bearing counterfeit postage to be treated as abandoned and subject for disposal.

Counterfeit postage is any marking or indicia that has been made, printed, or otherwise created without authorization from the USPS that is printed or applied, or otherwise affixed, on an article placed in the mails that indicates or represents that valid postage has been paid to mail the article.

“As the most trusted government agency in the nation, we will continue to work together with other law enforcement and government agencies to protect the sanctity of the mail,” said Chief Postal Inspector Gary Barksdale.

Public comments on the proposed rule update can be sent on or before March 15 to PCFederalRegister@usps.gov, with a subject line of “Counterfeit Postage.”



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# Persian delights in White Plains

BY JEREMY WAYNE

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The white tablecloth is making a comeback. In the past few months, I've seen them covering a number of new (or previously naked) restaurant tables in New York City and the tristate area. As regular readers of this page will know, I'm a sucker for white tablecloths, so their reappearance – in heavy cotton, linen, organza damask or lace – cannot come a moment too soon.

The latest tables to dress up are at Medi Bistro, the new Mediterranean/Persian restaurant in White Plains, located on the ground floor of the 15-story, newly transformed, mixed-used building at 50 Main St. in White Plains.

With large windows giving on to the street, brimming with natural light during the day and glowing sympathetically by night, the look here is spruced and well-ordered. There are bentwood tables and chairs and snug booths. The banquette seats, upholstered in butterscotch leather, are as easy on the eye as they are a comfortable place on which to park one's derriere. Posters and prints showing beautifully patterned Persian pots and the decorative plates on the wall above the bar are subtle, never flash.

But the real pleasure of this White Plains newbie is not where it is (free, easy, covered parking adjacent to the restaurant entrance), or what it looks like, but its cuisine – although I found it to be more authentically Persian than “Medi.”

From the “Tasters” section of the menu, there are familiar dishes like labne (strained yogurt), hummus and falafel, alongside grilled chicken wings with lemon and saffron or grilled shrimp with a jalapeño feta cream sauce, but it quickly develops into more unfamiliar territory. The best-selling taster is bashk kadenshoon, fried eggplant



Medi Bistro, interior with bar. Photographs by Jeremy Wayne.



Medi Bistro logo.

three dishes I would like to try on a return visit, with zereshk, saffron barberry rice pilaf – which Omid Roustaei, doyen of Iranian cooking, describes as “a delightful dance of sweet and sour, one of the pillars of Persian cooking” – as a side dish.

From an exotic-sounding, saffron-leaning dessert menu, Shakiban suggests one of the desserts he makes himself, puff pastry filled with vanilla-based ice cream in a sour cherry coulis, topped with slivered almonds and pistachios. Owner of the bakery Patisserie Salzburg, with branches in Stamford, New Canaan and Rye, he knows a thing or two about pastry-making. The secret with this particular dessert, he says, is to start from scratch, letting the rosewater and saffron infuse and using high-quality cream – a secret no more.

We finish off with tea that is almost like a drug, fragrant with rosewater, cardamom and clove. (Tea was a latecomer to Iran, not arriving from India until the 17th century and defying early attempts to cultivate it. Now it is the country's most popular drink, typically drunk with a sugar lump held between the teeth to mitigate the bitterness of black tea.) Feeling quite lightheaded, not to say carried away, at this point, what with the Cabernet, the heady herbs and spices and now the tea, I steer the conversation towards Iran, mentioning Shah Abbas – the 16th-17th century ruler considered to be among the greatest kings of the Safavid Dynasty – and the wonders of Isfahan and Persepolis. “I long one day to be able to visit your rich, enigmatic country,” I tell my host. “Me, too,” says Par Shakiban with a chuckle. He left in 1959 and has never returned.

I can't say Medi Bistro is just what White Plains has been waiting for, but I can put my hand on my heart and say now it's here, it's a restaurant to enjoy and celebrate.

For more, visit [medi-bistro.com](http://medi-bistro.com).

with crispy onion, mint and cream of whey, while its cousin, the vivid, red mirza ghasemi – smoked eggplant with tomato and garlic – is what managing owner Par Shakiban, a Westchester County-based restaurateur, describes as a “more modern version of the dish,” popular with younger diners. Eaten with Persian naan (flatbread), both iterations are delicious.

Many of the recipes are Shakiban's own, remembered from childhood. He also prepares a lot of the dishes himself in the Bistro kitchen. “I love to cook; for me it's therapy,” the elegantly attired, veteran restaurateur tells me over a few choice dishes during a Sunday lunch. He makes tightly-packed dolmeh, vegetable, rice and herbs, wrapped in grape leaves and topped with pomegranate

sauce, and is especially proud of his homemade pickles, an assembly of Persian cucumbers, carrots, cauliflower and baby chili peppers.

From the “Feast” or entrée section, we enjoy fesenejoon, a northern Iranian stew, here made with braised chicken in subtle pomegranate and walnut sauce, and a roast rack of lamb with saffron, rosemary, lentil and raisin basmati rice. Shakiban's recommendation of a fairly robust “Faust” Californian Cabernet Sauvignon, with its plum and fresh tobacco notes, goes splendidly with the lamb.

Joje k, kabob, charbroiled Cornish hen with saffron, lemon and lime; khoresh bademjon, slow-cooked baby lamb with baked eggplants; and Chilean seabass with onion, dill and fava bean basmati rice ,are

## TABLE TALK



JEREMY WAYNE

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.”

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mbrown@scalzogroup.com

**Top local executive(s):** Tony DiCamillo

**Licensed agents and/or brokers:** 21

**Services:** sales and marketing of commercial, industrial, land development sites and multifamily

**Properties serviced:** office, retail, industrial, land, multifamily

### Colliers

1055 Washington Blvd., Eighth floor, Stamford 06901  
961-6569 • colliers.com  
Jeffrey.Williams@colliers.com

**Top local executive(s):** Jeffrey Williams

**Licensed agents and/or brokers:** 9

**Services:** tenant representation, occupier, owner, landlord representation, investor services plus knowledge in specialized industries and product types such as law, technical facilities and health care

**Properties serviced:** office, retail, industrial, land, multifamily

### Colonial Realty

66 Fort Point St., Second floor, Norwalk 06855  
367-4087 • colonialrealty.net  
info@colonialrealty.net

**Top local executive(s):** David A. Flayhan, David S. Gorbach and Joel Hausman

**Licensed agents and/or brokers:** 5

**Services:** office, industrial, retail and tenant representation and investment

**Properties serviced:** office, retail, industrial, land

### Compass Real Estate

200 Greenwich Avenue, 3rd Floor, Greenwich 06830  
343-0141

55 Greens Farms Road, Westport 06880  
293-9715

compass.com

konnor.miculcy@compass.com

christopher.sax@compass.com

**Top local executive(s):** NA

**Services:** NA

**Properties serviced:** NA

### Cushman & Wakefield

107 Elm St., 4 Stamford Plaza, Eighth floor  
Stamford 06902

326-5830 • cushmanwakefield.com

jim.fagan@cushwake.com

**Top local executive(s):** Jim Fagan

**Licensed agents and/or brokers:** 70

**Services:** agency leasing, tenant representation, valuation and advisory, global occupier services, capital markets, investment and asset management and asset services

**Properties serviced:** office, retail, industrial, land, multifamily

### DVB Commercial Realty LLC

16 River St., Norwalk 06850  
855-8050 • dvbrealty.com  
dvbre@optonline.net

**Top local executive(s):** Robert J. Virgulak, John Zervos

**Licensed agents and/or brokers:** 6

**Services:** commercial sales and leases, tenant representation, residential division

**Properties serviced:** NA

### HK Group

253 Riverside Ave., Westport 06880  
454-8700 • hkgrp.com  
info@hkgrp.com

**Top local executive(s):** Matthew F. Keefe

**Licensed agents and/or brokers:** 8

**Services:** selling, leasing and investment sales

**Properties serviced:** office, retail, industrial, land

# The Commercial Real Estate Lease Term Sheet

Commercial real estate landlords, tenants, brokers and consultants, are aware of the importance of reaching agreement on the terms and conditions for a commercial lease before the lease is prepared. The agreement of the terms and conditions of a proposed lease transaction are set forth in a term sheet.

The term sheet will be relied upon by both parties and their counsel as the road map of the material terms of the final lease. Without a term sheet, the risk is great that the lease transaction will be delayed or even terminated during the negotiation process, when substantial time and money has already been invested in the transaction. Landlords, tenants, and other real estate professionals are aware that they cannot attempt to cover every salient term of a lease in the term sheet. Rather, the determination of what to negotiate into the term sheet involves an assessment and balancing of the risk of (i) having the lease preparation process delayed by excessive negotiation, stalemates on important issues or the parties not reaching agreement due to an incomplete term sheet, as opposed to (ii) overly negotiating the term sheet and failing to move the transaction to the lease drafting stage in a timely fashion. In addition, in many cases, a determination is made to purposely exclude a material term from the term sheet with the intent to first raise the material term during the lease negotiation. All parties should be aware that a term sheet is typically a non-binding expression of intent.

Certain terms of the lease which are material to the transaction will be included in the term sheet, but certain terms and conditions will not. Typically, mate-

rial terms of the lease are designating the premises to be leased and the number of square feet, the term, the rent, an abatement of rent, if any, whether landlord or tenant is obligated to prepare the premises for occupancy by tenant and obligations to repair and maintain. As examples, some of the terms that are not addressed in the term sheet are defaults and remedies, casualty and condemna-

tion, and future alterations to the premises by tenant.

Over the years, in our real estate practice, we have found that there are several specific provisions of the lease commonly deliberated upon by landlords and tenants as part of the “art” of whether to include or exclude such provisions from the term sheet. These provisions include the following: use restrictions, assignment

and subletting rights, lease term extension options and rights of first offers/refusals on expansion space, security deposits and required guarantees, and alterations permitted without landlord’s consent.

*For more information on the topics discussed in this update, please contact David Handsman at [dhandsman@bpslaw.com](mailto:dhandsman@bpslaw.com) or 914-287-6126.*

## Don't Let Term Sheets Become Long-Term Projects

Before a commercial real estate lease can be prepared, landlord and tenant must outline terms and conditions in a term sheet. This becomes the road map of the material terms of the lease. Without a term sheet, the risk that the transaction will be delayed or even terminated during negotiation increases. While this document is important, too much detail – or debating which details to include – can further draw out the process.

In its years of experience, Bleakley Platt & Schmidt’s Real Estate Practice Group has seen that there are specific lease provisions that are often deliberated upon. Our attorneys can help landlords and tenants alike come to agreement and avoid needless delays.

Contact David Handsman at [dhandsman@bpslaw.com](mailto:dhandsman@bpslaw.com) or 914-287-6126 to learn more.

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## COMMERCIAL REAL ESTATE | FAIRFIELD COUNTY

### John D. Hastings Commercial Real Estate

245 Main St., Westport 06880  
226-8325 • hastingsrealestate.com  
dthomas@johndhastings.com  
**Top local executive(s):** Dale Thomas and Peter Hastings  
**Licensed agents and/or brokers:** 6  
**Services:** appraisal, consulting, leasing, property management and sales  
**Properties serviced:** office, retail, industrial, land, multifamily

### JLL Integrated Real Estate Services

1 Station Place, Stamford 06902  
jll.com  
**Top local executive(s):**  
Brokerage, Leasing and Consulting  
Drew Saunders drew.saunders@am.jll.com 705-2265;  
Project and Development Services  
Don Bucci don.bucci@am.jll.com 705-2222  
**Properties serviced:** office, industrial, land, institutional, Medical, Life Sciences

### Martin Caselli Real Estate

2874 Main St., Suite 2A, Stratford 06614  
380-8762 • martinrealestate.org  
info@martinrealestate.org  
**Top local executive(s):** Raymond "Ray" Martin  
**Licensed agents and/or brokers:** 6  
**Services:** property management, leasing, sales and consulting  
**Properties serviced:** office, retail, industrial, land, multifamily

### NAI Signature Group

3 Parklands Drive, Darien 06820  
655-1414 • naisignaturegroup.com  
bgillon@signature.com  
**Top local executive(s):** Bob Gillon  
**Licensed agents and/or brokers:** NA  
**Services:** leasing, tenant representation, property management and financing  
**Properties serviced:** office, retail, industrial

### National Resources

485 W. Putnam Ave., Greenwich 06830  
661-0055 • nationalresources.com  
contact@nationalresources.com  
**Top local executive(s):** Joseph Cotter  
**Licensed agents and/or brokers:** NA  
**Services:** leasing, sales and property management  
**Properties serviced:** office, retail, industrial, multifamily

### Newmark Grubb Knight Frank

680 Washington Blvd., Eighth floor, Stamford 06901  
531-3600 • ngkf.com  
jritman@ngkf.com  
**Top local executive(s):** James Ritman and Michael Cottle  
**Licensed agents and/or brokers:** 20  
**Services:** tenant and landlord representation, property management, debt placement and global corporate services  
**Properties serviced:** office, retail, industrial, land, multifamily

### Pyramid Real Estate Group

20 Summer St., Suite 3-1, Stamford 06901  
348-8566 • pyramidregroup.com  
info@pyramidregroup.com  
**Top local executive(s):** Michael Gray and Peter Gray  
**Licensed agents and/or brokers:** 22  
**Services:** consulting, leasing, property management and sales  
**Properties serviced:** office, retail, industrial, land

### Rakow Commercial Realty Group Inc.

6 Landmark Square, Fourth floor, Stamford 06901  
992-4632, ext. 13 • rakowgroup.com  
info@rakowgroup.com  
**Top local executive(s):** David Richman and Rick Rakow  
**Licensed agents and/or brokers:** 9  
**Services:** representing tenants, buyers, landlords, sellers and investors  
**Properties serviced:** office, retail, industrial, land, multifamily

### Reckson

(A division of SL Green Realty Corp.)  
1 Landmark Square, Stamford 06901  
363-2500 • reckson.slgreen.com  
**Top local executive(s):** John Barnes  
**Licensed agents and/or brokers:** 3  
**Services:** leasing, property management, construction and architecture  
**Properties serviced:** office, retail, industrial, land

### Saugatuck Commercial Real Estate LLC

9 Burr Road, Westport 06880  
222-4190 • saugatuckcommercial.com  
info@saugatuckcommercial.com  
**Top local executive(s):** Penny P. Wickey and Daniel Neaton  
**Licensed agents and/or brokers:** 4  
**Services:** representation for tenants, landlords, developers and investors; retail advisory services  
**Properties serviced:** office, retail, land, multifamily

### TRUE Commercial Real Estate

25 Sylvan Road South, Unit V, Westport 06880  
744-7777 • truecre.com  
info@truecre.com  
**Top local executive(s):** Dominick Musilli and Adam Zeiberg  
**Licensed agents and/or brokers:** 6  
**Services:** representation for retailers and property owners, real estate consulting, serves commercial development properties  
**Properties serviced:** retail, land

### Urstadt Biddle Properties Inc.

321 Railroad Ave., Greenwich 06830  
863-8200 • ubproperties.com  
llacey@ubproperties.com  
**Top local executive(s):** Willing Biddle, Stephan Rapaglia, John Hayes  
**Services:** Self-administered publicly held REIT founded in 1969. Investment properties consist primarily of neighborhood and community shopping centers with a concentration in the Metro New York tri-state suburban markets. Self-manage and lease over 80 retail/office properties.

### Vidal Wettstein LLC

719 Post Road East, Westport 06880  
226-7101 • vidalwettstein.com  
randy@vidalwettstein.com  
**Top local executive(s):** Randy Vidal  
**Licensed agents and/or brokers:** 5  
**Services:** office, industrial, retail, special use, sale, purchase, lease, sale-leaseback, sublease and general consultation  
**Properties serviced:** office, retail, industrial, land

### WFL Real Estate Services LLC

162 East Ave., Suite 1A, Norwalk 06851  
604-1390 • wflrealestate.com  
bill@wflrealestate.com  
**Top local executive(s):** William Leopold  
**Licensed agents and/or brokers:** 4  
**Services:** specializes in facility management by providing on-site personnel if needed  
**Properties serviced:** office, retail, industrial

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Cummings & Lockwood's Commercial Real Estate Group has been nationally recognized as Tier 1 in Real Estate Law by U.S. News & World Report and Best Lawyers®. We provide sophisticated legal counsel for clients' varied real estate needs at the local, regional and national levels. Our attorneys have experience handling a range of real estate transactions, from real estate development, sales and acquisitions, joint ventures and portfolio transfers, to commercial and retail leasing, tax appeals, financing and litigation matters.

## DIVERSE CLIENT BASE

Our clients include:

- Commercial and residential developers
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- Universities and other educational and non-profit institutions
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- Privately-held businesses

## COMPREHENSIVE LEGAL REPRESENTATION

By drawing on the experience of attorneys in our corporate, finance, tax, litigation, bankruptcy and private clients practices, we offer comprehensive representation on a variety of

real estate projects, including:

- Property acquisitions and sales
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- Mortgages and financings
- Commercial and retail leasing
- Shopping center and retail portfolios
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- Hotel, resort and hospitality ventures
- Major family estate assemblages
- Construction projects
- Corporate headquarters projects
- Real estate developments
- UpREIT and downREIT transactions
- Environmental matters, brownfield development and related risk allocation and enforcement
- Real estate-related litigation and financing matters
- Real estate tax appeals

## 2022 REPRESENTATIVE TRANSACTIONS

Cummings & Lockwood has played an integral role in many of the major real estate developments in Connecticut over the last half century, as well as represented clients outside of the region. In 2022, we represented:

- Numerous international hedge funds in their relocations from New York City to various headquarters sites in lower Fairfield County, Connecticut involving hundreds of millions of dollars in rent and additional jobs for the area.
- Family trusts owning two major retail parcels in southwestern Connecticut in a com-

plex ground lease transaction to a NYSE global automobile company.

- One of the largest commercial real estate owners/developers in a major office complex acquisition in downtown Stamford, Connecticut.
- A closely-held family business in the acquisition of a significant retail site in Greenwich, Connecticut.
- One of the largest commercial real estate owners/developers in the State of Connecticut in the repositioning, refinancing and lease-up of three major office complexes in lower Fairfield County, totaling approximately 2 million rentable square feet.
- An international private equity firm in the redevelopment of a major metro office complex.
- A family in a substantial ground lease transaction involving a McLean, Virginia site to a major supermarket retailer.
- A leading educational institution in connection with a possible acquisition and subsequent financing of a 16.50 acre parcel in southern Fairfield County, Connecticut for campus expansion purposes.
- The buyer of a mixed-use restaurant and multi-family property in Greenwich, Connecticut.
- The buyer of a multi-family building in New Haven, Connecticut.
- A technology-based residential real estate brokerage firm in connection with its new lease and relocation of its Manhattan headquarters.

- An expanding residential and commercial contractor in connection with its headquarters lease in Stamford, Connecticut.
- Clients in connection with numerous portfolio financings and acquisitions relating to multiple properties located in Connecticut.
- Major institutional owners (both private and publicly held) in connection with the construction, leasing, management and financing of large commercial projects containing millions of square feet of office space, apartments and storage units.
- A NYSE-listed REIT in multiple asset refinancings and several proposed downREIT transactions in New York and Connecticut.
- A major private equity real estate investor group in the construction and financing of a new 290 apartment unit development in Stamford, Connecticut.
- A number of developers, corporate owners and family offices as national and local real estate and environmental counsel in connection with remediation and environmental land use restriction matters.
- A Charleston-based private real estate fund in connection with various acquisitions and financings.
- Multiple owners of retail, office and industrial properties in connection with the negotiation of COVID-related provisions in new and existing leases.

For more information about Cummings & Lockwood's Commercial Real Estate Group, please visit our website at [www.cl-law.com](http://www.cl-law.com).



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# The Cappelli Organization Leading the Way in Transit-Oriented Developments in Downtowns of White Plains and New Rochelle

Transit-oriented development (TOD) is one of the biggest trends in urban residential development today and the industry leader in Westchester County is The Cappelli Organization, which is building an impressive portfolio of TOD properties in the booming downtowns of White Plains and New Rochelle.

In downtown White Plains, Cappelli and its LRC Construction Company, is currently building two major mixed-use residential projects just a few blocks from the Metro-North Train Station.

Cappelli and partner RXR recently broke ground on Hamilton Green, a \$650 million mall-to-housing conversion project. Situated two blocks from the newly renovated White Plains Metro-North Train Station and one block from the White Plains Central Business District, the state-of-the-art mixed-use project replaces the shuttered White Plains Mall with four mixed-income multifamily buildings totaling 860 rental units. This includes 78 on-site affordable units, accessible open space, as well as a variety of dining, retail and commercial spaces.

Phase I of Hamilton Green includes the creation of two residential buildings: a 12-story, 162-unit building, and a 25-story, 308-unit tower. The Phase I redevelopment also includes a 515-space underground parking garage, nearly 523,000 square feet of residential space, approximately 55,000 square feet of open space and 39,000 square feet of retail space. Phase I is slated for completion in 2025. Phase II will include 390 residential units, 441 self-park parking spaces and 45,000 square feet of retail space.

Nearby to the Hamilton Green site, LRC Construction is building Gateway II, an 804,000 square-foot, mixed-use residential complex at 25 North Lexington Avenue that is adjacent to the Metro-North Train Station. The \$275 million complex, which is being developed by Greystar Real Estate Partners and the Alaska Permanent Fund Corporation, will feature 500 luxury and affordable rental apartments and 19,000 square feet of ground-level retail space. Completion is expected in the spring of 2024.

In another downtown White Plains multifamily project, LRC Construction recently completed The Mitchell, a \$250 million mixed-use project featuring two 15-story buildings and one six-story building at 133 Mamaroneck Avenue with a total of 434 residential units plus ground floor retail space and restaurants. The project, which is currently being leased, is developed by Quarterra Multifamily (previously known as Lennar).

In a major transit-oriented development that will further transform and reenergize downtown White Plains, Pacific Retail Capital Partners and Aareal Bank, owner of The Galleria at White Plains, announced this past November a joint venture partnership with The Cappelli Organization and SL Green Realty Corp. to redevelop the 43-year-old mall. The Galleria consists of approximately ten acres located a short walk to the Metro-North Train Station which recently underwent a \$95 million modernization.

Like downtown White Plains, downtown New Rochelle is also experiencing a remarkable renaissance with new luxury rental towers redefining the city's skyline. Cappelli and LRC are major players in this emerging urban market with one luxury multifamily project recently completed and three more under way. All projects are transit-oriented developments that are conveniently located near the Metro-North/Amtrak train station which offers a 30-minute commute to Grand Central Station.

Cappelli recently celebrated the grand opening of 3THIR-



1 Clinton Park, 55 Clinton Place, New Rochelle



Gateway II, 25 N. Lexington Ave., White Plains



333 Huguenot Street, New Rochelle

TY3, a 28-story tower featuring 285 luxury apartments with world-class amenities including high-end indoor and outdoor recreational spaces. Located at 333 Huguenot Street in the heart of downtown New Rochelle, 3THIRTY3 features apartments offering sophisticated style and high-end design with white quartz countertops, stainless-steel appliances, luxury plank flooring and floor-to-ceiling windows with spectacular panoramic views of Long Island Sound and New York City.

Luxury amenities at 3THIRTY3 include New Rochelle's only indoor/outdoor swimming pool, a golf and sports simulator, a 21-seat theatre, a mixology lounge, an outdoor terrace with fire pit, a state-of-the-art fitness center and two new Tesla EV cars for use by the building's residents.

Leasing activity has been strong with over 200 of the apartments currently occupied. A second 28-story building with 244 apartments and ground-level retail space is under construction directly across the street at 325 Huguenot Street. Completion is expected in early 2024. Both buildings

are being developed by Cappelli Development. LRC Construction is building both projects.

Also in downtown New Rochelle, LRC Construction is building two developments for RXR Realty. 1 Clinton Park, which opened at 26 South Division Street, features 352 apartments in a 28-story tower with 12,000 square feet of retail space. Construction is under way on 2 Clinton Park, a 28-story tower with 390 apartments and 7,000 square feet of retail space.

Excavation work by LRC is under way at 247 North Avenue, a 28-story mixed-use tower with 307 residential units and 3,000 square feet of retail space. Amenities will include structured parking, indoor pool, yoga studio, game room, kitchen and resident lounge. The project developer is LCOR.

The Cappelli Organization is a full service development and construction company with 45 years of experience having completed 30 million square feet of development representing \$8 billion completed project value and another 20 million square feet in development and construction pipeline.

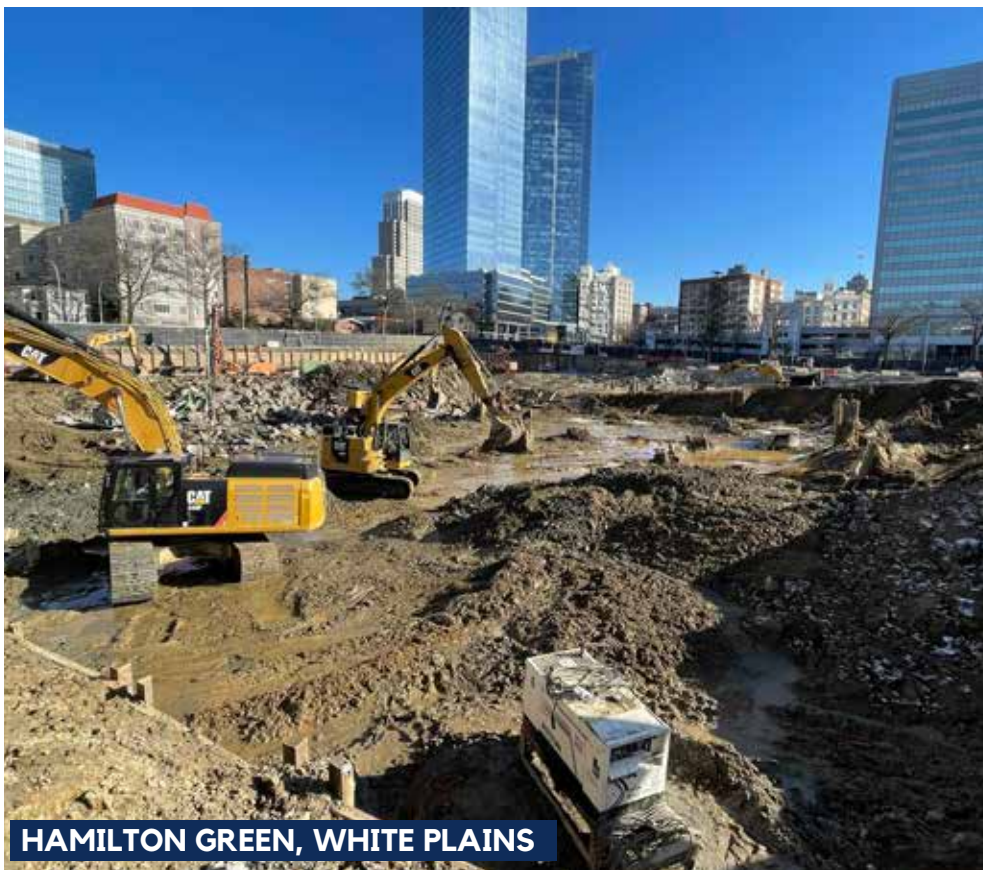
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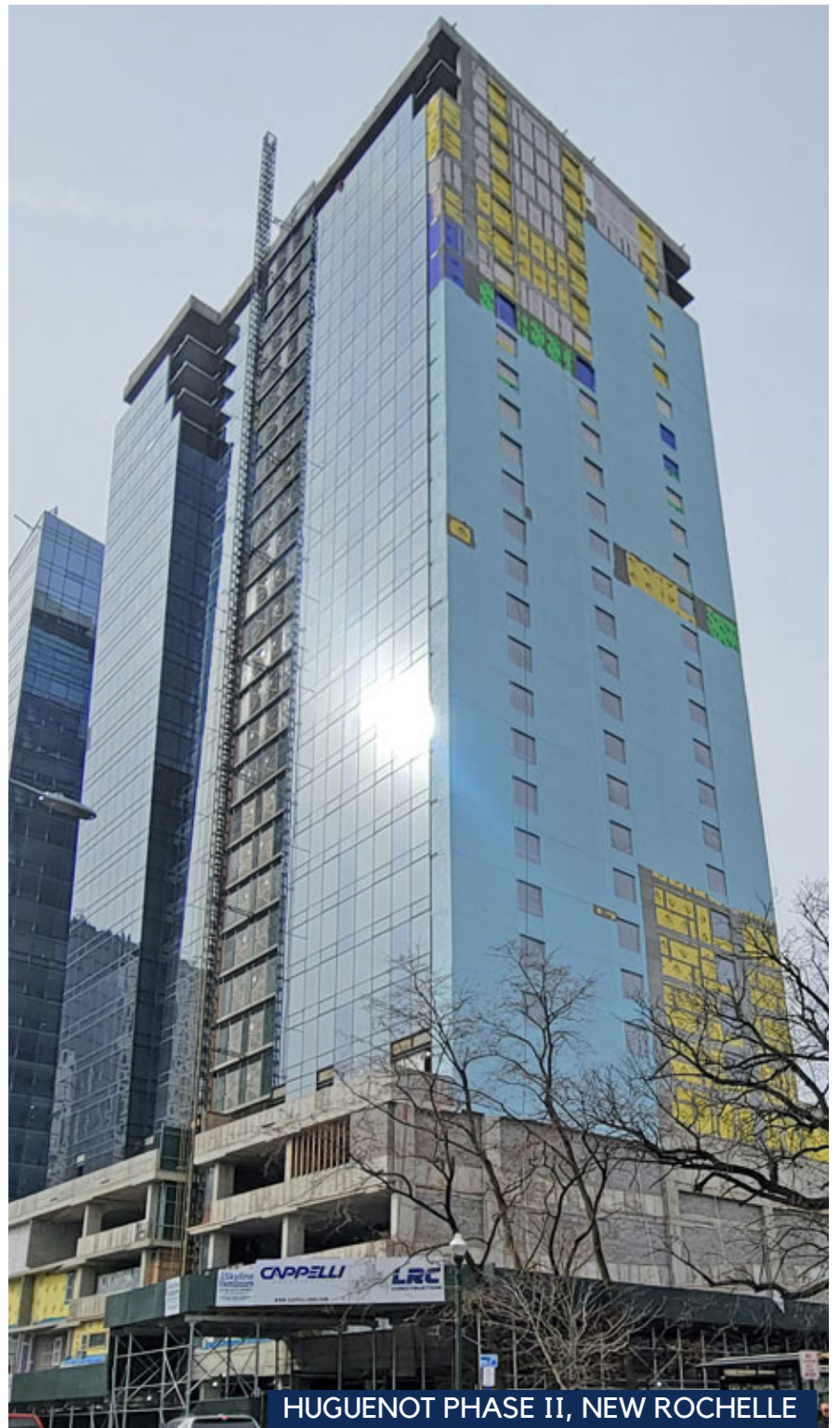
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**Admiral Real Estate Services Corp.**

62 Pondfield Road, Bronxville 10708  
779-8200 • admiralrealestate.com  
jgordon@admiralrealestate.com

**Top local executive(s):** Jonathan Gordon

**Licensed agents and/or brokers:** 5

**Services:** tenant representation, agency leasing and investment sales

**Properties serviced:** office, retail, industrial, land, multifamily

**Alan Zuckerman Real Estate**

4 W. Red Oak Lane, Suite 105, White Plains 10604  
755-4184 • zuckermanre.com  
alan@zuckermanre.com

**Top local executive(s):** Alan Zuckerman

**Licensed agents and/or brokers:** 1

**Services:** commercial real estate specialist

**Properties serviced:** office, retail, industrial, land, multifamily

**Aries Deitch & Endelson Inc.**

110 S. Central Ave., Hartsdale 10530  
949-2800 • ade-re.com  
barryend@ade-re.com

**Top local executive(s):** Charles "Barry" Endelson

**Licensed agents and/or brokers:** 9

**Services:** appraisal, consulting, leasing, property management and sales

**Properties serviced:** retail

**Austin Corporate Properties Inc.**

31 Bonwit Road, Rye Brook 10573  
690-0020  
caustin@austincorpprop.com

**Top local executive(s):** Carl Austin

**Licensed agents and/or brokers:** 2

**Services:** corporate relocation consulting, property representation and sales

**Properties serviced:** office, industrial, land, multifamily

**Choyce Peterson Inc.**

800 Westchester Ave, Rye Brook 10573  
422-5700 • choycePeterson.com  
jhannigan@choycePeterson.com

**Top local executive(s):** John Hannigan and Alan R. Peterson

**Licensed agents and/or brokers:** 5

**Services:** specializing in tenant representation

**Properties serviced:** office, industrial, land

**Colliers**

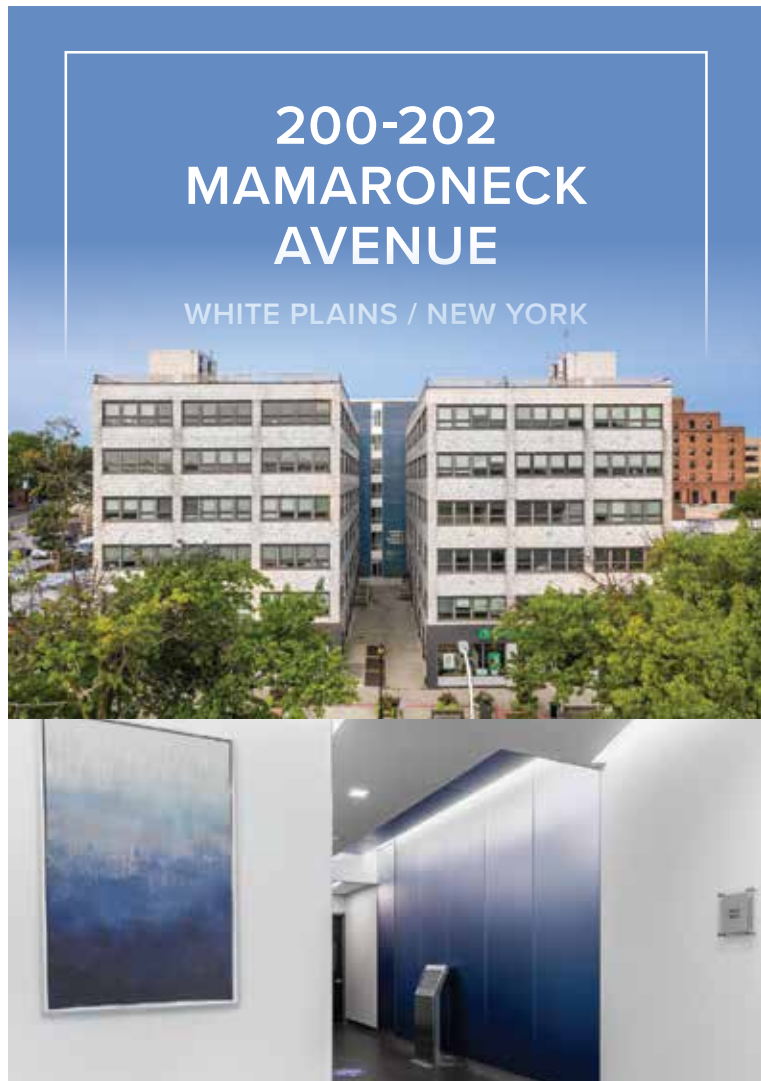
777 Westchester Avenue, White Plains NY 10604  
203-961-6569 • colliers.com  
Jeffrey.Williams@colliers.com

**Top local executive(s):** Jeffrey Williams

**Licensed agents and/or brokers:** 9

**Services:** tenant representation, occupier, owner, landlord representation, investor services plus knowledge in specialized industries and product types such as law, technical facilities and health care

**Properties serviced:** office, medical, life science, retail, industrial, land, multifamily



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**Compass Real Estate**

144 Larchmont Ave., Larchmont 10538  
341-1561  
1082 Wilmot Road, Scarsdale 10583  
725-7737  
2 Ashford Ave #1811, Dobbs Ferry 10522  
27 S Greeley Ave, Chappaqua, NY 10514  
238-0676  
compass.com  
konnor.miculcy@compass.com  
christopher.sax@compass.com  
**Top local executive(s):** NA  
**Services:** NA  
**Properties serviced:** NA

**Cushman & Wakefield\***

107 Elm St., 4 Stamford Plaza, Eighth floor  
Stamford, CT 06902  
203-326-5830 • cushmanwakefield.com  
jim.fagan@cushwake.com  
**Top local executive(s):** Jim Fagan  
**Licensed agents and/or brokers:** 70  
**Services:** agency leasing, tenant representation, valuation and advisory, global occupier services, capital markets, investment and asset management and asset services  
**Properties serviced:** office, retail, industrial, land, multifamily

**Diamond Properties**

333 N. Bedford Road, Suite 145, Mount Kisco 10549  
773-6249 • dpmgt.com  
info@diamondproperties.com  
**Top local executive(s):** Jim Diamond  
**Licensed agents and/or brokers:** 1  
**Services:** property management, market repositioning and capital upgrades  
**Properties serviced:** office, retail, industrial, land

**GHP Office Realty**

4 W. Red Oak Lane, Suite 200, White Plains 10604  
642-9300 • ghppoffice.com  
andy@ghppoffice.com  
**Top local executive(s):** Andrew M. Greenspan and James J. Houlihan  
**Licensed agents and/or brokers:** 11  
**Services:** construction management, leasing, property management and sales; firm also handles flex warehouse for properties serviced  
**Properties serviced:** office, retail, industrial, land, multifamily

**Goldschmidt & Associates**

1 Chase Road, Scarsdale 10583  
723-1616 • ga-re.com  
eric@ga-re.com • pam@ga-re.com  
**Top local executive(s):** Eric Goldschmidt and Pam Bren Goldschmidt  
**Licensed agents and/or brokers:** 5  
**Services:** retail, office and investment sales  
**Properties serviced:** office, retail, industrial, land, multifamily

**GreenBarn Investment Group (formerly Senlac Ridge Partners)**

53 Maple Avenue, Morristown, NJ 07960  
973.898.1160 • Greenbarnre.com  
info@senlaccpartners.com  
**Top local executive(s):** Finn Wentworth, David Welsh, Giorgios Vlamis  
**Licensed agents and/or brokers:** NA  
**Services:** Senlac Ridge Partners is an entrepreneurial private equity firm targeting a broad range of investment opportunities spanning real estate and non-real estate assets and businesses.

**Greiner-Maltz Realty Advisors**

800 Westchester Ave., Suite 638, Rye Brook 10573  
821-5050 • greiner-maltz.com  
aschanzer@greiner-maltz.com  
**Top local executive(s):** Ayall Schanzer  
**Licensed agents and/or brokers:** 4  
**Services:** properties serviced include medical leasing, subleasing and user and investment sales services and corporate relocation consulting  
**Properties serviced:** office, retail, industrial

**Harbour Commercial Real Estate Inc.**

80 Business Park Drive Suite 102, Armonk 10504  
273-1442  
ken@Harbourcr.com  
**Top local executive(s):** Ken Harbour  
**Licensed agents and/or brokers:** 2  
**Services:** quality boutique commercial firm with focus on leasing and user, developer and investment sales  
**Properties serviced:** office, retail, industrial, land, multifamily

**Heritage Realty Services LLC**

67 Irving Place, New York 10003  
212-674-2556 • heritagerealtyservices.com  
info@heritagerealtyservices.com  
**Top local executive(s):** George Constantin  
**Licensed agents and/or brokers:** 3  
**Services:** acquisition and finance, design and construction management, property management, advisory services  
**Properties serviced:** office, retail

**Houlihan Lawrence Commercial**

800 Westchester Ave., Rye Brook 10573  
798-4900 • houlihanlawrence.com  
tlaperch@houlihanlawrence.com  
**Top local executive(s):** Thomas LaPerch  
**Licensed agents and/or brokers:** 60  
**Services:** office and industrial leasing, retail leasing, land acquisition and development, investment opportunities, municipal approvals and affiliate services  
**Properties serviced:** office, retail, industrial

**Houlihan-Parnes Properties**

4 W. Red Oak Lane, Suite 200, White Plains 10604  
694-4200 • hprealestate.com  
jjh@houlihanparnes.com  
jcoleman@HPRealEstate.com  
**Top local executive(s):** James J. Houlihan and James K. Coleman  
**Licensed agents and/or brokers:** 5  
**Services:** property management, brokerage, co-op sales and private financing  
**Properties serviced:** office, retail, industrial

**Houlihan-Parnes Realtors**

4 W. Red Oak Lane, White Plains 10604  
694-6070 • houlihanparnes.com  
info@houlihanparnes.com  
**Top local executive(s):** James J. Houlihan  
**Licensed agents and/or brokers:** 17  
**Services:** consulting, leasing, property management, finance and sales  
**Properties serviced:** office, retail, industrial, land, multifamily

**Howard Properties Ltd.**

3 Barker Ave., Fourth floor, White Plains 10601  
997-0300 • howprop.com  
howard@howprop.com  
**Top local executive(s):** Howard E. Greenberg  
**Licensed agents and/or brokers:** 1  
**Services:** tenant and landlord representation, real estate strategy and consulting services  
**Properties serviced:** office, retail, industrial

**Laurence London & Co. LLC**

333 Westchester Ave., White Plains 10604  
922-2323 • londonllc.com  
laurence@londonllc.com  
**Top local executive(s):** Laurence London  
**Licensed agents and/or brokers:** 1  
**Services:** tenant and landlord representation  
**Properties serviced:** office, retail, industrial, land



HOULIHAN LAWRENCE  
COMMERCIAL

# HOULIHAN LAWRENCE COMMERCIAL

**T**he outlook for the economy - and Commercial Real Estate - changed markedly during 2022. Ukraine's invasion, runaway commodity prices, escalating global inflation and the resulting stern response from Central Banks across the world, have bred an environment of deep uncertainty, across real estate, stocks, and bonds. We ended 2022 searching for valuation anchors. Yet, near term signals are conflicting and uncertainty permeates all business areas.

Despite an uncertain and relatively difficult outlook, Westchester appears to be in a privileged position compared to many other areas in the Country. An influx of households in their peak consuming years, a result of the pandemic exodus from NYC, is creating demand for education, wellness, and medical services, just to name a few. Business formation in the area continues, albeit with greater caution from business owners. Multifamily apartments are still in high demand and price trends have not weakened. High barriers of entry for new developments have maintained new construction under check. One exception is the multifamily sector, where rental apartment development surged over the last five-years. However, the relative affordability of Westchester rents as compared to NYC has supported healthy demand and rental apartment absorption. In sum, Commercial Real Estate in Southern Westchester is well positioned to weather an economic storm that may, or may not, materialize.

## HOULIHAN LAWRENCE COMMERCIAL TEAM

During an economic slowdown, interesting commercial real estate investment opportunities may become available. In addition, during times when liquidity is restricted, poorly capitalized owners seek to sell. During such times, there are numerous market and economic risks that add to the complexities of acquiring commercial real estate. Understanding the market forces that are shaping the fundamentals for each property, requires a deep knowledge of the property, local and regional insights, and close contacts with the right financial partners. Our Team is highly skilled in all these areas.

Reach out to HOULIHAN LAWRENCE COMMERCIAL for a complementary assessment of your real estate, an evaluation of a purchase target, and to receive an in-depth perspective on the dynamic Westchester commercial real estate market.

**HOULIHAN LAWRENCE COMMERCIAL**

**800 WESTCHESTER AVE., SUITE 517N**

**RYE BROOK, NY 10573**

**914.798.4900**

**90AC SINGLE-FAMILY DEVELOPMENT POTENTIAL OVER THREE PARCELS**  
**FOR SALE** | 210 Noxon Road | Poughkeepsie, NY  
Listed by Don Minichino & Steve Salomone | \$2.9M

**LAST MAJOR 100K SF PROPERTY VISIBLE FROM I-95 & ROUTE 8 IN CT**  
**FOR SALE** | 275 Warren Street | Bridgeport, CT  
Listed by Andy Grossman | Call for pricing

**13,000 SF BUILD TO SUIT OR LAND LEASE**  
**FOR SALE** | 1853 E. Main St | Mohegan Lake, NY  
Listed by Rich Aponte & Kim Galton | Call for pricing

**LAND WITH MULTIPLE POTENTIAL USES WITH ROUTE 22 FRONTAGE**  
**FOR SALE** | 24-54 Old Doansburg Rd | Brewster, NY  
Listed by Steve Salomone | \$790,000

**REDEVELOPED MIXED USE RETAIL/OFFICE AT THE MILL**  
**FOR LEASE** | 222 Lake Avenue, Yonkers, NY  
Listed by Bryan Lanza & Darren Lee | \$25-35 PSF

**CORNER DEVELOPMENT LOT WITH 18K SF APPROVED MIXED USE PLANS**  
**FOR SALE** | 825 South Street | Peekskill, NY  
Listed by James Doorhy | \$979,000

**3,800 SF PRIME RETAIL-OPEN FLOOR PLAN IN GENERAL BUSINESS ZONING**  
**FOR LEASE** | 549 N State Road | Briarcliff Manor, NY  
Listed by Rich Aponte | \$50 PSF MG

**WELL LOCATED RETAIL PLAZA ON ROUTE 6 CORRIDOR**  
**FOR LEASE** | 950 East Main Street | Shrub Oak, NY  
Listed by Garry Klein & Ken Lefkowitz | \$35 PSF MG

**BUILT-TO-SUIT MEDICAL/ PROFESSIONAL OFFICE SUITES**  
**FOR LEASE** | 955 Yonkers Avenue | Yonkers, NY  
Listed by Garry Klein | \$32 PSF MG

**OFFICE AVAILABLE IN ONE OF PORT CHESTER'S MOST DESIRABLE BLDGS**  
**FOR LEASE** | 14-20 Willett Avenue | Port Chester, NY  
Listed by Mike Rackenberg | \$50 PSF MG

**800 WESTCHESTER AVENUE, RYE BROOK, NEW YORK 10573**  
**914.798.4900 | HOULIHANLAWRENCE.COM/COMMERCIAL**

# THE HOTTEST PLACE TO WORK, LIVE, AND PLAY IN WHITE PLAINS IS GETTING HOTTER!

During a time when most office buildings have struggled to attract tenants over the past few months alone, City Square has had extensive leasing activity at both 11 Martine

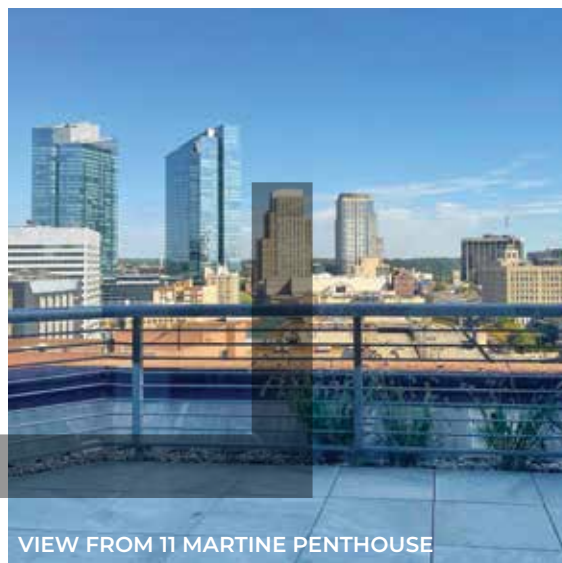
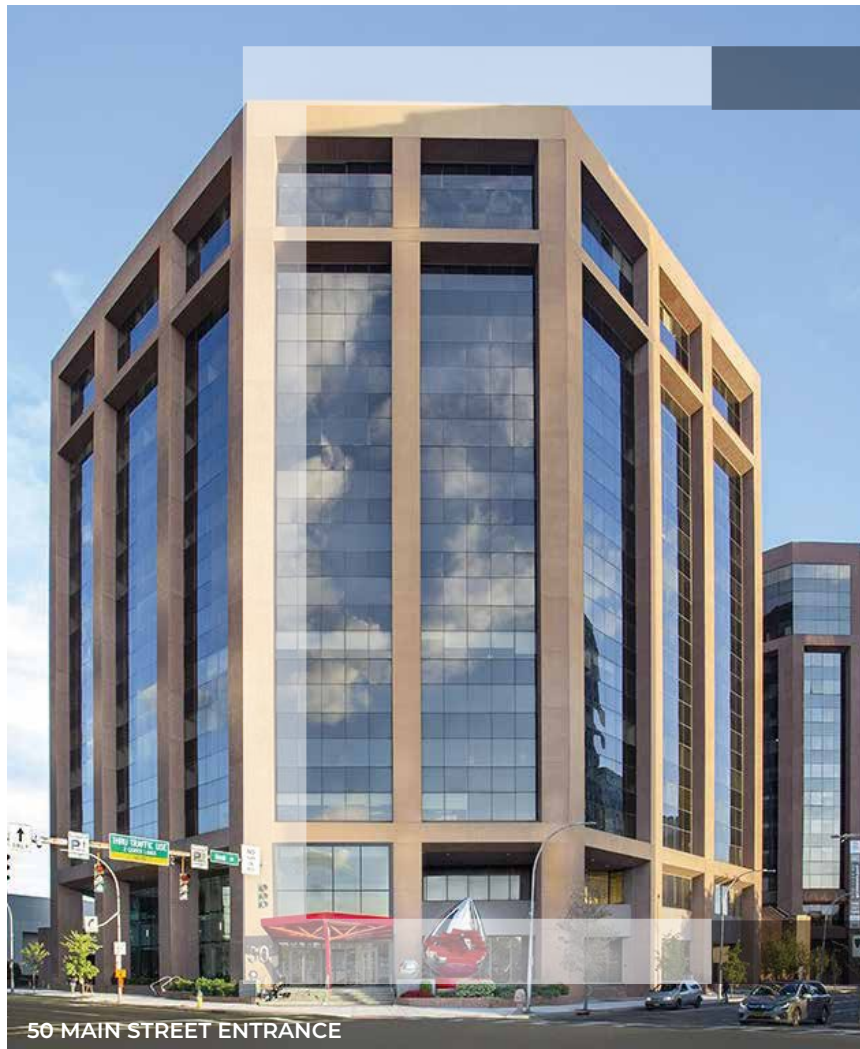
and 50 Main Street including recently signed leases with Concept Care, Inc., Starfuels Inc., Elizabeth Douglas Law Firm (Michael McCall-CBRE), Maxwell Shmerler (Budd Weissenberg-CBRE),

and Consigli Construction Company, Inc. (Kevin McCarthy-C&W). These tenants recognized the importance of a Class A office environment in their efforts to attract their employees back to the office.

Furthering White Plains Mayor Tom Roach's vision of invigorating the Transit Center and lower Main Street vicinity, Ginsburg Development Companies is set to bring more excitement to Main Street with the construction of a new cluster of restaurants that will offer outdoor dining space situated on an elevated sidewalk. "The restaurants will extend along Main Street and turn at the corner onto S. Lexington. These new restaurants will join the Medi, a Persian restaurant that recently opened on the corner of Bank St. The restaurants will be connected to a 1,100-car garage and Main Street by an arcade, making it a perfect place to dine even in bad weather." says Martin Ginsberg, Founder and Principal of Ginsburg Development Companies "This is great news for residents and visitors alike."

The restaurants have an expected completion date of sometime in early 2024.

In addition to its access to restaurants and shopping, City Square stands out for its impressive features and amenities. A front desk concierge, complimentary WIFI in public spaces, multi-level direct access covered parking, and 24/7 security with keycard-controlled access, roving security patrol, and CCTV are just a few of the high-end services offered to its visitors and employees. Luxurious amenities await at 50 Main Street. Start your day in the updated cafeteria for breakfast or lunch and make the most of the indoor or outdoor dining areas. The outdoor area includes a private park complete with numerous recreational activities, unlike anything in the White Plains Business District. Take advantage of the high-tech fitness center and the virtual golf course. Relax in the art gallery lounge or play in the club game room. For meetings, make



50 MAIN STREET ENTRANCE

VIEW FROM 11 MARTINE PENTHOUSE



**CITY SQUARE**  
WHITE PLAINS

## THE CENTER OF COLLABORATION AND CULTURE IN WHITE PLAINS

50 Main Street and 11 Martine Avenue offer Class A office space, breathtaking views from windows on all sides, eight corner offices, an Art Gallery, on-site café, and a large terrace overlooking the city.

With superior amenities in a superb 2-acre park setting, City Square is the **ONLY** office complex in White Plains that has it all!

For more information on available office suites, contact our exclusive office team at [info@rmfriedland.com](mailto:info@rmfriedland.com).



NEW YORK | CONNECTICUT | [RMFRIEDLAND.COM](http://RMFRIEDLAND.COM) | 914.968.8500

RM FRIEDLAND, page 13

**Marcus & Millichap**

50 Main St., Suite 925, White Plains 10606  
 220-9730 • marcusmillichap.com  
 john.krueger@marcusmillichap.com  
**Top local executive(s):** John Krueger  
**Licensed agents and/or brokers:** 11  
**Services:** real estate investment sales and research information and advisory services  
**Properties serviced:** retail

**McCarthy Associates**

170 Hamilton Ave., White Plains 10601  
 948-8900 • mcoc.com  
 john@mcoc.com  
**Top local executive(s):** John R. McCarthy  
**Licensed agents and/or brokers:** 5  
**Services:** consulting, office leasing and sales  
**Properties serviced:** office, retail, industrial, land

**Newmark Grubb Knight Frank**

800 Westchester Ave., Suite 706, Rye Brook 10573  
 881-1024 • ngkf.com  
 gwalsh@ngkf.com  
**Top local executive(s):** Glenn Walsh  
**Licensed agents and/or brokers:** 8  
**Services:** tenant and landlord representation, property disposition and investment services, global corporate services, debt placement and property valuation  
**Properties serviced:** office, retail, industrial, land, multifamily

**Perlmutter Properties Inc.**

4 W. Red Oak Lane, Suite 105, White Plains 10604  
 686-8900 • perlmutterproperties.com  
 info@perlmutterproperties.com  
**Top local executive(s):** David Perlmutter  
**Licensed agents and/or brokers:** 9  
**Services:** offers services as a sub-agent for national real estate brokerage firms; handles subleases  
**Properties serviced:** office, retail, industrial, land, multifamily

**Princeton Realty**

75 Virginia Road, Second floor, White Plains 10603  
 747-5000 • princetonrealtygroup.com  
 info@princetonrealtygroup.com  
**Top local executive(s):** Todd Albright  
**Licensed agents and/or brokers:** NA  
**Services:** headquarters relocation, tenant representation, warehousing, lease structuring, property management  
**Properties serviced:** office, retail, industrial, land

**Rakow Commercial Realty Group**

10 New King St., Suite 212, White Plains 10604  
 215-7359 ext.13 • rakowgroup.com  
 info@rakowgroup.com  
**Top local executive(s):** David Richman and Rick Rakow  
**Licensed agents and/or brokers:** 9  
**Services:** representing tenants, buyers, landlords, sellers and investors  
**Properties serviced:** office, retail, industrial, land, multifamily

**Rand Commercial Services**

222 Bloomingdale Road, Suite 114, White Plains 10605  
 946-8000 • randcommercial.com  
 pauladler@randcommercial.com  
**Top local executive(s):** Paul Adler  
**Licensed agents and/or brokers:** 11  
**Services:** expertise in commercial real estate development, land sales, condo conversion, investment and corporate relocation  
**Properties serviced:** office, retail, industrial, land, multifamily

**Reckson (A division of SL Green Realty Corp.)**

1100 King St. Building 4, Rye Brook 10573  
 750-7200 • reckson.slgreen.com  
**Top local executive(s):** John Barnes  
**Licensed agents and/or brokers:** 3  
**Services:** leasing, property management, construction and architecture  
**Properties serviced:** office, retail, land

**RM Friedland**

440 Mamaroneck Ave., Suite 405, Harrison 10528  
 968-8500 • rmfriedland.com  
 info@rmfriedland.com  
**Top local executive(s):** Sarah Jones-Matturo  
**Licensed agents and/or brokers:** 20  
**Services:** owner/landlord representation, buyer/tenant representation and investor representation  
**Properties serviced:** office, industrial, land

**Robert Martin Company LLC**

100 Clearbrook Road, Elmsford 10523  
 592-4800 • robertmartincompany.com  
 info@rmcdev.com  
**Top local executive(s):** Timothy M. Jones  
**Licensed agents and/or brokers:** NA  
**Services:** acquiring, developing and managing investment properties  
**Properties serviced:** office, retail, industrial, land, multifamily

**Royal Properties Inc.**

850 Bronx River Road, Suite 106, Bronxville 10708  
 237-3400 • royalpropertiesinc.com  
 info@royalpropertiesinc.com  
**Top local executive(s):** Jeff Kintzer and David Landes  
**Licensed agents and/or brokers:** 8  
**Services:** consulting, leasing, property management and sales  
**Properties serviced:** office, retail, land

**SRG2 Partners LLC**

237 Mamaroneck Ave., White Plains 10605  
 683-8000 • srg2partners.com  
 info@silvermanrealty.com  
**Top local executive(s):** Leon Silverman  
**Licensed agents and/or brokers:** NA  
**Services:** property management and leasing services  
**Properties serviced:** office, retail, industrial

**Win Morrison Realty**

56 John Street, Kingston, NY 12401  
 (845)339-9999 \* winmorrisonrealty.com  
 win@winmorrisonrealty.com  
**Top Local Executive:** Winton Morrison  
**Licensed Agents and/or Brokers:** 43  
**Services:** Buyers and Sellers Representation  
**Properties Serviced:** Residential, Commercial, Land, Investment

**RM FRIEDLAND —**

From page 12

use of the lecture hall, training room, private dining/conference room, or executive board room. Complete your day by enjoying the cuisine of the Medi Mediterranean Bistro.

“City Square offers the best of White Plains with full floor availability of 23,000 square feet and easily divisible units as small as 1,500 square feet,” says

Chris O’Callaghan of RM Friedland, the building’s leasing agent.

To join the community at the unique City Square complex, please reach out to the RM Friedland leasing team, consisting of Chris O’Callaghan at 914.968.8500 x 342, Bob Taylor at 914.968.8500 x 341, and Jillian Reiner at 914. 968.8500 x 343, or email info@rmfriedland.com for more information.



## COMMERCIAL DEVELOPERS | FAIRFIELD COUNTY

Area code: 203 (unless otherwise noted)

### The Ashforth Co.

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

**Top local executive(s):** H. Darrell Harvey,  
Andrew B. Ashforth

**Services:** construction, property management and  
investments

**Year established:** 1896

### Berkshire Industrial Corp.

2 Parklawn Drive, Bethel 06801  
743-7201 • berkshirecorporatemark.com  
info@berkshirecorporatemark.com

**Top local executive(s):** Roy E. Steiner

**Services:** full-design build, from land planning to  
construction management

**Year established:** 1969

### Building and Land Technology

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

**Top local executive(s):** Carl R. Kuehner III,  
Ted Ferrarone

**Services:** real estate development, investment,  
construction, management and ownership

**Year established:** 1982

### Collins Enterprises LLC

1455 E. Putnam Ave., Second floor  
Old Greenwich 06870  
358-0004 • collins-llc.com  
info@collins-llc.com

**Top local executive(s):** Arthur Collins and  
Dwight Collins

**Services:** full-service real estate company, acquisitions,  
development, assets and property management,  
financing and consulting

**Year established:** 1991

### FCS CT LLC

205 Queen St., Bridgeport 06606  
545-1402  
j@fcsct.com

**Top local executive(s):** J. Folgar-Bryan

**Services:** project management-submittals, RFIs, RFPs,  
change orders, scheduling, vendor and material sourcing,  
estimating PDF-digitalform, blueprint reading, take offs,  
full scope of work estimates, proposals and detailed  
material lists

**Year established:** 2019

### F.D. Rich Co.

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

**Top local executive(s):** Thomas L. Rich

**Services:** development, leasing, management, construction

**Year established:** 1920

### Fischel Properties

501 Kings Highway East, Fairfield 06825  
696-1000 • fischelproperties.com

**Top local executive(s):** Jonathan Eckman

**Services:** full-service commercial real estate development  
company, including  
new construction and rehab developments, real estate  
brokerage, property management and  
business consulting

**Year established:** 1970

### Mack-Cali Realty Corp.\*

210 Hudson St., Suite 400, Jersey City, N.J. 07311  
732-590-1010 • mack-cali.com  
info@mack-cali.com

**Top local executive(s):** Michael J. DeMarco

**Services:** leading owner, manager and developer of urban  
waterfront, transit-based office properties and luxury  
multifamily communities in the northeast

**Year established:** 1949

### Marcus Partners Inc.

301 Merritt 7, Norwalk 06851  
762-7200 • marcuspartners.com  
dfiore@marcuspartners.com

**Top local executive(s):** Paul Marcus, David P. Fiore

**Services:** real estate investment, development and  
property management

**Year established:** 2004

### National Resources

485 W. Putnam Ave., Greenwich 06830  
661-0055 • nationalresources.com  
contact@nationalresources.com

**Top local executive(s):** Joseph Cotter

**Services:** development and management

**Year established:** 1993

### R.D. Scinto Inc.

1 Corporate Drive, Suite 100, Shelton 06484  
929-6300 • scinto.com  
info@scinto.com

**Top local executive(s):** Robert D. Scinto

**Services:** site selection, acquisition, construction

**Year established:** 1975

### RMS Companies

1 Landmark Square, Stamford 06901  
968-2313 • rms-companies.com  
patrick@RMS-Companies.com

**Top local executive(s):** Randy Salvatore,  
Patrick Carino

**Services:** Vertically integrated multi-family and hotel  
development construction and management firm.

**Year established:** 1996

### Spinnaker Real Estate Partners LLC

1 N. Water St., Suite 100, South Norwalk 06854  
354-1547 • spinrep.com  
kimberly@spinrep.com

**Top local executive(s):** Clayton Fowler, Kim Morque

**Services:** acquisition, development and management,  
urban planning, engineering, design execution

**Year established:** 1950

### Stanley M. Seligson Properties

605 West Ave., Norwalk 06850  
857-5600 • seligsonproperties.com

**Top local executive(s):** Stanley M. Seligson,  
Michael G. Serrao

**Services:** owner and manager of a portfolio in excess of  
one million square feet of residential, office, retail, medical  
and light industrial buildings

**Year established:** 1979



## Grocery Anchored & Strategically Located



**Urstadt Biddle Properties** owns and operates over 40 grocery anchored shopping centers in the suburban New York metro area. UBP seeks quality retail, service and fitness tenants to operate in our Connecticut, New Jersey and New York locations.

Urstadt Biddle Properties inc.

**Interested in leasing?  
Contact us for more information**



**203.863.8200**

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



Charter Communications HQ in Stamford, CT.

## PLANNING A NEW REAL ESTATE PROJECT?

The most important part of any facility or real estate project is the very beginning: Defining your organization's project goals and requirements, and establishing a well-informed project plan and capital project request to your leadership.

In today's real estate industry, the project manager or owner's representative is the only professional responsible for managing the design, procurement and realization of every aspect of a project from defining your project success criteria, to assembling a professional team, managing the comprehensive design process and all procurement and the fulfillment of the many contracts a project requires to managing an orderly close-out of all those contracts.

"JLL's Project and Development Services (PDS) practice can help you accomplish challenging projects, while allowing you to focus on growing and managing your business," said Don Bucci, managing director and leader of JLL PDS' Connecticut and greater New York state practice, and recipient of the 2022 March of Dimes Real Estate Award. "While we can join your team and improve outcomes at any stage of a project, getting us involved in the pre-project planning assures you of an outcome aligned with your initial approvals."

Our Westchester/Fairfield practice is the largest and most successful provider of these services in Connecticut and greater New York state. We are a diverse and experienced team, which includes architects, interior designers, engineers and construction professionals. Our leadership has

decades of experience with projects of all types and scales, from a workplace relocation to complex new institutional, medical and life sciences campuses. A few recently completed projects include the Charter Communications HQ campus in Stamford, CT, Iona University's Kelly Center for Health Sciences for the New York Presbyterian - Iona School of Health Sciences, and Raytheon Technologies' Farmington HQ refresh. Other notable projects that Don and his team have completed over the years include: the construction of practice facilities for the New York Rangers and Knicks in Greenburgh; IBM's Gerstner Center for Learning in Armonk; academic buildings such as the new LaPenta School of Business and Rye Country Day School's Dunn Performing Arts Center and Cohen Center for Creative Arts; as well as the renovation of Heineken's North American headquarters in White Plains; erecting new headquarters for Beiersdorf, Vineyard Vines, and relocating Starwood Hotels and Resorts' headquarters (all in Stamford).

We have strong working relationships with many design professionals, contractors and vendors throughout Fairfield, Westchester, greater New York state and Connecticut. This enables us to help you select the right team for your unique needs, while also providing us powerful leverage to assure you the best value and the highest-quality service.

We can serve as the facilities and construction division of your organization, responsible for managing comprehensive project scope, schedule and budget as well the identi-



Don Bucci

cation and mitigation of the many risks inherent in any project. We will guide your organization through all phases of your project, from pre-project planning and due diligence, through design, construction, completion and post-occupancy services on projects large and small.

If you are contemplating a new real estate project, get it started right by reaching out to Don Bucci for an initial consultation. [Don.Bucci@jll.com](mailto:Don.Bucci@jll.com)

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## COMMERCIAL DEVELOPERS | WESTCHESTER COUNTY

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Area code: 914 (unless otherwise noted)

### **The Baker Companies**

1 W. Red Oak Lane, White Plains 10604  
461-9000 • thebakercompanies.com  
properties@thebakercompanies.com  
**Top local executive(s):** Mark Baker  
**Services:** acquisitions and development  
**Year established:** 1966

### **Cappelli Organization**

7 Renaissance Square, Fourth floor  
White Plains 10601  
769-6500 • icappelli.com  
**Top local executive(s):** Louis Cappelli, Bruce Berg  
**Services:** construction, development and asset management  
**Year established:** 1982

### **Covington Development LLC**

322 Clock Tower Commons, Brewster 10509  
845-279-9565 • covington-development.com  
info@covingtondevelopment.com  
**Top local executive(s):** Harold Lepler, Larry Nadel  
**Services:** full-development services  
**Year established:** 1980

### **Diamond Properties LLC**

333 N. Bedford Road, Mount Kisco 10549  
773-6249 • dpmgt.com  
info@diamondproperties.com  
**Top local executive(s):** Jim Diamond  
**Services:** site selection, acquisition, construction and management  
**Year established:** 1995

### **Ginsburg Development Companies, LLC**

100 Summit Lake Drive, Suite 235, Valhalla 10595  
747-3600 • gdcllc.com  
info@gdcllc.com  
**Top local executive(s):** Martin Ginsburg  
**Services:** construction, leasing, management and sales  
**Year established:** 1964

### **Lashins Development Corp.**

80 Business Park Drive, Armonk 10504  
273-5200 • lashinsrealtyservices.com  
**Top local executive(s):** Edward A. Lashins, Eric M. Lashins  
**Services:** development, construction, leasing and management  
**Year established:** 1944

### **Mack-Cali Realty Corp.\***

210 Hudson St., Suite 400, Jersey City, N.J. 07311  
732-590-1010 • mack-cali.com  
info@mack-cali.com  
**Top local executive(s):** Michael J. DeMarco  
**Services:** owner, manager and developer of urban waterfront, transit-based office properties and luxury multifamily communities in the Northeast  
**Year established:** 1949

### **National Realty & Development Corp.**

225 Liberty St., Floor 31, New York 10281  
800-932-7368 • nrdc.com  
nationalrealty@nrdc.com  
**Top local executive(s):** John G. Orrico  
**Services:** NRDC portfolio comprised of 78 projects in 14 states, including large retail power centers, grocery-anchored community shopping centers, residential communities and corporate/industrial business parks  
**Year established:** 1962

### **Robert Martin Company LLC**

100 Clearbrook Road, Elmsford 10523  
592-4800 • robertmartincompany.com  
info@rmcdev.com  
**Top local executive(s):** Timothy M. Jones, Greg A. Berger  
**Services:** development, acquisition and adaptive reuse  
**Year established:** 1957

### **RPW Group Inc.**

800 Westchester Ave., Suite N601, Rye Brook 10573  
285-1700 • rpwgroup.com  
info@rpwgroup.com  
**Top local executive(s):** Robert P. Weisz  
**Services:** ownership, management, general contracting, construction management  
**Year established:** 1979

### **Saber Real Estate Advisors LLC**

80 Business Park Drive, Suite 104, Armonk 10504  
250-0600 • saberfund.com  
berger@saberfund.com  
**Top local executive(s):** Martin G. Berger  
**Services:** acquisition, development, construction management, adaptive reuse, ownership and leasing  
**Year established:** NA

### **Simone Development Cos.**

1250 Waters Place, Bronx 10461  
718-215-3000 • simdev.com  
**Top local executive(s):** Joseph Simone  
**Services:** commercial development and holding, residential development and sale  
**Year established:** 1960

### **Steven Wise Associates**

46 Westchester Ave., Pound Ridge 10576  
764-9433  
steve@roe.co  
**Top local executive(s):** Steven Wise  
**Services:** real estate investment and development  
**Year established:** 2004

### **Westmont Land Ventures LLC**

3 Barker Ave., Sixth floor, White Plains 10601  
231-8080  
marc@benchmarkpg.com  
**Top local executive(s):** Marc Samwick  
**Services:** acquisition, development and advisory services  
**Year established:** 2001

### **Westrock Development LLC**

440 Mamaroneck Ave., Suite N-503, Harrison 10528  
751-4000 • westrockdevelopment.com  
info@westrockdevelopment.com  
**Top local executive(s):** Jason Friedland  
**Services:** development and property rehabilitation  
**Year established:** 2001

### **William A. Kelly & Co.**

87 Bedford Road, Katonah 10536  
232-3191 • wakellyco.com  
wakelly@wakellyco.com  
**Top local executive(s):** Edward W. Kelly, Charity Kelly  
**Services:** construction management, general contracting, turnkey packages, design-build services, site work, excavation, construction  
**Year established:** 1933

\* Company is not located in the area but serves the region.

# The Conversion of Commercial Properties: What are the Creative Options?

## PANELISTS



**R. David Genovese**  
*Founder*  
Baywater Properties



**Jonathan Gertman**  
*Senior VP*  
The NRP Group



**Martin Ginsburg**  
*Principal*  
Ginsburg Development Co.

## MODERATOR



**Eon S. Nichols**  
*Partner*  
Cuddy and Feder LLC

**EVENT:** Thursday, June 8  
11:30 a.m. to 1:30 p.m.

**HOSTED BY:** CV Rich Mansion  
305 Ridgeway, White Plains

**ATTENDANCE:** \$40 per person

**REGISTER:** [westfaironline.com/RealEstate2023](https://westfaironline.com/RealEstate2023)

For event information contact Natalie Holland at [nholland@westfairinc.com](mailto:nholland@westfairinc.com)  
For Sponsorship inquiries and contact Anne Jordan at [anne@westfairinc.com](mailto:anne@westfairinc.com)

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# 40

2023  
Fairfield  
County

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Greater Danbury Chamber of Commerce | Greenwich Chamber of Commerce | Bridgeport Regional Business Council | Stamford Chamber of Commerce

For more information or sponsorship inquiries, contact Barbara Hanlon at [bhanlon@westfairinc.com](mailto:bhanlon@westfairinc.com) or 914-358-0766.

For event information, contact Natalie Holland at [nholland@westfairinc.com](mailto:nholland@westfairinc.com).

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# GOOD THINGS

## OFFICE SUBLEASE

Choyce Peterson Inc. in Norwalk, Connecticut, and Rye Brook, New York, is the exclusive representative of a sublease consisting of 18,589 (half floor) to 38,566 square feet (full floor) at 400 Atlantic St. in Stamford. The firm's Principal John Hannigan and Vice President Charlene O'Connell comprise the brokerage team representing the sublease.

This 508,043 SF building was purchased by George Comfort & Sons Inc. and AVG Partners in April 2022.



Photo courtesy George Comfort & Sons Inc.

## COMPANY RECAPITALIZATION AIDED BY CMG

Carter Morse & Goodrich (CMG) served as the exclusive financial advisor to GEM Manufacturing, Inc., a leading manufacturer of precision deep-drawn stamped metal components, specializing in high-precision, high-volume parts, in its recapitalization by CORE Industrial Partners, a Chicago-based private equity firm with a focus on lower middle-market manufacturing, industrial technology and industrial service companies. Terms of the transaction were not disclosed.

Founded in 1950, GEM Manufacturing is a third-generation, family-owned business that specializes in vertical transfer and progressive die press technology to manufacture high-volume precision-deep drawn-metal stamped components. Headquartered in Waterbury, Connecticut, the birthplace of deep-drawn manufacturing, GEM operates three facilities covering nearly 100,000 square feet with a company-owned location in Binh

Duong, Vietnam. It produces more than 1.1 billion parts per year on more than 100 different presses and works with aluminum, copper, brass, stainless and carbon steel, Inconel and Monel, among other metals, for customers across a variety of end markets, including electric vehicles, mining, aerospace and defense and industrial.

"...After a robust process, we are confident that CORE Industrial Partners will make for an excellent steward of the company and the 125 employees. We are excited to see CORE help GEM execute multiple growth initiatives while maintaining the family legacy that has been built over multiple generations," said Ramsey Goodrich, managing partner, CMG.

Carter Morse & Goodrich served as the exclusive financial advisor to GEM Manufacturing and assisted in marketing, structuring and negotiating the transaction on behalf of the Company.

## HIGHLIGHTING RESPONSIBLE GAMING PRACTICES



Empire City Casino by MGM Resorts shines bright in blue and yellow this month. Photo by Justin Grasso, Empire City Casino by MGM Resorts.

Empire City Casino by MGM Resorts in Yonkers is partnering with the Mid-Hudson Problem Gambling Resource Center to support responsible gaming practices during March, "Problem Gambling Awareness Month."

Throughout March, Empire City will raise awareness around the need for responsible gaming by lighting the entertainment destination's iconic porte cochère in blue and yellow. Blue being the official color of Problem Gambling Awareness month and yellow in support of the "Shine a Light" initiative led by the New York Council on Problem Gambling. Empire City will also host a problem gam-

bling screening event March 14 to help individuals ensure that they are gaming responsibly.

Empire City's efforts to support responsible gaming are not limited to the month of March. As part of MGM Resorts, Empire City incorporates the award-winning responsible gaming program, GameSense, which focuses on ensuring a positive, transparent and safe gaming environment for visitors. Additionally, all Empire City employees receive annual GameSense training and a select number of leaders are trained as GameSense Advisors, by completing additional training to provide immediate assistance to

anyone who may need it.

Problem gambling is defined as all gambling behavior patterns that compromise, disrupt or damage personal, family or vocational pursuits and interfere with daily life. For the majority of adults, gambling is a fun and entertaining experience, but for a small portion of the population, it ceases to be fun and becomes problematic. Approximately two million U.S. adults, or about 1% of the population, are estimated to meet the criteria for severe problem gambling.

Empire City Casino by MGM Resorts is one of the largest entertainment and gaming destinations in the Northeast.

## SUBZERO HEROES PLUNGE FOR ALZHEIMER'S

Resorts World Catskills (RWC) and Resorts World Hudson Valley (RWHV) employees took part in the Alzheimer's Association Hudson Valley Chapter's Subzero Heroes event on Saturday, Feb. 25, jumping into a chilly Borean Lake in Highland, New York. The event, now in its 13<sup>th</sup> year, helps support the organization's goals of advancing research for the prevention, cure and treatment of Alzheimer's disease and provides support and assistance to the millions of people living with Alzheimer's and their families.

"The bravery of our employees is nothing compared to those who are living with Alzheimer's disease," said Meghan Taylor, RWC vice president government affairs and public relations. "They and their caregivers and loved ones are the real heroes but it certainly warmed our hearts to be able to make even a small difference in their lives by participating in this fundraiser and serving as a Platinum Sponsor for the event."

So far, the event has brought in more than \$68,000. Donations will be accepted



Resorts World Catskills & Resorts World Hudson Valley employees jumping into Borean Lake for Subzero Heroes.

through Monday, March 20.

Located in the heart of New York's Catskill region, Resorts World Catskills (RWC) Hotel and Casino Resort offers guests experiences in excitement, entertainment and luxury. The integrated cas-

ino-resort features live Las-Vegas style table games, state-of-the art slot machines, a poker room, private gaming salons, a 100-seat sportsbook lounge and the mobile app, Resorts World Bet, the fastest and safest way to bet on sports.

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## INDIA CULTURAL CENTER AWARDED GRANT



Fun for the entire family at ICC HoliFest 2022.

Connecticut Humanities (CTH), the state-wide, nonprofit affiliate of the National Endowment for the Humanities (NEH), has awarded India Cultural Center (ICC) a \$12,500 Connecticut Cultural Fund Operating Support Grant (CTCFOSG). This is the second year that ICC has been awarded the grant, which will allow it to continue producing programming for the families and individuals it serves.

A nonprofit organization celebrating the arts and culture of India, the funding will allow ICC to invest in marketing and event-management support with the goal to attract more people at its ICC Speaker Series and HoliFest celebration. Last year, more than 700 guests attend-



ed HoliFest and in 2023, ICC is targeting over 1,000 HoliFest celebrants for the

event May 6 at Roger Sherman Baldwin Park.

## MARCH INTO SELF-CARE

March connotes the start of spring – a time of renewal. To celebrate this beautiful time of year and show the winter blues the door, the White Plains BID is bringing back its signature promotion, “MARCH Into Self-Care,” a variety of pampering services ranging from haircuts to acupuncture, facials, therapeutic IVs and massages. From the first to the last of the month, patrons seeking a little “me-time” can get a 25% discount on selected services at participating salons and spas, including Aethics MedSpa, Image Oasis Medical Spa, Satori Laser and Ojas Nail Studio).

“Now is the perfect time to take a break from your hectic lifestyle. The downtown self-care businesses have something for everyone looking to re-energize. It’s time to take a well-deserved



timeout and pamper yourself before spring,” said Jennifer Tillerson, events manager White Plains BID.

Also, special offers are available during the month at AMT Massage Therapy, The Babe Cave Studio, Elements Massage, Farida Skin Care Stu-

dio, Maria Hair Therapy, The Opus Spa, Salon Maffei, Signature Acupuncture Studio, Static Hair Salon, and Skin Care by Krystal.

To view the full list of downtown White Plains self-care businesses, visit [wpbid.com/selfcare](http://wpbid.com/selfcare).

## NYMC DESIGNATES TEACHING SITES FOR SOME RESIDENCY PROGRAMS

New York Medical College (NYMC) has formed a new academic affiliation with New Jersey hospitals – St. Mary’s General Hospital in Passaic and Saint Clare’s Hospitals in Denville and Dover, that designates the hospitals as primary clinical sites for residency programs in internal medicine and psychiatry. This partnership further enhances NYMC’s extensive network of affiliated hospitals and clinical sites that encompasses more than 25 affiliates, across four states – New York, New Jersey, Connecticut and Rhode Island.

During residency, medical school graduates with a Doctor of Medicine (M.D.) degree continue their medical training in a specialized field at a health-care facility providing direct care to patients, including diagnosing, managing and treating health conditions and injuries.

Jennifer Salcedo, M.D., M.P.H., M.P.P., FACOG, designated institutional official and associate professor of obstetrics and gynecology at NYMC, said, “Working with the leadership and clinicians of these hospitals expands opportunities for collaboration between our NYMC-sponsored programs for the benefit of learners and patients in our evolving health-care system.”

Serving the Passaic, Bergen, Essex and Hudson County areas for more than 125 years, St. Mary’s is a nationally recognized 293-bed acute-care hospital that specializes in cardiovascular services, a comprehensive program for cancer care, both inpatient and outpatient behavioral health services and is a center of excel-

lence for maternal-child health.

Serving Morris, Sussex and Warren counties, Saint Clare’s Health is comprised of a network of hospitals and health-care facilities, including the hospitals in Denville and Dover and has been the trusted provider of health care for more than 125 years.

The hospitals are members of the Prime Healthcare System, which has been lauded as a “Top 15 Health Systems” by Truven Health Analytics.

“I truly believe that incorporating education to our advanced medical care at our hospital only elevates what we do as a health-care institution to the community we serve,” said President and CEO of St. Mary’s General Edward J. Condit. He added, “Our new sponsorship by a respected school such as NYMC, will only enhance the quality of care we provide each of our patients.”

“The successful and growing partnership between NYMC and Saint Clare’s Health demonstrates the critical importance of collaboration to strengthen and expand the education of our physicians,” said Brian Finestein, CEO, Saint Clare’s Health.

Founded in 1860, New York Medical College is one of the oldest and largest health sciences colleges in the country with nearly 1,500 students and 330 residents and clinical fellows, more than 2,600 faculty members and 23,200 living alumni. The college, which joined Touro University in 2011, is located in Westchester County, New York.

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# GOOD THINGS

## DEVELOPMENT FIRM PROMOTES THREE KEY EXECUTIVES

Robert Martin Company (RMC) in Elmsford, one of the largest real estate management and development firms in Westchester County, recently announced the promotion of three key executives.

Current Vice President, Construction and Development Samian Finley has been promoted to executive vice president of construction and development. Prior to joining Robert Martin in 2018, he was the vice president of development for Mack-Cali Realty in Jersey City, New Jersey. Finley earned a Bachelor of Science degree in civil engineering and a Master of Science degree in structural engineering from Manhattan College as well as an MBA from Pace University's Lubin School of Business. He is a registered professional engineer



Jeff Warner

in the state of Connecticut.

Current Vice President, Leasing Jeff Warner has been promoted to senior vice president of leasing, a field in which he has more than 30 years of experience. Previously, he was the senior vice president of leasing for Mack-Cali Realty Corp. Warner received a Bachelor of Science degree in marketing from Providence College.

Fletcher, the current property management director has been promoted



Jerry Fletcher

to vice president of property management where he has more than 25 years of experience. He received a Bachelor of Science degree in electrical engineering from Manhattan College.

RMC CEO Tim Jones and President Greg Berger, said, "We take great pride in promoting from within the company, as these individuals are part of a core team of talented individuals that reinforce Robert Martin Company's long-held leadership position in the real estate de-



Damian Finley

velopment and management industry..."

Since its founding by the late Robert Weinberg and Martin Berger 65 years ago, Robert Martin Company has flourished into a pioneering, fully integrated real estate company with an unmatched record of successfully acquiring, developing and managing investment properties primarily in Westchester and Fairfield counties, but with a reach now extending across the country into new markets and business categories.



David P. Dineen

## WEALTH SERVICES DIRECTOR JOINS HVEDC BOARD

David P. Dineen, senior vice president, director of wealth services, has joined the Hudson Valley Economic Development Corp. (HVEDC) Board of Directors in Poughkeepsie. At his firm he serves as division head for private banking, with the Trust Services department. He also serves as managing sales executive responsible for Orange Wealth Management and manages referrals between Hudson Valley Investment Advisors and the bank.

Dineen has more than 35 years of banking industry experience, including positions with The Bank of New York, Commerce Bank, Capital One Bank and Bankwell Financial. He is a graduate of Saint Joseph's College where he earned a Bachelor of Arts degree.

Orange Bank & Trust Company is an independent bank that began with the vision of 14 founders more than 125 years ago. It has \$2.3 billion in total assets at Dec. 31, 2022.

## GRAND OPENING AT ARTS CENTER



No Chaser (detail) by Vladimir Cybil Charlier.



Library Ladies by Ned Harris.



Manhole Wild II (detail) by Sari Dienes.

On Aug. 8, 2011, Hurricane Irene brought catastrophic flooding to the Garnerville Arts & Industrial Center and the nonprofit Garner Arts Center gallery, which collapsed destroying the exhibition within the space.

Now, 12 years later, the center is celebrating the grand opening of its new gallery – Building 35, a state-of-the-art exhibition space and regional Visitors Center – with a two-woman show featuring an exhibition of the groundbreaking artworks of Sari Dienes and new

artworks by the contemporary Haitian American artist, Vladimir Cybil Charlier. In addition, the works of photographer Ned Harris, namesake of the Harris Gallery in Building 35, will be on display in the Visitor Center @35 for the grand-opening exhibitions.

Mara Manus, executive director of the New York State Council on the Arts, congratulated the staff, board and artists "for creating this permanent space that will continue to deliver the measurable benefits of the arts to all New Yorkers and visitors."

The Garner Historic District of New York is a collection of landmarked pre-Civil War factory buildings located on 14 acres in the hamlet of Garnerville, village of West Haverstraw, Rockland County, New York. Built between 1838 and the early 20<sup>th</sup> century as the Garner Print Works, subsequently known as the Rockland Print Works, the complex has been transformed into a flourishing and vibrant district for mixed-use. For its first 125 years, this European-like urban industrial environment, characterized by historic 19th century architecture, including a brick smokestack, alleyways, bridges and a creek, served textile mills exclusively. Today, the complex is home to woodworkers, metal workers, sculptors, painters, design centers, music studios, jewelry makers, training facilities, Stack Street Coffee roaster, Hudson's Mill Tavern, Industrial Arts Brewing Company, the nonprofit Garner Arts Center and performance, exhibition and event spaces.

It is listed on the National and New York State Registers of Historic Places, under the name Rockland Print Works, for its amalgam of industrial era architecture, its social significance as a company town, and as one of the first industrial cooperatives in America.

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## SEDONA SUPPORTS LM LIONS

Sedona Taphouse in Mamaroneck and its "Mondays Dine Out for Charity" program dedicated January in support of the Larchmont Mamaroneck (LM) Lions Foundation. The restaurant dedicates a full month of Mondays throughout the year in support of local charities and service groups. For example, In January, Sedona raised \$1,604 for the Larchmont Mamaroneck Lions Foundation, which uses the funds as seed money to attract matching grants and other financial support for local efforts.

The Larchmont Mamaroneck Lions, will be celebrating its Centennial in 2023, and will continue its focus on supporting existing nonprofit and community service groups by bringing community service leaders together to determine needs, solutions and resources. The LM Lions are part of Lions Clubs International, the world's largest service organization of nearly 1.5 million members. Its signature causes are vision/blindness, hunger, the environment, diabetes, childhood cancer and the future of youth in our nation.

## INSPIRING FUTURE ENVIRONMENTAL LEADERS

In 2018, Richard E. Hyman founded Future Frogmen Inc., a nonprofit organization with the mission of empowering high school and college students to be ocean ambassadors and future leaders.

"I am pleased that my Future Frogmen efforts have found a new home with Save the Sound, an organization which shares our values and our sense of responsibility toward the health of Long Island Sound and the communities around it," said Hyman, a Connecticut-based educator, conservationist, businessman and one-time crew member on Jacques Cousteau's research vessel, Calypso.

Save the Sound, a 50-year-old regional environmental action organization, will also expand its own content creation efforts, building on Future Frogmen's podcasting legacy by launching an original podcast series as a community partnership with Verso Studios at The Westport Library. Planning is underway for a six-episode season, which will explore various environmental issues challenging the Long Island Sound watershed. The season is expected to debut in mid-2023.

## NEW MEMBERS FOR UNITED WAY BOARD

"We are extremely fortunate to have a group of highly respected people from our community who have chosen to give back to their communities through the United Way of Westchester and Putnam. Each of them brings valuable skills to our organization. We look forward to their input and working with them as new board members," said attorney William Mooney III, UWWP Board Chairman.

Joining the 20 sitting board members for a three-year term are Carmelo Alvarado, Leroy Frazer, Amanda Michael, Stephen Moroney, Nino Pesce, Raymond Sanchez, Sara Servadio, Silvana Tapia and Bernie Thombs.



**Carmelo Alvarado**  
Alvarado is vice president and business development officer at PCSB Bank.



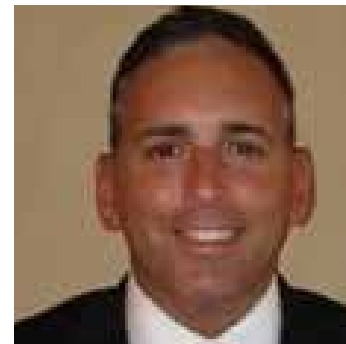
**Leroy Frazer**  
Frazer is a retired New York City district attorney who is also a member of the African American Men of Westchester.



**Amanda Michael**  
Michael is a senior managing counsel at Mastercard International Incorporated.



**Stephen Moroney**  
Moroney is senior vice president of TD Bank in White Plains responsible for all commercial lending activity in the region.



**Nino Pesce**  
Pesce is senior vice president and team leader at M&T Bank.



**Dr. Raymond Sanchez**  
Sanchez is the superintendent of the Ossining Union Free School District.



**Sara Servadio**  
Servadio is deputy commissioner for the Putnam County Departments of Social Services, Mental Health and Youth Bureau.



**Silvana Tapia**  
Tapia is a field marketing and community partnerships professional at MVP Health Care.



**Bernie Thombs**  
Thombs is the owner of Bernard Raymond Inc. and Surveillance Caf e, two large-scale enterprise remote security companies specializing in residential, health-care and governmental facilities.

## AMERICAN DIABETES DAY

There's a lot to consider when you have diabetes, and with the American Diabetes Association's annual Alert Day March 28, it's especially timely to discuss the importance for those with diabetes to pay close attention to their feet.

More than one in 10 American adults have Type 2 diabetes, which typically affects adults and amounts to about 90% of all cases. Additionally, another 38% of American adults have prediabetes, with most not knowing they have it. Prediabetes is often a precursor to diabetes. Uncontrolled diabetes can cause circulation problems and loss of sensation in one's extremities, as well as heart disease, vision loss and kidney disease.

"Often with diabetes there's what I call the perfect storm," said Dr. John Hawkins, a podiatrist with Open Door Family Medical Center, who estimates that as many as 40% of his patients suffer from the disease. "Because of problems with sensation a cut on the bottom of the foot may not even be noticed. And with the poor circulation that goes hand-in-hand with diabetes, that small cut can turn into an infection for someone who doesn't have tight control of their blood sugar. If that wound or ulceration is not looked at and addressed promptly it can turn very bad, very quickly."

According to Hawkins, 85% of all amputations are preceded by an ulceration. Diabetes accounts for an estimated five out of every six amputations of the toes, feet and legs.

So, what can be done preventively? According to Dr. Hawkins, it begins with checking one's feet regularly and seeing a podiatrist – with visits ranging from once every two to three months to once a year, depending on how well the disease is controlled. He offers these additional do's and don'ts:

- Don't walk barefoot.
- Don't cut your own nails or callouses.
- Never soak your feet in very hot water (as many patients who test with their feet instead of their hands get scalded).
- Wear good protective shoe gear and socks.
- Follow a healthy eating plan.
- Get physically active.

"As a podiatrist, one of the things that I love is that we get to treat everything for those patients with diabetes," he said. "While I may not regulate their medication, I give them tips on exercise and different coping methods with regard to lifestyle changes that will help keep their blood sugar low over time."

"Since there is often an absence of sensation, you can literally walk a hole in the bottom of your foot and not know it," said Hawkins. "The circulation is bad and there is an inability to heal properly if you have an infection. Antibiotics that are given orally or intravenously can't penetrate down to an area if the circulation is compromised. And that's where it can become a major issue."

## WESTCHESTER

## COURT CASES

U.S. Bankruptcy Court  
White Plains & Poughkeepsie  
Local business cases, March  
1 - 7

**Key Digital Systems Inc.,**  
Mount Vernon, Mikhail  
Tsinberg, president,  
23-22176-SHL: Chapter 11, assets  
and liabilities \$1 million - \$10  
million.  
Attorney: Dawn Kirby.

**Oakwood Terrace Realty  
LLC,** Spring Valley, by David  
Rosen,  
23-22179-SHL: Chapter 7, assets  
\$300,000, liabilities \$485,505.  
Attorney: pro se.

U.S. District  
Court, White  
Plains  
Local business  
cases, March 1  
- 7

**OV Loop Inc., Woburn,  
Massachusetts vs.  
MasterCard Inc., Purchase,**  
23-cv-1773-CS: Patent infringe-  
ment.  
Attorneys: Darrell Atkinson,  
Diane S. Rice, Spencer Hosie.

**Hartford Fire Insurance  
Co., Connecticut vs. Sabra  
Dipping Co., White Plains,**  
23-cv-1796-VB: Insurance.  
Attorneys: Caleb C. Wolanek,  
John M. Hintz.

**Natalie Grainger,  
Greenwich, Connecticut vs.  
Westchester Country Club,  
Rye, et al,** 23-cv-1802-VB: Civil  
rights.  
Attorneys: Kassandra Vazquez,  
Valdi Licul.

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

**Ever Ramirez, New Rochelle  
vs. Emerald Tree & Shrub  
Care, Scarsdale, et al,**  
23-cv-1836-VB: Fair Labor  
Standards Act.  
Attorney: Peter H. Cooper.

**Elio Polanco, Boca Raton,  
Florida vs. Kaz Americana  
Family Diner Inc.,  
Middletown, et al,** 23-cv-1850-  
CS: Fair Labor Standards Act,  
class action.  
Attorney: Nolan K. Klein.

**James Walsh, Putnam  
County vs. St. Christopher's  
Inn Inc., Putnam County,**  
23-cv-1885-PMH: Fair Labor  
Standards Act.  
Attorney: Jacob Aronauer.

## DEEDS

## Above \$1 million

**14 Hilltop Realty LLC,**  
Eastchester. Seller: Jonathan  
S. and Sharon Otterman, New  
York. Property: 14 Hilltop Road,  
Eastchester. Amount: \$2.9 mil-  
lion. Filed Feb. 23.

**18 Agnew Farm Road LLC,**  
Armonk. Seller: Mario Gigante,  
Scarsdale. Property: 18 Agnew  
Farm Road, North Castle.  
Amount: \$1.3 million. Filed  
Feb. 23.

**Ll Parcel E LLC,** Fort  
Washington, Pennsylvania.  
Seller: William Merva and  
Antonia Smith, Yonkers.  
Property: 321 Palisades Blvd.,  
Mount Pleasant. Amount: \$1.7  
million. Filed Feb. 23.

**O'Sullivan, Brendan and  
Jane O'Sullivan,** Rye. Seller:  
Old Firehouse No 4 LLC, New  
York. Property: 859 Forest Ave.,  
Rye City. Amount: \$12.2 million.  
Filed Feb. 23.

**PTGS Group LLC,** Whitestone.  
Seller: 144 Kingsbridge Realty  
Corp., Mount Vernon. Property:  
144 Kingsbridge Road, Mount  
Vernon. Amount: \$7.4 million.  
Filed Feb. 23.

**S&D Dream Homes LLC,**  
Pelham. Seller: Matthew Nugent  
and Prita Kumar, Pelham.  
Property: 11 Manger Circle,  
Pelham. Amount: \$2.1 million.  
Filed Feb. 22.

**SC Rye Brook Partners  
LLC,** Pawling. Seller: Nubi A.  
Olufunmilayo, West Harrison.  
Property: 8 Mulberry Court,  
Rye Town. Amount: \$1.5 mil-  
lion. Filed Feb. 22.

**Somers Crossings LLC,**  
Goldens Bridge. Seller: Virginia  
Corvino, Venice, Florida.  
Property: 16 Amber Lane,  
Somers. Amount: \$1 million.  
Filed Feb. 21.

**Wexler, Arlene,** Mamaroneck.  
Seller: US Bank  
Properties LLC, Brooklyn.  
Property: 29 E. Second St.,  
Mount Vernon. Amount: \$1.6  
million. Filed Feb. 17.

## Below \$1 million

**121 Milton LLC,** Thornwood.  
Seller: Cosmo Montemurro,  
Bronx. Property: 121 Milton  
Drive, Mount Pleasant. Amount:  
\$780,000. Filed Feb. 22.

**179 Bronx Holding LLC,**  
New Rochelle. Seller: Alejandro  
Ochoa, et al. Port Chester.  
Property: 31 1/2 Maple Place,  
Rye Town. Amount: \$625,000.  
Filed Feb. 17.

**393 Fifth Avenue LLC,** New  
Rochelle. Seller: ZJT Fifth  
Avenue LLC, New Rochelle.  
Property: 393 Fifth Ave., New  
Rochelle. Amount: \$925,000.  
Filed Feb. 23.

**Abboud, Wafa,** Yonkers.  
Seller: 160 Bruce Ave Holdings  
LLC, Brooklyn. Property: 160  
Bruce Ave., Yonkers. Amount:  
\$665,000. Filed Feb. 17.

**Beaumont, Barbara  
A.,** Scarsdale. Seller: E&L  
Westchester Management  
Company LLC, Mount  
Vernon. Property: 37 Pine  
St., Greenburgh. Amount:  
\$250,000. Filed Feb. 22.

**Brotmann, Andrew,** White  
Plains. Seller: Cascade Funding  
Mortgage Trust Alternative  
Holdings, Mount Laurel, New  
Jersey. Property: 18 Roundtop  
Road, Yonkers. Amount:  
\$834,000. Filed Feb. 22.

**Brown, Norma,** Mount  
Vernon. Seller: 211 N. Fifth  
Avenue LLC, Mount Vernon.  
Property: 211 Fifth Ave., Mount  
Vernon. Amount: \$390,000.  
Filed Feb. 17.

**BTE Holding Corp.,**  
Thornwood. Seller: 586  
Commerce Holdings LLC,  
Bronx. Property: 586  
Commerce St., Mount Pleasant.  
Amount: \$870,000. Filed Feb.  
17.

**Citibank NA,** Salt Lake City,  
Utah. Seller: Karim Gazzah,  
Astoria. Property: 15 Hunter  
Place, Cortlandt. Amount:  
\$413,000. Filed Feb. 22.

**Deutsche Bank National  
Trust Co.,** Mount Laurel, New  
Jersey. Seller: ADP Management  
Company Corp., Yonkers.  
Property: 23 Broadview  
Ave., Greenburgh. Amount:  
\$320,000. Filed Feb. 22.

**Difabio, Massimo,**  
Chappaqua. Seller: Suburban  
Builders LLC, White Plains.  
Property: 31 Woodmill Road,  
New Castle. Amount: \$579,000.  
Filed Feb. 17.

**Evans, Tina M.,** White Plains.  
Seller: 28 Rosemont Family  
LLC, White Plains. Property: 28  
Rosemont Blvd., Greenburgh.  
Amount: \$211,000. Filed Feb. 22.

**Gazzetta, Carolyn S.,**  
Briarcliff Manor. Seller: Y2m  
New York LLC, Stamford,  
Connecticut. Property: 8  
Aqueduct Lane, Greenburgh.  
Amount: \$725,000. Filed Feb.  
23.

**Home Makers NY LLC,**  
Scarsdale. Seller: Gianpiero  
and Francesca Carovillano,  
Bronx. Property: 58 Surrey  
Way, Greenburgh. Amount:  
\$675,000. Filed Feb. 21.

**Legend Construction LLC,**  
Eastchester. Seller: Andretta  
1954 LLC, New Rochelle.  
Property: 16 Greystone Circle,  
Eastchester. Amount: \$650,000.  
Filed Feb. 22.

**Massai Properties LLC,** New  
York. Seller: Pearce Whitney,  
White Plains. Property: 275  
Abbott Ave., Greenburgh.  
Amount: \$504,000. Filed Feb.  
22.

**Meagher, Christopher B.,**  
White Plains. Seller: US Bank  
National Trust, Scottsdale,  
Arizona. Property: 75 Underhill  
Road, Ossining. Amount:  
\$477,000. Filed Feb. 23.

**Morgese, Anthony B.,**  
Yonkers. Seller: Ronjay LLC,  
New York. Property: 1570  
Nepperhan Ave., Yonkers.  
Amount: \$690,000. Filed Feb.  
17.

**Plocinski, Kristie M. and  
Douglas O'Connell,** Cortlandt  
Manor. Seller: The Bank of  
New York Mellon, New York.  
Property: 1173 Oregon Road,  
Cortlandt. Amount: \$390,000.  
Filed Feb. 23.

**Reardon, Michael J.,**  
Pound Ridge. Seller: Matthew  
Campbell and Phoebe Grip,  
Brooklyn. Property: 90 Park  
View Road, Pound Ridge.  
Amount: \$875,000. Filed Feb.  
23.

**Red Projects LLC,**  
Larchmont. Seller: Vine  
Road Realty LLC, Bronxville.  
Property: 22 Vine Road,  
Mamaroneck. Amount:  
\$950,000. Filed Feb. 22.

**Reverse Mortgage Funding  
LLC,** Lansing, Michigan. Seller:  
Jet Up Holdings LLC, White  
Plains. Property: 21 Maplewood  
Road, Greenburgh. Amount:  
\$446,000. Filed Feb. 23.

**Stanton, Lois M.,** Wappingers  
Falls. Seller: 753 BPR LLC, Rye.  
Property: 25A, Howard Place,  
Rye City. Amount: \$925,000.  
Filed Feb. 22.

**Statewide Design Inc.,** West  
Hempstead. Seller: Alexandra  
Petrullo and Silvestro  
Lamaruggine Jr., Ossining.  
Property: 148 Locust Ave.,  
Eastchester. Amount: \$805,000.  
Filed Feb. 23.

**Taylor, Joseph,** Rye. Seller:  
18 Cedar Place LLC, Harrison.  
Property: 18 Cedar Place, Rye  
City. Amount: \$790,000. Filed  
Feb. 22.

**Wilmington Savings Fund  
Society FSB,** Seal Beach,  
California. Seller: Naranjo  
Gervacio and Bertha Carrion,  
Mount Kisco. Property: 2347  
Crompond Road, Yorktown.  
Amount: \$469,000. Filed Feb.  
21.

Federal Tax  
Liens, \$10,000 or  
greater,  
Westchester  
County, March  
1 - 7

**Beauzile, Alva:** White Plains,  
2017 personal income, \$14,377.

**Carlson, John W. and Gloria  
Carlson:** Cortlandt Manor,  
2015 - 2019 personal income,  
\$55,582.

**Chilmark Wine and Spirits  
Inc.:** Thornwood, 2021 employ-  
er quarterly taxes, \$29,080.

**Dixon, T. Troy and Keisha M.  
Dixon:** Scarsdale, 2019 - 2020  
personal income, \$1,200,655.

**Drain & Plumbing Masters  
Inc.:** New Rochelle, 2019 - 2021  
unemployment and quarterly  
taxes, \$83,674.

**Frias, Javier:** Larchmont, 2020  
personal income, \$63,234.

**Lubart, Mitchell and Ricki  
Lubart:** Bedford, 2020 person-  
al income, \$370,355.

**Martinez, Joel:** Larchmont,  
2012 - 2014, \$64,542.

**McCarthy, Eugene:** Yonkers,  
2021 personal income, \$18,166.

**Mitchell, E. Imani:** Yonkers,  
2016, 2019 personal income,  
\$67,371.

**O'Byrne, John and Patricia  
O'Byrne:** New Rochelle, 2021  
personal income, \$151,236.

**Richards - O'Connor, Kim:**  
New Rochelle, 2017 - 2020 per-  
sonal income, \$62,429.

**Salaman, Alexis:** Larchmont,  
2016, 2019 personal income,  
\$77,558.

**SBC Telecom Consulting  
Inc.:** White Plains, 2014, 2016  
corporate income, annual  
income, failure to file correct  
information, \$50,654.

**Scocchera, Mark and Debra  
A. Scocchera:** Rye Brook,  
2011, 2015 - 2018, 2021 personal  
income, \$59,835.

**Styles, David and Adjua  
Styles:** Armonk, 2021 personal  
income, \$80,414.

WORKERS'  
COMPENSATION  
BOARD

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

**Reyes Property Services  
and Management Corp.,**  
Mount Vernon. Amount:  
\$21,000.

**Alex Heating & Air  
Conditioning Corp.,** Rye  
Brook. Amount: \$1,000.

**MSG Painting &  
Construction Inc.,** Mount  
Kisco. Amount: \$17,000.

**Puredc LLC,** Pelham. Amount:  
\$6,000.

**Kato Global Fitness Inc.;**  
**Wilfredo Rosario,** Yonkers.  
Amount: \$39,000.

**9 Barrels of Salt Inc,** Yonkers.  
Amount: \$24,000.

**Cortlandt Fee I LLC,**  
Ossining. Amount: \$23,500.

# Facts & Figures

**Heavenly Event Rental LLC**, Mount Vernon. Amount: \$11,500.

**Somers Hot Bagels LLC**, Baldwin Place. Amount: \$81,500.

**Yi Lin Inc.**, Scarsdale. Amount: \$1,500.

**ALR Staffing Solutions LLC**, Thornwood. Amount: \$24,000.

**FB One Electrical Services Inc.**, Yonkers. Amount: \$9,000.

**Dominick Corner Inc.** d.b.a. **John Pizzeria**, Yonkers. Amount: \$16,500.

**Ketdara Louansiyotha** d.b.a. **Westchester County Cell Phone & Computer Repair**, Ossining. Amount: \$21,000.

**Rapid Rooter Plumbing & Drain Service LLC**, Mount Vernon. Amount: \$1,500.

**Satya Medical Associate PLLC** d.b.a. **Westchester Geriatric Associate**, Hartsdale. Amount: \$1,500.

**Larchmont Historical Society**, Mamaroneck. Amount: \$21,000.

**New Rochelle Papa Corp.**, New Rochelle. Amount: \$3,750.

**Diane Slonim, Maureen Casper and Catherine Constable** d.b.a. **Rye Child & Adolescent Center/Speech Language & Literacy**, Katonah. Amount: \$34,500.

**Los Tigres Restaurant Company Inc.**, Sleepy Hollow. Amount: \$21,000.

**Special Trades Union 741**, Valhalla. Amount: \$21,000.

## JUDGMENTS

**Abdulai, Abu**, Yonkers. \$3,092 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Feb. 24.

**Berry, Michael A.**, Bronxville. \$4,931 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 24.

**Bos, Caitlin F.**, Canton. \$360,873 in favor of Gerard P. Bos, Pelham Manor. Filed Feb. 24.

**Briem, Lisa**, Harrison. \$1,561 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Feb. 24.

**Brown, Yvonne**, Yonkers. \$1,566 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Feb. 24.

**Clifford Brian J.**, Valhalla. \$5,398 in favor of American Express National Bank, Sandy, Utah. Filed Feb. 27.

**Colossus Home Restorations Inc.**, West Harrison. \$23,594 in favor of 132 Larchmont LLC, West Harrison. Filed Feb. 24.

**Corpus, Sarah**, Yonkers. \$1,822 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Feb. 24.

**Estrella, Ranflin**, Yonkers. \$35,746 in favor of Academic Federal Credit Union, Briarcliff Manor. Filed Feb. 23.

**Guerrero, Maureen**, Mount Vernon. \$1,935 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Feb. 24.

**Gun Hill Automotive Corp, et al**, Bronx. \$91,531 in favor of HSBC Bank USA NA, Buffalo. Filed Feb. 24.

**Kamhi, Sharon**, Ossining. \$32,680 in favor of American Express National Bank, Sandy, Utah. Filed Feb. 24.

**Landry, Joel**, Hastings-on-Hudson. \$4,802 in favor of American Express National Bank, Sandy, Utah. Filed Feb. 24.

**Lind, Silvia**, Yonkers. \$2,491 in favor of Ochoa Funding LLC, Las Vegas, Nevada. Filed Feb. 24.

**McKenniss, Simora**, New Rochelle. \$2,562 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Feb. 24.

**McLymont, Keith C.**, Scarsdale. \$12,579 in favor of Bank of America NA, Newark, Delaware. Filed Feb. 27.

**Ottomanelli, Vito**, Bronxville. \$28,755 in favor of American Express National Bank, Sandy, Utah. Filed Feb. 27.

**Pappachan, Raju**, Yonkers. \$1,845 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Feb. 24.

**Salia, Diaby**, Yonkers. \$1,471 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Feb. 24.

**Tome, Angelina**, Pleasantville. \$18,616 in favor of Farber Pappalardo & Carbonari, White Plains. Filed Feb. 27.

## LIS PENDENS

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

**152-154 Willow Inc.**, as owner. Filed by 21st Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$293,000 affecting property located at 522 S. 802 Ave., Mount Vernon. Filed Feb. 15.

**Andrade, Christian**, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$472,000 affecting property located at 27 Dutch St., Montrose. Filed Feb. 23.

**Archer, Theresa**, heir, as owner. Filed by Mortgage Assets Management LLC. Action: Foreclosure of a mortgage in the principal amount of \$625,500 affecting property located at 3 Brook Ridge Court, Rye Brook. Filed Feb. 23.

**Arriola, Yadira C.**, as owner. Filed by Carrington Mortgage Services LLC. Action: Foreclosure of a mortgage in the principal amount of \$431,000 affecting property located at 2298 Palmer Ave., New Rochelle. Filed Feb. 15.

**Bank of America NA**, as owner. Filed by Specialized Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of \$200,000 affecting property located at 507 Millwood Road, Chappaqua. Filed Feb. 17.

**Bank One NA**, as owner. Filed by Federal Home Loan Mortgage Trust Corp. Action: Foreclosure of a mortgage in the principal amount of \$333,000 affecting property located at 8 McCarthy Drive, Ossining. Filed Feb. 16.

**Berman, Stephen L.**, Estate of, as owner. Filed by Bank of America N.A. Action: Foreclosure of a mortgage in the principal amount of \$250,000 affecting property located at 102 Beverly Road, White Plains. Filed Feb. 21.

**Camp, Joseph S.**, executrix, as owner. Filed by Carrington Mortgage Services LLC. Action: Foreclosure of a mortgage in the principal amount of \$772,000 affecting property located at 52 W. Fourth St., Mount Vernon. Filed Feb. 20.

**Capital One Bank USA NA**, as owner. Filed by Bank of America NA. Action: Foreclosure of a mortgage in the principal amount of \$862,000 affecting property located at 2 Parkview Place, Tuckahoe. Filed Feb. 23.

**Capital One Bank USA NA**, as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$239,000 affecting property located at 4 Emerson Court, Katonah. Filed Feb. 23.

**Capital One Bank USA NA**, as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$311,000 affecting property located at 4 Emerson Court, Katonah. Filed Feb. 23.

**Chisholm, Jennifer**, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$417,000 affecting property located at 69 Mitchell Road, Somers. Filed Feb. 22.

**Crane, Frederick**, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$135,000 affecting property located at 240 Broadway, Apt 18c, Tarrytown. Filed Feb. 15.

**Cruz, Manuel J.**, as owner. Filed by Midfirst Bank. Action: Foreclosure of a mortgage in the principal amount of \$323,000 affecting property located at 44 Pershing Ave., Ossining. Filed Feb. 15.

**Dilone, Altigracia**, as owner. Filed by US Bank Trust National Trust. Action: Foreclosure of a mortgage in the principal amount of \$360,000 affecting property located at 639 Washington St., Peekskill. Filed Feb. 23.

**Food In Technology Corp.**, as owner. Filed by Freedom Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$264,000 affecting property located at 13 Dunham Road, Hartsdale. Filed Feb. 23.

**Forliano Construction Managements Corp.**, as owner. Filed by Midfirst Bank. Action: Foreclosure of a mortgage in the principal amount of \$628,000 affecting property located at 791 Gramatan Ave., Mount Vernon. Filed Feb. 17.

**Francis, Millicent V.**, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$629,000 affecting property located at 292 Hawthorne Ave., Yonkers. Filed Feb. 14.

**Gauthier, Dawn**, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$469,000 affecting property located at 136 Tate Ave., Buchanan. Filed Feb. 21.

**Kessler, Reiko**, as owner. Filed by Bank of America NA. Action: Foreclosure of a mortgage in the principal amount of \$590,000 affecting property located at 36 Colabaugh Pond Road, Croton-on-Hudson. Filed Feb. 15.

**Mantis Funding LLC**, as owner. Filed by Lakeview Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of \$425,000 affecting property located at 3 Ryan Ave., Port Chester. Filed Feb. 14.

**Nembhard, Simone**, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$450,000 affecting property located at 317 N. Terrace Ave., Mount Vernon. Filed Feb. 27.

**Nugent, Juliet S.**, as owner. Filed by Envoy Mortgage Ltd. Action: Foreclosure of a mortgage in the principal amount of \$634,000 affecting property located at 553 S. 11th Ave., Mount Vernon. Filed Feb. 17.

**Taylor, Teresa**, as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$308,000 affecting property located at 7 Idlewood Road, White Plains. Filed Feb. 15.

**Williams, Richard**, as owner. Filed by Wilmington Savings Fund Society FSB. Action: Foreclosure of a mortgage in the principal amount of \$235,000 affecting property located at 1731 Maple Ave., Peekskill. Filed Feb. 16.

## MECHANIC'S LIENS

**17-19 North Broadway LLC**, Greenburgh. \$5,570 in favor of Marjam Supply Company Inc., Farmingdale. Filed Feb. 23.

**AVB Harrison LLC**, Harrison. \$67,833 in favor of Templar Construction LLC, Mount Kisco. Filed Feb. 16.

**AVB Harrison LLC**, Harrison. \$39,760 in favor of Stever Enterprises Inc., Carmel. Filed Feb. 16.

**Clayton, Marc**, Mamaroneck. \$95,400 in favor of Scaping Land Development Corp., Scarsdale. Filed Feb. 23.

**Crossroads Joint Venture LLC**, Greenburgh. \$695,079 in favor of GM Crisalli & Associates Inc., Syracuse. Filed Feb. 16.

**HSBC Bank USA**, New Rochelle. \$2,053 in favor of Sunbelt Rentals Inc., Fort Mill. Filed Feb. 24.

**Jaramillo, Diego and Jenna Jaramillo**, Yorktown. \$6,930 in favor of Noble Plumbing & Heating LLC, Somers. Filed Feb. 23.

**Lip & Designs LLC**, Mount Vernon. \$7,500 in favor of Doctor JS Plumbing Heating & Air, Mount Vernon. Filed Feb. 24.

**Mathews, Gary and Lisa Mathews**, Mamaroneck. \$172,930 in favor of Scaping Land Development Corp., Scarsdale. Filed Feb. 23.

**TAC New Rochelle LLC**, New Rochelle. \$3,560 in favor of Sunbelt Rentals Inc., Fort Mill. Filed Feb. 27.

**Ting, Andrea W.**, Mamaroneck. \$95,400 in favor of Scaping Land Development Corp., Scarsdale. Filed Feb. 23.

**Umbro, Frank**, New Rochelle. \$30,000 in favor of M. Zonzini Mason Constructing Inc., Purchase. Filed Feb. 24.

**Wilmot Service Corp.**, Yonkers. \$78,375 in favor of P&T's Auto Care, Yonkers. Filed Feb. 16.

**Windward School**, White Plains. \$221,217 in favor of Lucadamo & Sons Inc., Baldwin Place. Filed Feb. 23.

# Facts & Figures

## NEW BUSINESSES

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

## Sole Proprietorships

**79 Second Street**, 79 Second St., New Rochelle 10801. Filed Feb 24.

**All Weather Home & Design**, 80 Birch Brook Road, Cortlandt Manor 10567. c/o Susan Feldman. Filed Feb. 21.

**Bur217**, 122 Mamaroneck Ave., Mamaroneck 10543. c/o Keila Velasquez. Filed Feb. 22.

**Carr Consulting**, 2 Hyatt Ave., Yonkers 10704. c/o Brendan J. Carr. Filed Feb 23.

**Childrens Zone After School**, 7 Orchard Pkwy., White Plains 10606. Filed Feb 27.

**Colorlux Studio by Jade Silvera**, 88 Crescent Ave., New Rochelle 10801. c/o Jade and Ruth Silvera. Filed Feb. 17.

**David A. Schoen**, 150 Draper Lane, IBN, Dobbs Ferry 10522. Filed Feb 27.

**De Yireh Miladys Salon**, 677 Yonkers Ave., Yonkers 10704. c/o Stephanie Perez Wides. Filed Feb 23.

**Divi Design**, 326 Hawthorne Ave., Yonkers 10705. c/o Rosario Divisay. Filed Feb. 22.

**Donnys Barber Shop Unisex**, 1073 Yonkers Ave., Yonkers 10704. c/o Donny Roberts. Filed Feb. 22.

**ECO Maids Services**, 108 Leila St., Peekskill 10566. c/o Carlos F.N. Oviedo. Filed Feb 23.

**Elvin Gomez Landscaping**, 60 Gregory Ave., Apt. 2, Mount Kisco 10549. c/o Elvin Adalid Gomez Rodriguez. Filed Feb 23.

**EZ Mikes Custom Designs**, 28 Greenvale Circle, White Plains 10607. Filed Feb 24.

**Ezhvac**, 28 Greenvale Circle, White Plains 10607. Filed Feb 24.

**Farmwallet**, 95 Riverdale Ave., No. B6, Yonkers 10701. c/o Ahmed Rufahi Yusufy. Filed Feb. 21.

**Harlem Bey**, 1214 W. Boston Post Road, Mamaroneck. Filed Feb 24.

**Hudson Insights Services**, 222 Purchase St., No.188, Rye 10580. Filed Feb 27.

**Hustlaforever Retreatnever**, 342 Walnut St., Yonkers 10701. c/o Oliver Bautista. Filed Feb. 22.

**Imperium Management**, 315 Mundy Lane, Mount Vernon 10550. Filed Feb 27.

**Inner Nature**, 4 Disbrow Lane, New Rochelle 10804. c/o Dena Gold. Filed Feb. 17.

**JV Bubble Tea**, 650 Lee Blvd., Yorktown Heights 10598. c/o Marco V. Cumbal. Filed Feb. 17.

**Javeer**, 315 Mundy Lane, Mount Vernon 10550. Filed Feb 27.

**Julia Fletcher Therapy**, 50 N. Broadway, Unit 8, Tarrytown 10591. c/o Julia P. Fletcher. Filed Feb. 17.

**Lavita Douche**, 126 N. Columbus Ave., Mount Vernon 10553. c/o Eunice Deacon. Filed Feb. 22.

**Liberated Goddess**, 209 Fifth Ave., Apt 2E, Pelham 10803. Filed Feb 24.

**LNEA Accounting & Consulting Services**, 1 Rosalind Court, Cortlandt Manor 10567. Filed Feb 24.

**Nobel Tutoring Service**, 1 Shearwood Place, New Rochelle 10801. c/o Nelson Beltran. Filed Feb. 17.

**Reyes Contracting**, 75 Pocantico St., Sleepy Hollow 10591. c/o Jacinto Reyes. Filed Feb 23.

**Rock Art Design Studio**, 59 Cherokee Road, No. E, Yonkers 10710. Filed Feb 24.

**Rosy Cleaning**, 2123 Maple Ave., Cortlandt 10567. c/o Rosa Quezada. Filed Feb. 17.

**Sandra Rose Home**, 106A Spring St., South Salem 10590. c/o Carl J. Lana. Filed Feb 23.

**Sodasigns**, 80 Snowden Ave., Ossining 10562. Filed Feb 27.

**Tie the Love Knot**, 76 Chestnut St., Yonkers 10701. Filed Feb 27.

**Unique Eyebrow 14**, 650 Lee Blvd., Yorktown Heights 10598. c/o Yam K. Thapa. Filed Feb. 17.

**Weilmer O., Sierra**, 1214 W. Boston Post Road, Mamaroneck. Filed Feb 24.

**Wiel Bey**, 1214 W. Boston Post Road, Mamaroneck. Filed Feb 24.

**Windmill Real Estate Solutions**, 14 Thornwood Road, Armonk 10504. Filed Feb 24.

## HUDSON VALLEY BUILDING LOANS

### Above \$1 million

**Northeast Community Bank**, as owner. Lender: 5 West Castle LLC. Property: 5 W. Castle Ave., Spring Valley. Amount: \$1.2 million. Filed Feb. 21.

**Northeast Community Bank**, as owner. Lender: DUVR TUV LLC. Property: 42 Summit Ave., Spring Valley. Amount: \$1.3 million. Filed Feb. 23.

**Northeast Community Bank**, as owner. Lender: Jackson Avenue Legacy LLC. Property: 18 Jackson Ave., Spring Valley. Amount: \$5 million. Filed Feb. 21.

**Ulster Savings Bank**, as owner. Lender: Brach Realty Corp. Property: in Warwick. Amount: \$2.1 million. Filed Feb. 23.

### Below \$1 million

**Movil Development Corp.**, as owner. Lender: Tompkins Community Bank. Property: in Fishkill. Amount: \$107,500. Filed Feb. 14.

**Reale Cosimo, et al**, as owner. Lender: TD Bank NA. Property: 243 Big Elm Road, Brewster. Amount: \$515,000. Filed Feb. 16.

**Rock Solid Funding LLC**, as owner. Lender: New Image Construction & Home Design LLC. Property: 217 Main St., Cornwall-on-Hudson. Amount: \$114,000. Filed Feb. 15.

**TEG Federal Credit Union**, as owner. Lender: Xtreme Construction & Properties LLC. Property: 477-08 Woodside Court, Crawford. Amount: \$350,000. Filed Feb. 14.

**Walden Savings Bank**, as owner. Lender: Stefanie E. and Jeffrey Caldara. Property: in New Windsor. Amount: \$590,000. Filed Feb. 16.

**Walden Savings Bank**, as owner. Lender: Charles and Susan Passarotti. Property: in Blooming Grove. Amount: \$725,000. Filed Feb. 16.

**Webster Bank**, as owner. Lender: Avigdor Breuer. Property: 14 Primrose Lane, Blooming Grove. Amount: \$424,000. Filed Feb. 14.

## DEEDS

### Above \$1 million

**2 New Main Street LLC**, Airmont. Seller: Yandj Associates LLC, Monroe. Property: 2 Main St., Haverstraw. Amount: \$2.8 million. Filed Feb. 24.

**Long March LLC**, New York. Seller: Sarah Anderson, Blauvelt. Property: 48 Clausland Mountain Road, Blauvelt. Amount: \$1.8 million. Filed Feb. 24.

**Regency 1997 LLC**, New York. Seller: Elie and Rachel Rieder, Monsey. Property: 56 Lyncrest Drive, Monsey. Amount: \$1.5 million. Filed Feb. 21.

### Below \$1 million

**28 Washington LLC**, Spring Valley. Seller: Aaron Klein, Spring Valley. Property: 28 Washington Ave., New Square. Amount: \$259,500. Filed Feb. 22.

**AGV Inc.**, Pomona. Seller: Kelly Ralston, Pomona. Property: 5 Charles Lane, Pomona. Amount: \$191,000. Filed Feb. 22.

**Basquin, Claude and Valeire Basquin**, Yonkers. Seller: Khoury Brothers LLC, Honolulu, Hawaii. Property: in LaGrange. Amount: \$380,000. Filed Feb. 22.

**Cowin, Kenneth**, Clinton Corners, Seller: Malabar Hills LLC, New York. Property: in Stanford. Amount: \$166,500. Filed Feb. 21.

**Funston Realty LLC**, Monsey. Seller: II Funston LLC, Monsey. Property: II Funston Ave., Spring Valley. Amount: \$575,000. Filed Feb. 22.

**Garageworks Studios LLC**, Beacon. Seller: Ninnie Management Corp., Fishkill. Property: 1 E. Main St., Beacon. Amount: \$825,000. Filed Feb. 22.

**Gillette, Michael**, Tenafly, New Jersey. Seller: River Ridge Associates LLC, Livingston, New Jersey. Property: 237 Hudson View Terrace, Hyde Park. Amount: \$579,500. Filed Feb. 24.

**M Kaufman Realty LLC**, Spring Valley. Seller: Deutsche Bank National Trust Co., et al, West Palm Beach, Florida. Property: 91 Capt. Shankey Drive, West Haverstraw. Amount: \$287,000. Filed Feb. 21.

**Mathers, Elaine**, New Hamburg. Seller: Salvatore and Maria Inc., Cold Spring. Property: in Poughkeepsie. Amount: \$350,000. Filed Feb. 21.

**Metzger Construction Corp.**, Hopewell Junction. Seller: Habitat for Humanity of Dutchess County Inc., Wappingers Falls. Property: 299 Hillside Lake Road, Wappingers Falls. Amount: \$121,500. Filed Feb. 22.

**Mid Hudson Development Corp.**, Hopewell Junction. Seller: John, James A., and Raymond Sabia. Poughkeepsie. Property: in Poughkeepsie. Amount: \$87,000. Filed Feb. 21.

**Miller, Daniel and Mary Czerwinski**, Valley Cottage. Seller: US Bank National Trust and Rushmore Loan Management Services LLC, Irvine, California. Property: 212 Route 303, Valley Cottage. Amount: \$360,000. Filed Feb. 24.

**Open Space Institute Land Trust Inc.**, New York. Seller: Jose D. Coutinho, Westhampton. Property: in Dover. Amount: \$600,000. Filed Feb. 21.

**Phillips, Kenneth James and Annette Phillips**, Oxford, Connecticut. Seller: Rocket Mortgage LLC, Detroit, Michigan. Property: 32 N. Cross Road, Staatsburg. Amount: \$375,000. Filed Feb. 23.

**Rickert, Joan M.**, Kent Lakes. Seller: Stone Hill Station LLC, New York. Property: 132 Killhearn Road, Millbrook. Amount: \$575,000. Filed Feb. 21.

**Robinson, Alexander and Tovah Robinson**, Brooklyn. Seller: Lawless Enterprises LLC, Stony Point. Property: 66 Marion St., Nyack. Amount: \$699,000. Filed Feb. 21.

**Roman & Sons Multi Services LLC**, Poughkeepsie. Seller: Joseph L. Lucas, Poughkeepsie. Property: in Poughkeepsie. Amount: \$185,000. Filed Feb. 22.

**Roof Over Your Head LLC**, LaGrangeville. Seller: Andrew E. Rutcofsky, Carmel. Property: 46 Manitou Ave., Poughkeepsie. Amount: \$247,500. Filed Feb. 22.

**Weiner, Abraham I. and Reizel Weiner**, Monsey. Seller: Wilmington Savings Fund Society Trust and American Mortgage Investment Partners Management LLC, Seal Beach, California. Property: 295 N. Highland Ave., Chestnut Ridge. Amount: \$575,000. Filed Feb. 24.

**Williams, Robert A. and Maria Magdalena Williams**, Poughkeepsie. Seller: River Ridge Associates LLC, Livingston, New Jersey. Property: 242 Hudson View Terrace, Hyde Park. Amount: \$360,000. Filed Feb. 22.

**Yedei Chesed Inc.**, Chestnut Ridge. Seller: Friedman, Aron, Monsey. Property: 38 Brewer Road, Monsey. Amount: \$785,000. Filed Feb. 24.

# Facts & Figures

## JUDGMENTS

**Ackerman, Charles**, Wallkill. \$2,621 in favor of Credigy Receivables Inc., Las Vegas, Nevada. Filed Feb. 23.

**Alacron, Carmen** and **Timothy Griffin**, Maybrook. \$11,360 in favor of 143 Orchard Street LLC Autumn Acres, Maybrook. Filed Feb. 22.

**American Automobile Insurance Co.**, O'Fallon, Missouri. \$8,492 in favor of Geico General Insurance Co. and Luan Nguyen, Woodbury. Filed Feb. 22.

**Arjona, Fernando A.**, Washingtonville. \$3,794 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 22.

**Asquith, Francine**, Middletown. \$1,111 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Feb. 22.

**Babajko, Donna**, Newburgh. \$11,447 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Feb. 21.

**Baskerville, Dana**, Middletown. \$1,838 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Feb. 22.

**Bennett, Michael**, Middletown. \$6,299 in favor of Freedom Katz LLC, Woodbourne. Filed Feb. 22.

**Bradley, Anna Maria**, Middletown. \$3,782 in favor of TEG Federal Credit Union, Poughkeepsie. Filed Feb. 23.

**Brown, James**, Middletown. \$8,445 in favor of Stephanie Kennedy, Cuddlebackville. Filed Feb. 22.

**Cabanillas, Jeffrey**, Newburgh. \$5,670 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Feb. 21.

**Castellano, Joseph**, Carmel. \$1,902 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Feb. 21.

**Connor, Christine**, Middletown. \$2,404 in favor of Second Round Sub LLC, Austin, Texas. Filed Feb. 24.

**Doulin, Melissa**, Newburgh. \$2,709 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 22.

**Edwards, Elease I.**, Middletown. \$1,652 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Feb. 24.

**Ekstein, Eliezer**, Highland Mills. \$58,251 in favor of American Express National Bank, Sandy, Utah. Filed Feb. 22.

**Fitzpatrick, Tamara R.**, Pine Bush. \$7,536 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Feb. 24.

**Floyd, George L.**, Newburgh. \$7,416 in favor of Cavalry SPV I LLC and Citibank, Valhalla. Filed Feb. 22.

**Frontier Airlines Inc.**, New Windsor. \$4,600 in favor of Kashif G. Johnson, Wappingers Falls. Filed Feb. 21.

**Galarza, Arturo** and **Kevin Choluta**, New Windsor. \$6,191 in favor of BSREP II MH Silver Stream and MH LLC, New Windsor. Filed Feb. 24.

**Girardi, Sandra**, Monroe. \$7,630 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Feb. 24.

**Girardi, Sandra**, Monroe. \$4,514 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Feb. 24.

**Gizzarelli, Joshua M.**, Newburgh. \$2,456 in favor of Unifund CCR LLC, Cincinnati, Ohio. Filed Feb. 21.

**Gouvis, Peter**, Middletown. \$1,673 in favor of Credit Corp Solutions Inc., Draper, Utah. Filed Feb. 22.

**Hamberger, Christopher**, Middletown. \$2,944 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Feb. 21.

**JA Blurr Farms LLC** and **Newburgh Coronation Market**, Newburgh. \$12,655 in favor of Blue Magic Seafood LLC, Delray Beach, Florida. Filed Feb. 22.

**Johnson, Christopher**, Rock Tavern. \$35,263 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Feb. 24.

**Knapp, Ashley N.**, Middletown. \$1,282 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Feb. 22.

**Kotkin, Alec W.**, Middletown. \$3,940 in favor of Capital One Bank, Glen Allen, Virginia. Filed Feb. 24.

**Lettera, Lawrence**, Carmel. \$6,458 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Feb. 24.

**Mallay, Michael**, New Windsor. \$3,779 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Feb. 23.

**Marini, Jose** and **Pierre Therline**, Chester. \$20,146 in favor of Community Services Programs Inc. and Green Meadows Apartments LP, Wappingers Falls. Filed Feb. 22.

**McCarron, Courtney**, Middletown. \$3,223 in favor of Colonial Property Management LLC, Spring Valley. Filed Feb. 23.

**Mustafaj, Besart**, Putnam Valley. \$2,507 in favor of Capital One NA, Glen Allen, Virginia. Filed Feb. 23.

**Neeman, Giora** and **Giora Neeman LLC**, New York. \$175,620 in favor of Catania Mahon & Rider PLLC, Newburgh. Filed Feb. 22.

**Oliver, Jennifer M.** and **Jennifer Sayegh**, Lake Peekskill. \$84,918 in favor of Brenda Keane, Jupiter, Florida. Filed Feb. 24.

**Quiles, Katherine**, Patterson. 4,062 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Feb. 24.

**Riley, Dorothy J.**, Highland Falls. \$2,037 in favor of Capital One, Richmond, Virginia. Filed Feb. 22.

**Rivas, David**, Middletown. \$4,990 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Feb. 21.

**Segovia, Kenny V.**, Middletown. \$1,554 in favor of Cavalry SPV I LLC, Valhalla. Filed Feb. 22.

**Sokol Building & Renovations Corp.** and **Preldukaj Sokol**, Bronx. \$6,321 in favor of Bridge Building Supply, Bronx. Filed Feb. 22.

**Sposato, Eric**, Port Jervis. \$4,194 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 22.

**Triple A Supplies Inc.** and **Pinnacle Dietary**, Newburgh. \$114,129 in favor of DP Santini & Son Company Inc. and Island Wholesale Meats & Foods, Farmingdale. Filed Feb. 22.

**Valle, Daniel** and **Billy Jane Valle**, Newburgh. \$6,009 in favor of Boulder Pointe Apartments LLC, Middletown. Filed Feb. 21.

**Vanlack, Debra A.**, Newburgh. \$1,469 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 22.

**Wiese, Andrew**, Mahopac. \$5,659 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Feb. 24.

**Williams, Nicole S.**, Middletown. \$17,172 in favor of Palisades Federal Credit Union, Pearl River. Filed Feb. 22.

**Wimbert, Briana**, Middletown. \$1,717 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Feb. 22.

## MECHANIC'S LIENS

**Carmel Fire Department Inc.**, as owner. \$132,361 in favor of MARS Electric LLC. Property: 94 Gleneida Ave., Carmel. Filed Feb. 23.

**GBR Two Crosfield LLC**, as owner. \$35,126 in favor of Fierro Builders & Development Corp. Property: 2 Crosfield Ave., West Nyack. Filed Feb. 23.

**Lamonica Elizabeth**, as owner. \$1,000 in favor of Budget Solutions LLC. Property: in Carmel. Filed Feb. 22.

**Oakwood Commons LLC**, as owner. \$99,308 in favor of Douglas M. Laperche. Property: 2515 South Road, Poughkeepsie. Filed Feb. 21.

## NEW BUSINESSES

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

### Partnerships

**Childrens Bread, 17** Clintonwood Drive, New Windsor 12553. c/o Charlotte and Anthony Henry. Filed Feb. 23.

### Sole Proprietorships

**Home Town Eats & Treats**, 38 Glenmere Ave., Florida 10921. c/o Ellen Ann Coulon. Filed Feb. 21.

**Divine Divinations**, 88 Dunning Road, Suite 214, Middletown 10940. c/o Demetria Bartziokas. Filed Feb. 21.

**J&I Black Paving**, 282 Fawn Circle, Walden 12586. c/o Arqueta Ildefonso Gonzalez. Filed Feb. 21.

**Ericks Landscape Services**, 25 Carriage Drive, Newburgh 12550. c/o Erick Quiralte. Filed Feb. 22.

**Peaceful Valley**, 663 Route 284, Westtown 10998. c/o Michelle L. Miedema. Filed Feb. 22.

**Hair By Steph**, 293 Windsor Highway, New Windsor 12553. c/o Stephanie Paige Restuccia. Filed Feb. 22.

**Rose Gold Cleaning & Services**, 12 Houston Ave., Apt 1, Middletown 10940. c/o Rosamaria Citriniti. Filed Feb. 24.

**Savannah Jade Cleaning**, 35 Marcy Lane, Middletown 10941. c/o Diana M. Quinn. Filed Feb. 24.

**Blk Sobiet**, 2 Edward Diana Way, Apt 11, Middletown 10941. c/o Jessica C. Walker. Filed Feb. 24.

**Milk Club Boutique**, 16 Cook Lane, Walden 12586. c/o Gina N. Somma. Filed Feb. 27.

**N. Cruz Landscaping**, 67 Kenney Court, Newburgh 12550. c/o Gregorio Nerlin Valentin Cruz. Filed Feb. 27.

**Dumain Haven Farm**, 36 Boxberger Road, Pine Bush 12566. c/o Lawrence Dumain. Filed Feb. 27.

**Dumains Haven Farm**, 36 Boxberger Road, Pine Bush 12566. c/o Lawrence Dumain. Filed Feb. 27.

**We are a Unity Cleaning Service**, 181 Excelsior Ave., Middletown 10940. c/o Mirian J. Lopez Palacios. Filed Feb. 28.

**Brand Films**, 2891 Route 22, Patterson 12563. c/o Philip Pittiglio. Filed Feb. 23.

**Healthycells Healthyself**, 50 Manor Road, Patterson 12563. c/o Terri Malmed. Filed Feb. 27.

## BUILDING PERMITS

## Commercial

**A.V. Tuchy Builders David Discala**, Norwalk, contractor for Norwalk 508 Real Estate LLC. Perform replacement alterations at 508 Westport Ave., Norwalk. Estimated cost: \$40,000. Filed Jan. 25.

**Bema Group LLC**, Norwalk, contractor for Street Associates LLC. Construct superstructure for 26 Units at 9 Leonard St., Norwalk. Estimated cost: \$6 million. Filed Jan. 26.

**City of Norwalk**, contractor for the city of Norwalk. Alter third floor at 125 East Ave., Norwalk. Estimated cost: \$10,000. Filed Jan. 24.

**City of Norwalk**, contractor for the city of Norwalk. Install stage Lighting for Nathan Hale at Strawberry Hill Ave., Norwalk. Estimated cost: \$69,000. Filed Jan. 24.

**Fischer Roofing LLC**, Norwalk, contractor for Norpointe LLC. Remove roof and re-roof 41 Wolfpit Ave., Bldg. 1, Norwalk. Estimated cost: \$26,250. Filed Jan. 20.

**Fischer Roofing LLC**, Norwalk, contractor for Norpointe LLC. Remove roof and re-roof 41 Wolfpit Ave., Bldg. 3, Norwalk. Estimated cost: \$26,250. Filed Jan. 20.

**Florida, Giovanni**, Norwalk, contractor for Jonathan Garcia. Install in-ground concrete pool at 8 Shadow Lane, Norwalk. Estimated cost: \$52,000. Filed Jan. 25.

**Hilberg Contracting LLC**, Norwalk, contractor for Kingswood Condo. Reconstruct multistory decks at 3 Valley View Road, Norwalk. Estimated cost: \$51,250. Filed Jan. 26.

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

Questions and comments regarding this section should be directed to:

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

**Leibo Brothers Management LLC**, Norwalk, contractor for 360 Connecticut Avenue LLC. Perform replacement alterations at 360 Connecticut Ave., Norwalk. Estimated cost: \$250,000. Filed Jan. 20.

**LG Tech LLC**, Norwalk, contractor for Indian Hill RE LLC. Install antenna for AT&T at 284 New Canaan Ave., Norwalk. Estimated cost: \$75,000. Filed Jan. 30.

**MSS LLC**, Norwalk, contractor for MSS LLC. Perform replacement alterations at 184 Main St., Norwalk. Estimated cost: \$1,000. Filed Jan. 25.

**Pavarini Northeast Construction Company LLC**, Norwalk, contractor for East Merrittview LLC. Perform replacement alterations at 383 Main Ave., Norwalk. Estimated cost: \$1 million. Filed Jan. 25.

**Pay Day Consulting & Construction Company Inc.**, Norwalk, contractor for 61 East Avenue LLC. Convert second floor office to apartments at 61 East Ave., Norwalk. Estimated cost: \$50,000. Filed Jan. 26.

**Pro Klean Cleaning and Restoration Services Inc.**, Norwalk, contractor for Arkadiy Tartakovskiy. Remove and Install sheetrock and insulation damage by water at 19 Isaacs St., No. 305, Norwalk. Estimated cost: \$60,000. Filed Jan. 20.

**Rinaldi Brothers Roofing LLC**, Norwalk, contractor for Seir Hill Partners LLC. Remove roof and re-roof 25 Seir Hill Road, Norwalk. Estimated cost: \$40,000. Filed Jan. 26.

**SONO Capital Holdings LLC**, Norwalk, contractor for SONO Capital Holdings LLC. Construct new four-unit multifamily dwelling at 10 Bouton St., Norwalk. Estimated cost: \$60,000. Filed Jan. 25.

**SONO Wharf LLC**, Norwalk, contractor for Sono Wharf LLC. Perform replacement alterations at 70 Van Zant St., Norwalk. Estimated cost: \$1,000. Filed Jan. 30.

**Yolen, David and Victoria J. Yolen**, Norwalk, contractor for David Yolen and Victoria J. Yolen. Perform replacement alterations at 52 Westport Ave., Norwalk. Estimated cost: \$410,000. Filed Jan. 26.

## Residential

**Allied Home Exteriors LLC**, Norwalk, contractor for Leanne Jaworski. Remove roof and re-roof 392 Newtown Ave., Norwalk. Estimated cost: \$12,900. Filed Jan. 26.

**Best Way Siding & Roofing LLC**, Norwalk, contractor for Jacqueline N. Kimball. Remove roof and re-roof 59 Fair St., Norwalk. Estimated cost: \$12,500. Filed Jan. 20.

**Best Way Siding & Roofing LLC**, Norwalk, contractor for Jeffrey A. Mawn and Francesca M. Kirwan. Remove roof and re-roof 4 Quintard Ave., Norwalk. Estimated cost: \$7,800. Filed Jan. 20.

**Best Way Siding & Roofing LLC**, Norwalk, contractor for Erin M. Coats. Remove roof and re-roof 145 Silvermine Ave., Norwalk. Estimated cost: \$20,000. Filed Jan. 20.

**Builders Contractor LLC**, Norwalk, contractor for Katherine M. McGuire. Renovate interior of single-family residence at 3 Old Witch Court, Norwalk. Estimated cost: \$125,000. Filed Jan. 23.

**Coastal Property Services LLC**, Norwalk, contractor for Greystone Business Credit LLC. Renovate and replace two outside air conditioner condensers at side of single-family residence at 3 Crest Road, Norwalk. Estimated cost: \$100,000. Filed Jan. 24.

**Devki, Desai**, Norwalk, contractor for Desai Devki. Construct a superstructure for a two-story addition at 11 Sycamore St., Norwalk. Estimated cost: \$90,000. Filed Jan. 26.

**Eppley, Steven K.**, Norwalk, contractor for Steven K. Eppley. Construct an addition for a two-car garage with deck over garage at 24 Harstrom Place, Norwalk. Estimated cost: \$20,000. Filed Jan. 24.

**Grossman, Robert W. and Marietta Grossman**, Norwalk, contractor for Robert W. and Marietta Grossman. Renovate bedroom and bathroom at 11 Bob White Drive, Norwalk. Estimated cost: \$10,000. Filed Jan. 23.

**Mathews, Walden H. and Susan Mathews**, Norwalk, contractor for Walden H. and Susan Mathews. Add a bathroom on second floor at 56 Cove Ave., Norwalk. Estimated cost: \$20,000. Filed Jan. 26.

**Mustafa, Jesus**, Norwalk, contractor for Jesus Mustafa. Add a two-story deck on a single-family residence at 35 County St., Norwalk. Estimated cost: \$5,000. Filed Jan. 23.

**Newpro Operating LLC**, Norwalk, contractor for Gregory P. Lefevre. Install 25 replacement windows at 28 Pine Hill Ave., Norwalk. Estimated cost: \$36,000. Filed Jan. 20.

**Power Home Remodeling Group LLC**, Norwalk, contractor for Truong. Remove and replace 21 windows at 426 Rowayton Ave., Norwalk. Estimated cost: \$21,167. Filed Jan. 26.

**Power Home Remodeling Group LLC**, Norwalk, contractor for Lawrence and Joann Andronaco. Remove roof and re-roof 12 Lloyd Road, Norwalk. Estimated cost: \$26,175. Filed Jan. 26.

**Power Home Remodeling Group LLC**, Norwalk, contractor for Louis J. and Deborah Cimminello. Remove roof and re-roof 25 Starlight Drive, Norwalk. Estimated cost: \$18,143. Filed Jan. 26.

**Power Home Remodeling Group LLC**, Norwalk, contractor for Giuseppina Marna. Remove roof and re-roof at 63 Broad St., Norwalk. Estimated cost: \$38,338. Filed Jan. 26.

**Power Home Remodeling Group LLC**, Norwalk, contractor for Nestor M. and Ida Marie Olgado. Remove roof and re-roof 2 Lorena St., Norwalk. Estimated cost: \$19,578. Filed Jan. 26.

**Pramer, Dorothy M.**, trustee, Norwalk, contractor for Dorothy M. Pramer. Convert a single-family residence to a two-family residence at 82 Soundview Ave., Norwalk. Estimated cost: \$40,000. Filed Jan. 26.

**Sound Renovation LLC**, Norwalk, contractor for Baskin Wendy Winnick. Construct a two-story addition at side of single-family residence at 2 Roton Ave., Norwalk. Estimated cost: \$375,000. Filed Jan. 23.

**Sunrun Installation Services Inc.**, Norwalk, contractor for Susan Flinn. Remove roof and re-roof 3 Bucciarelli Lane, Norwalk. Estimated cost: \$13,404. Filed Jan. 24.

**Sweeney Construction LLC**, Norwalk, contractor for Nathan Mark Palmer. Renovate interior of single-family residence at 67 Bluff Ave., Norwalk. Estimated cost: \$1,150,000. Filed Jan. 25.

**United Cleaning & Restoration LLC**, Norwalk, contractor for Susana Esquivel. Repair kitchen and master bedroom damaged by fire at 17 Daphne Drive, Norwalk. Estimated cost: \$35,000. Filed Jan. 26.

**Weatherite Sales LLC**, Norwalk, contractor for Anne V. Davidson. Strip roof and re-roof 5 Waterbury Road, Norwalk. Estimated cost: \$11,110. Filed Jan. 23.

**Yew Street Partners LLC**, Norwalk, contractor for Yew Street Partners LLC. Add full bathroom, home office, and increase deck size at 14 Yew St., Norwalk. Estimated cost: \$10,000. Filed Jan. 24.

**Yew Street Partners LLC**, Norwalk, contractor for Yew Street Partners LLC. Add a generator at rear of single-family residence at 14 Yew St., Norwalk. Estimated cost: \$10,000. Filed Jan. 24.

## COURT CASES

## Bridgeport Superior Court

**Capodagli Property Company LLC**, et al, Linden, New Jersey. Filed by Marilyn Anton, Trumbull. Plaintiff's attorney: Jacobs & Wallace PLLC, Bridgeport. Action: The plaintiff threw her garbage over the cement wall and into the dumpster, pursuant to the requirement of the defendants but was caused to fall 7 feet over the cement wall onto the concrete floor of the dumpster area, striking her head and landing on her side. The plaintiff seeks an arbitrator and 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-23-6120844-S. Filed Jan. 17.

**Demartino, Pasquale**, et al, Bridgeport. Filed by Bibiana P. Pereira-casarin, Bridgeport. Plaintiff's attorney: Marc Alan Krasnow, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6120505-S. Filed Jan. 3.

**Remo Tartaglia Associates LLC**, et al, Monroe. Filed by Frankie Fernandez, Bridgeport. Plaintiff's attorney: Sevilano Law PLLC, Bridgeport. Action: The plaintiff was on the premises controlled by the defendants, when while walking on the walkway leading to the parking lot he was caused to slip and fall due to the unsafe, dangerous, defective and hazardous conditions of the walkway surfaces. The plaintiff seeks an arbitrator and 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-23-6120526-S. Filed Jan. 3.

**Rite Aid of Connecticut Inc.**, et al, East Hartford. Filed by Jean Rosati, Shelton. Plaintiff's attorney: The Finch Firm LLC, Trumbull. Action: The plaintiff was lawfully on the premises controlled by the defendants when she was caused to fall due to the icy condition of the parking lot, thereby causing her to suffer injuries. The plaintiff seeks an arbitrator and 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-23-6120716-S. Filed Jan. 11.

**Sacred Heart University (SHU)**, Fairfield. Filed by Ariana Margulies, Mastic, New York. Plaintiff's attorney: Jacobs & Wallace PLLC, Bridgeport. Action: The plaintiff is a student at SHU and was living in student housing at Merton Hall, with a roommate as assigned to her by the defendant. When plaintiff opened her closet door to retrieve her coat, the door fell off the hinges and struck her violently on or about her head and face leaving her unconscious. The defendant failed to provide a secure area and safe furniture for the plaintiff. As a result of defendant's negligence, plaintiff suffered injuries. She seeks an arbitrator and 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-23-6120827-S. Filed Jan. 17.

## Danbury Superior Court

**Ledge Woods of Bethel LLC**, et al, Bethel. Filed by Brandy Figueiredo, Danbury. Plaintiff's attorney: The Flood Law Firm LLC, Middletown. Action: The plaintiff was lawfully on the premises controlled by the defendant when she was caused to fall due to the icy condition of the parking lot, thereby causing her to suffer injuries. The plaintiff seeks an arbitrator and 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-23-6044858-S. Filed Dec. 20.

**Moceri, Robert**, et al, Danbury. Filed by Aloseymorial Ashe, Oakville. Plaintiff's attorney: Goff Law Group LLC, West Hartford. Action: The plaintiff was under contract to work at defendants' warehouse. One of the defendants was operating a forklift at or near the area where the plaintiff was conducting his moving and loading work. The defendant operated his forklift in such a manner as to suddenly and violently strike the plaintiff in the back, injuring him. Case no. DBD-CV-22-6044593-S. Filed Nov. 17.

# Facts & Figures

**Planet Fitness Franchising LLC**, et al, East Hampton. Filed by Sandra Prybylski, Danbury. Plaintiff's attorney: Moore O'Brien & Foti, Middlebury. Action: The plaintiff was lawfully on the premises controlled and maintained by the defendants when suddenly and without warning she was caused to fall off the Stairmaster machine because it continued to operate after the plaintiff had pressed the button to stop. As a result, she suffered injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6045214-S. Filed Jan. 30.

**Quambargi, Shadi**, et al, Bronx, New York. Filed by Dawn Riccelli, Danbury. Plaintiff's attorney: Leann Riether, North Haven. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-22-6044723-S. Filed Dec. 8.

**Tice, Tina L.**, Cold Spring, New York. Filed by Coty Pennywell, Danbury. Plaintiff's attorney: Ventura Law, Danbury. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-22-6044564-S. Filed Nov. 14.

## Stamford Superior Court

**Brutus, Roberto**, et al, Stamford. Filed by Jason Coppola, Seymour. Plaintiff's attorney: Goldman Gruder & Woods LLC, Trumbull. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-23-6059678-S. Filed Jan. 18.

**Gray, Adam**, et al, Old Greenwich. Filed by John Holl, Old Greenwich. Plaintiff's attorney: John R. Harness, Stamford. Action: The plaintiff claims a violation by the defendant when beginning the construction of a house and pool house within the 50-foot-wide strip of land on the defendants' property. The plaintiff demanded that the defendants immediately cease and desist from violating the restrictive covenant, but the defendants did not comply with that demand and erected a foundation for the house and pool house. The plaintiff is seeking an injunction in lieu of monetary relief. Case no. FST-CV-22-6059097-S. Filed Nov. 29.

**Tobay, Jose**, et al, Port Chester, New York. Filed by Sydney Daugherty, Coward, South Carolina. Plaintiff's attorney: Calabrese + Sreenivasan LLC, New Haven. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-22-6059118-S. Filed Dec. 1.

**Tsikos, Antonios**, Stamford. Filed by Sitnaath Dhar, Stamford. Plaintiff's attorney: Benjamin Gold & Troyb P.C., Stamford. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-22-6059113-S. Filed Nov. 30.

## DEEDS

### Commercial

**391 Romanock Road LLC**, Fairfield. Seller: Silvia Carrillo, Fairfield. Property: 391 Romanock Road, Fairfield. Amount: \$485,000. Filed Feb. 7.

**Anarcaya, Alfonso W.**, Greenwich. Seller: Amin Construction LLC, Greenwich. Property: 1465 E. Putnam Ave., Unit 224, Greenwich. Amount: \$515,000. Filed Feb. 9.

**Circle Holding of Connecticut LLC**, Fairfield. Seller: 2180 Kings Highway DE LLC, Fairfield. Property: Cherry St., Fairfield. Amount: \$20,000. Filed Feb. 9.

**Fairgreen LLC**, Greenwich. Seller: Marianne Paprotna, Greenwich. Property: 9 Fairgreen Lane, Greenwich. Amount: \$1,450,000. Filed Feb. 6.

**Havemeyer Connecticut LLC**, Greenwich. Seller: James Gersten and Anaisse Taft-Gersten, Greenwich. Property: 124 Havemeyer Place, Greenwich. Amount: \$4,799,000. Filed Feb. 9.

**IFLY Mooreland Trust**, Greenwich. Seller: Marylynn K. Cabrera, Old Greenwich. Property: 44 Mooreland Road, Greenwich. Amount: \$8,850,000. Filed Feb. 9.

**King George Holdings LLC**, New York. Seller: SPF LLC, Greenwich. Property: 4 Dearfield Drive, Unit 16, Greenwich. Amount: \$825,000. Filed Feb. 9.

**Kwitken, Aaron Renner and Tessa Thomas Kwitken**, Greenwich. Seller: Old Mill Properties LLC, Greenwich. Property: 16 Cherry Valley Road, Greenwich. Amount: \$N/A. Filed Feb. 9.

**Landires, Alexis and Kristofor Parker**, Stamford. Seller: US Bank Trust NA, Irving, Texas. Property: 3143 High Ridge Road, Stamford. Amount: \$700,000. Filed Feb. 9.

**Lombardi, Mario**, Stamford. Seller: Urstadt Biddle Properties Inc., Greenwich. Property: 130 Turn of River Road, Stamford. Amount: \$10. Filed Feb. 6.

**Pizano Gonzalez, Juan A.**, Scottsdale, Arizona. Seller: RJM Bros LLC, Stamford. Property: 165 Highview Ave, Unit B, Stamford. Amount: \$859,000. Filed Feb. 8.

### Residential

**24-1Wed Company LLC**, Fairfield. Seller: Allen Levin, Fairfield. Property: 245 Unquowa Road, Unit 53, Fairfield. Amount: \$475,000. Filed Feb. 10.

**Abate, Alfred M.**, Cos Cob. Seller: Ewa Giermaniuk, Stamford. Property: 46 Taylor St., No. 108, Stamford. Amount: \$205,000. Filed Feb. 8.

**Acunto Jr., John P. and Anna Acunto**, Fairfield. Seller: Rachel A. Scandura, Fairfield. Property: 63 Reynolds Drive, Fairfield. Amount: \$450,000. Filed Feb. 8.

**Amso, Basil**, Trumbull. Seller: US Bank NA, Hopkins, Minnesota. Property: 94 Southfield Ave., No. D4 Stamford. Amount: \$461,500. Filed Feb. 9.

**Bonaffini, Erin and Philip Bonaffini**, Fairfield. Seller: Anthony Bonaffini and Elizabeth Bonaffini, Fairfield. Property: 147 Marlborough Terrace, Fairfield. Amount: \$1. Filed Feb. 8.

**Budkins, Carmella C. and Donna C. Horton**, Greenwich. Seller: Carmella C. Budkins and Donna C. Horton, Greenwich. Property: Lot 3, Map 174, Harold Ave., Greenwich. Amount: \$1. Filed Feb. 7.

**Caputo, David and Laura Rachel Rokoff**, Long Island City, New York. Seller: Eileen M. Garry, Stamford. Property: 45 Davenport Farm Lane East, Stamford. Amount: \$1,320,000. Filed Feb. 7.

**Chen, Sizhe and Luwen Fan**, White Plains, New York. Seller: Xiaokui Qin and Hul Wen, Austin, Texas. Property: 1A Florence Road, Lot 2R, Riverside. Amount: \$2,120,000. Filed Feb. 6.

**Crosby Mooreland Trust**, Greenwich. Seller: Shima LLC, Greenwich. Property: 59 Mooreland Road, Greenwich. Amount: \$0. Filed Feb. 7.

**Dhaon, Sheit and Ritu Dhaon**, Fairfield. Seller: Sheit Dhaon and Ritu Dhaon, Fairfield. Property: 39 Eaton Court, Unit 22, Fairfield. Amount: \$N/A. Filed Feb. 6.

**Dufresne, Lauren A.**, Norwalk. Seller: Malinda Fiorita, Greenwich. Property: Unit 14, Winthrop House, Greenwich. Amount: \$1. Filed Feb. 10.

**Fischel, Lauren**, Fairfield. Seller: Harold H. Fischel, Fort Lauderdale, Florida. Property: 205 Veres St., Fairfield. Amount: \$10. Filed Feb. 9.

**Grace, Alexander J.**, Stamford. Seller: Chad J. Weiss, Stamford. Property: 284 Hubbard Ave., Unit 2, Stamford. Amount: \$296,000. Filed Feb. 10.

**Kareddy, Vinod and Phillippa Purdy**, Stamford. Seller: Mirta Alvarez-Stiglmeier and Maria A. Alvarez, Stamford. Property: 93 Neponset St., Stamford. Amount: \$839,000. Filed Feb. 10.

**Mack, James M. and Katherine P. Mack**, Greenwich. Seller: Carmella C. Budkins and Donna C. Horton, Greenwich. Property: 5 Harold Ave., Greenwich. Amount: \$10. Filed Feb. 7.

**Pan, Yue and Hua Yang**, Stamford. Seller: Marin Yurukov and Mary Yurukov, Stamford. Property: 22 Glenbrook Road, Unit 401, Stamford. Amount: \$168,000. Filed Feb. 10.

**Pena, Betsaida**, Flushing, New York. Seller: Philip L. Carriero, Stamford. Property: 1309 Hope St., Unit B4, Stamford. Amount: \$319,000. Filed Feb. 7.

**Poretsky, Aleksandr**, Stamford. Seller: Joseph Kinahan and Geraldine Kinahan, Stamford. Property: 44 Strawberry Hill Ave., Unit 2N, Stamford. Amount: \$345,000. Filed Feb. 9.

**Rua, Laurinda M.**, Fairfield. Seller: Albert C. Rua, Fairfield. Property: 250 Taunton Road, Fairfield. Amount: \$0. Filed Feb. 6.

**Sanchez, Requelme and Senia Torres**, Stamford. Seller:

Pawel Laski, South Salem, New York. Property: 21 Revere Drive, Apt 19-C-1, Stamford. Amount: \$185,000. Filed Feb. 6.

**Sheridan, Thaddea**, Stamford. Seller: Chun Daniel Tseng, Stamford. Property: 164 Forest St., Stamford. Amount: \$600,000. Filed Feb. 9.

**Siconolfi, Juliana Christina and Robert Siconolfi**, Alexandria, Virginia. Seller: James L. Siccardi Jr., Fairfield. Property: 151 Papurah Road, Fairfield. Amount: \$830,000. Filed Feb. 10.

## JUDGEMENTS

**Blank, David**, Stamford. \$1,063, in favor of LVNV Funding LLC, Las Vegas, Nevada, by Schreiber Law LLC, Salem, New Hampshire. Property: 2 Rock Spring Road, Stamford. Filed Feb. 22.

**Candelmo, Teresa**, Old Greenwich. \$2,843, in favor of Synchrony Bank, Draper, Utah, by Rubin & Rothman LLC, Islandia, New York. Property: 89 Laddins Rock Road, Old Greenwich. Filed Feb. 13.

**Carranza, Alida G.**, Stamford. \$3,536, in favor of Discover Bank, New Albany, Ohio, by Schreiber Law LLC, Salem, New Hampshire. Property: 48 Dora St., Unit 1, Stamford. Filed Feb. 22.

**Fiallos, Jorge**, Stamford. \$5,986, in favor of Discover Bank, New Albany, Ohio, by Schreiber Law LLC, Salem, New Hampshire. Property: 516 Fairfield Ave., Stamford. Filed Feb. 22.

**Green Tree Estate Association Inc.**, Greenwich. \$178,470, in favor of Hossien Kazemi and Mavash Mirzai, Greenwich, by Michael J. Leventhal, Shelton. Property: Greentree Estate Units: 1.2.3 and 4, Greenwich. Filed Feb. 6.

**Moncayo, Julio J.**, Stamford. \$9,843, in favor of Discover Bank, New Albany, Ohio, by Schreiber Law LLC, Salem, New Hampshire. Property: 69 Clinton Ave., Apt 1C, Stamford. Filed Feb. 22.

**Thota, Saikumar**, Fairfield. \$2,016, in favor of LVNV Funding LLC, Las Vegas, Nevada, by Schreiber Law LLC, Salem, New Hampshire. Property: 88 Deerfield St., Fairfield. Filed Feb. 22.

**Ventura, Leonard J.**, Stamford. \$37,239, in favor of Bank of America NA, Charlotte, North Carolina, by Rubin & Rothman LLC, Islandia, New York. Property: 918 Rock Rimmon Road, Stamford. Filed Feb. 13.

**Williams, Joseph**, Stamford. \$2,991, in favor of LVNV Funding LLC, Las Vegas, Nevada, by Schreiber Law LLC, Salem, New Hampshire. Property: 49 Glendale Circle, Stamford. Filed Feb. 22.

## LIS PENDENS

**1791 Fairfield LLC, et al**, Fairfield. Filed by Zeichner Ellman & Krause LLP, Stamford, for Bank of America NA. Property: 1773, 1791 and 1801 Fairfield Beach Road, Fairfield. Action: foreclose defendants' mortgage. Filed Feb. 6.

**Akbar, Aki, et al**, Stamford. Filed by Neubert, Pepe & Monteith PC, Hartford, for Deutsche Bank National Trust Company. Property: 37 Southfield Ave., Stamford. Action: foreclose defendants' mortgage. Filed Feb. 1.

**Bailey, Latoya, et al**, Stamford. Filed by Bendett & McHugh PC, Farmington, for PNC Bank NA. Property: 6 Borglum St., Stamford. Action: foreclose defendants' mortgage. Filed Feb. 3.

**Baldwin III, John M.**, Stamford. Filed by Steinberg & Cathcart LLC, Farmington, for Anthony Bueti. Property: 115 Havemeyer Place, Stamford. Action: foreclose defendant's mortgage. Filed Feb. 7.

**Cawsey Jr, William W., et al**, Greenwich. Filed by Bendett & McHugh PC, Farmington, for US Bank NA. Property: 28 Fletcher Ave., Greenwich. Action: foreclose defendants' mortgage. Filed Feb. 3.

**Senior Manager, Tax Reporting & Strategy (Mult Pos), Price-waterhouseCoopers LLP, Stamford, CT.** Prvd mngmnt cnslting svcs to clnts & to their large corporate tax fnctns. Mntr & analyze legislative & rgultry tax dvlpmnts. Req Bach's deg or foreign equiv in Acct, Engg, Bus Admin, Bus Analytics, or rel + 6 yrs of rel wrk exp, of which 5 yrs mst be post-bach prgssv rel wrk exp; OR a Master's deg or foreign equiv in Acct, Engg, Bus Admin, Bus Analytics, or rel + 4 yrs of rel wrk exp. Must have US CPA lic or foreign equiv or a Professional Certification in Prjct Mgmt (PMP) or equiv institutional Data Sci prgrm. 80% telecommntng prmttd. Mst be able to commute to designated local office. Trvl up to 60% req. Apply by email at US\_PwC\_Career\_Recruitment@pwc.com, referencing Job Code CT3593.

# Facts & Figures

**Davis, James, et al**, Stamford. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for Wilmington Savings Fund Society. Property: 186 Stillwater Ave., Unit 129, Stamford. Action: foreclose defendants' mortgage. Filed Feb. 2.

**Landau, Joan L., et al**, Fairfield. Filed by Bendett & McHugh PC, Farmington, for Matrix Financial Services Corp. Property: 2030 Fairfield Beach Road, Fairfield. Action: foreclose defendants' mortgage. Filed Feb. 9.

**Larsen, Douglas R., et al**, Stamford. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for US Bank Trust NA. Property: 20 Guilford St., Stamford. Action: foreclose defendants' mortgage. Filed Feb. 1.

**McGannon, Donald**, Riverside. Filed by Marianne J. Charles, Cos Cob, for Frederica McGannon. Property: 7 Wilmot Lane, Riverside. Action: foreclose defendant's mortgage. Filed Feb. 10.

**Melillo, Anthony J.**, Cos Cob. Filed by Joseph T. O'Connor, Stamford, for Jean Louise Melillo. Property: 6 Caroline Farms Road, Unit 2, Cos Cob. Action: foreclose defendant's mortgage. Filed Feb. 1.

**Stormhaven LLC, et al**, Fairfield. Filed by Rosenberg & Hite LLC, Stratford, for the Water Pollution Control Authority of Bridgeport. Property: 91 Algonquin Road, Fairfield. Action: foreclose defendants' mortgage. Filed Feb. 1.

**Vankayala, Savitha, et al**, Stamford. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for Nationstar Mortgage LLC. Property: 19 Stillwater Ave., Unit D, Stamford. Action: foreclose defendants' mortgage. Filed Feb. 2.

## MORTGAGES

**Armstead, LeAnne and Walter Smith-Randolph**, Stamford, by Carole M. Gilchrist. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 2700 Bedford St., No.1, Stamford. Amount: \$431,048. Filed Jan. 27.

**Berzolla, Renato L. and Andrea F. Berzolla**, Greenwich, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 24 Coventry Lane, Greenwich. Amount: \$250,000. Filed Feb. 16.

**Bhatia, Inder D. and Antonia V. Quitugua-Bhatia**, Stamford, by N/A. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave, Suite 201, Chicago, Illinois. Property: 238 Wire Mill Road, Stamford. Amount: \$715,500. Filed Jan. 30.

**Brill, Donald E. and Laura Brill**, Greenwich, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 2 Benders Drive, Greenwich. Amount: \$243,600. Filed Feb. 16.

**Candini, Vera L.**, Fairfield, by Daniela Alexandra Roldan. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 41 Old Elm Road, Fairfield. Amount: \$123,662. Filed Jan. 27.

**Caridi, Michael and Jill Caridi**, Greenwich, by Joseph Rabadi. Lender: The Galinn Fund LLC, 399 Knollwood Road, Suite 318, White Plains, New York. Property: 1 Home Place, Units 1, 2, Greenwich. Amount: \$11,250,000. Filed Feb. 15.

**Dara LLC**, Greenwich, by Robert J. Nichols. Lender: C and W Holdings LLC, 150 Prospect St., Waterbury. Property: 25 Woods Ave., Greenwich. Amount: \$40,000. Filed Feb. 17.

**Donikena, Rajamouli and Kavitha Kumari Barla**, Stamford, by Francisco Alberto Cabreja Pena. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 39 River Hill Drive, Stamford. Amount: \$400,000. Filed Jan. 30.

**Ganjikunta, Anand and Sireesha Kancharla**, Fairfield, by Christina Anthony. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 44 Rosemere Ave., Fairfield. Amount: \$462,750. Filed Jan. 27.

**Gjergjaj, Patrick**, Stamford, by Joe H. Lawson II. Lender: Prosperity Home Mortgage LLC, 14501 George Carter Way, Suite 300, Chantilly, Virginia. Property: 91 Strawberry Hill Ave., Unit 1040, Stamford. Amount: \$157,140. Filed Jan. 27.

**GLMC LLC**, Fairfield, by Harold Rosnick. Lender: Fairfield County Bank, 150 Danbury Road, Ridgefield. Property: 783 Kings Highway, Fairfield. Amount: \$450,000. Filed Jan. 26.

**Goldberg, Jenna and Ethan Wishnick**, New York, New York, by David W. Hopper. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 2 Mortimer Drive, Old Greenwich. Amount: \$1,435,000. Filed Feb. 17.

**Goldstein, Bradley and Avielle Movsas**, Stamford, by Anthony J. Iaconis. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 46 Clifford Ave., Stamford. Amount: \$760,000. Filed Jan. 30.

**Haniph, Marie Nicole**, Shelton, by Mark McNally. Lender: Baycoast Mortgage Company LLC, 330 Swansea Mall Drive, Swansea, Massachusetts. Property: 508 Wilson St., Fairfield. Amount: \$409,600. Filed Jan. 27.

**Hanley, Ronald**, Stamford, by Dennis Bujdud. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 81 Charles St., Stamford. Amount: \$290,000. Filed Jan. 26.

**Kennedy, Clare**, Fairfield, by Kurt Wehmann. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 240 Hurd St., Fairfield. Amount: \$100,000. Filed Jan. 31.

**Laso Homes LLC**, Stamford, by N/A. Lender: Loan Funder LLC, 645 Madison Ave., 19<sup>th</sup> floor, New York, New York. Property: 1 Fado Lane, Greenwich. Amount: \$1,618,720. Filed Feb. 16.

**MacKlin, Timothy R. and Jennifer M. MacKlin**, Fairfield, by Douglas Seltzer. Lender: US Bank NA, 425 Walnut St., Cincinnati, Ohio. Property: 41 Bel Air Lane, Fairfield. Amount: \$50,000. Filed Jan. 30.

**Matteson, Garrett M. and Jessica A. Matteson**, Southport, by Stacy C. Surgeon. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 906 Mill Hill Road, Fairfield. Amount: \$300,000. Filed Jan. 27.

**Mayzurk, Jeffrey and Ruth Mayzurk**, Greenwich, by Maria C. Miller. Lender: Figure Lending LLC, 650 S. Tryon St., Eighth floor, Charlotte, North Carolina. Property: 71 Richmond Hill Road, Greenwich. Amount: \$158,376. Filed Feb. 16.

**McFadyen, Jacqueline C. and John R. McFadyen**, Fairfield, by Wendy L. Stempfen. Lender: First Republic Bank, 111 Pine St., San Francisco, California. Property: 249 Beach Road, Fairfield. Amount: \$300,000. Filed Jan. 31.

**Mihelic, Sonia, et al**, Fairfield, by Michael R. Lowitt. Lender: HSBC Bank USA NA, 452 Fifth Ave., New York, New York. Property: 67 Hamilton Court, Fairfield. Amount: \$712,500. Filed Jan. 27.

**Mudliar, Sumit and Sneha Surpuriya**, Stamford, by Mark Sank. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 71 Strawberry Hill Ave., Stamford. Amount: \$180,000. Filed Jan. 26.

**Ophir, Roy and Nicole A. Slavitt**, Stamford, by Michelle Hanover. Lender: United States Senate FCU, P.O. Box 77920, Washington, D.C. Property: 79 Briarwood Lane, Stamford. Amount: \$50,000. Filed Jan. 27.

**Paguay Zhagui, Claudio**, Mahopac, New York, by Frank J. MacPhail. Lender: US Bank NA, 4801 Frederica St., Owensboro, Kentucky. Property: 22 Orlando Ave., Stamford. Amount: \$472,500. Filed Jan. 27.

**Pyne, Christopher**, Greenwich, by Jacqueline A Seigel. Lender: Zillow Home Loans LLC, 2600 Michelson Drive, Suite 1201, Irvine, California. Property: 54 Second St., Fairfield. Amount: \$368,600. Filed Jan. 27.

**Rangarajan, Shriram and Shobana Ravichandran**, Stamford, by Candice Saun. Lender: Prosperity Home Mortgage LLC, 14501 George Carter Way, Suite 300, Chantilly, Virginia. Property: 806 Hope St., Unit 1, Stamford. Amount: \$433,600. Filed Jan. 26.

**Rivera, David G. and Julio Gomezcuello**, Fairfield, by Diana Crawford-Bell. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 297-299 Suburban Ave. Fairfield. Amount: \$100,000. Filed Jan. 27.

**Romeo, Salvatore D. and Mary Romeo**, Riverside, by David A. Rogers. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 7 Neighborly Way, Riverside. Amount: \$630,000. Filed Feb. 15.

**Romeo, Salvatore D. and Mary Romeo**, Riverside, by David A. Rogers. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 7 Neighborly Way, Riverside. Amount: \$100,000. Filed Feb. 15.

**Rowe, Danloy C. and Rosemarie Sharp**, Greenwich, by Pamela J. Papazidis. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 202 Soundview Ave., Unit 21, Stamford. Amount: \$300,000. Filed Jan. 30.

**Samaram, Maryam**, Stamford, by Francisco Alberto Cabreja Pena. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 38 Pine Hill Terrace, Stamford. Amount: \$174,200. Filed Jan. 27.

**Sandolo, Sofia**, Old Greenwich, by Carole M. Gilchrist. Lender: Hometown Equity Mortgage LLC, 25531 Commercentre Drive, No. 250, Lake Forest, California. Property: 37 Center Drive, Old Greenwich. Amount: \$890,000. Filed Feb. 16.

**Seraphin Jr., Thomas J. and Donna M. Seraphin**, Fairfield, by Gina Marie Davila. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 466 Surrey Lane, Fairfield. Amount: \$250,000. Filed Jan. 27.

**Shah, Raveena**, Stamford, by Carole M. Gilchrist. Lender: Newrez LLC, 1100 Virginia Drive, Suite 125, Fort Washington, Pennsylvania. Property: 71 Strawberry Hill Ave., Unit 1114, Stamford. Amount: \$171,500. Filed Jan. 27.

**Stormfield Capital Funding I LLC**, Southport, by Diane Inzitari. Lender: Lake 1030 LLC, 1030.Lake Ave., Greenwich. Property: 1030 Lake Ave., Greenwich. Amount: \$3,250,000. Filed Feb. 16.

**Sutton, Karen Michelle**, Greenwich, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 6 Armstrong Lane, Greenwich. Amount: \$400,000. Filed Feb. 16.

**Tozzoli, Angela J. and Michele Vibbert**, Stamford, by David L. Denvir. Lender: Newrez LLC, 1100 Virginia Drive, Suite 125, Fort Washington, Pennsylvania. Property: 18 Somerset Lane, Stamford. Amount: \$137,000. Filed Jan. 27.

**Uscilla, Victor and Caroline Uscilla**, Fairfield, by Gillian V. Ingraham. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 90 Old Farm Road, Fairfield. Amount: \$472,000. Filed Jan. 26.

**Warner, Daniel, et al**, Greenwich, by Douglas Seltzer. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 23 Circle Drive, Greenwich. Amount: \$1,000,000. Filed Feb. 16.

**Westfall, Erica L. and Laura J. Westfall**, Greenwich, by Tracey Ann N. Plummer. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 14 Pilgrim Drive, Greenwich. Amount: \$240,500. Filed Feb. 15.

## NEW BUSINESSES

**Abraham Home Improvement LLC**, 21 Grandview Ave., Norwalk 06850, c/o Edgar A. Perez Garcia. Filed Jan. 20.

**Axen Mortgage**, 3100 W. Ray Road, Suite 201, No. 209, Chandler, Arizona 85226, c/o Nexa Mortgage LLC. Filed Jan. 31.

**Coastal Operations Management**, 84 W. Rocks Road, Norwalk 06851, c/o Jessica Puk. Filed Jan. 27.

**Ellie Mental Health of Norwalk**, 98 East Ave., Norwalk 06851, c/o Mitchell Greenwald. Filed Jan. 27.

**Ez Solutions Consulting Group**, 947 Hope St., Unit 201, Stamford 06907, c/o Omar Enrique Nino Rada. Filed Jan. 26.

**Flooring and Kitchens Direct.com**, 26 Fitch St., Norwalk 06855, c/o Andrew Ross. Filed Jan. 26.

**Flyway Transport**, 1266 E. Main St, Suite 700R, Stamford 06902, c/o B11 Consultants LLC. Filed Jan. 31.

**Hangry Vending Services**, 253 Minivale Road, Stamford 06907, c/o Bryan Kieran Munger. Filed Jan. 25.

**Hudson Valley Swim Stamford**, 52 Sixth St., Stamford 06905, c/o MNG Brothers LLC. Filed Jan. 26.

**JKJ LLC**, 8 Muriel St., Norwalk 06851, c/o Amy Sullivan. Filed Jan. 24.

**Kv Pastries**, 40 Stillwater Ave., Apt 12F, Stamford 06902, c/o Keyon V. Norman. Filed Jan. 20.

**Libia's Spotless Cleaning Service LLC**, 51 East Ave., Apt 2-B, Norwalk 06851, c/o Libia Narcisca Chuchuca Merchan. Filed Jan. 19.

**LZG**, 401 Commons Park South, Unit 751, Stamford 06902, c/o Awestruck LLC. Filed Jan. 20.

**Majesta Beauty Salon & Barbershop LLC**, 181 Main St., Norwalk 06851, c/o Emilio Chen. Filed Jan. 20.

**New York Comedy Club**, 230 Tresser Blvd., Suite H008, Stamford 06901, c/o The Boys Are Back in Town LLC. Filed Jan. 20.

**Nlyte Software**, 6 Landmark Square, Fourth floor, Stamford 06901, c/o Automated Logic Corp. Filed Jan. 30.

**Omni Care Realty LLC**, 700 Summer St., Unit 1F, Stamford 06901, c/o Mark Oskotsky. Filed Jan. 24.

**Optical Design Associates Inc.**, 700 Summer St., Unit 1F, Stamford 06901, c/o Mark Oskotsky. Filed Jan. 24.

**Pav Construction**, 95 Morgan St., Apt 2D, Stamford 06905, c/o Andrii Pavlitskyi. Filed Jan. 24.

**Stamford Towers Café LLC**, 750 Washington Blvd., Stamford 06901, c/o Evangelos G. Kutrubis. Filed Jan. 19.

**Stoned Aesthetics**, 596 Westport Ave., Norwalk 06851, c/o Shyanne Bullock. Filed Jan. 26.

**Stonex**, 1075 Jordan Creek Pkwy., Suite 300, West Des Moines, Iowa 50266, c/o Stonex Payment Services LTD. Filed Jan. 30.

**Togetherly Collective**, 12 Willard Road, No. 1, Norwalk 06851, c/o Megan Wade. Filed Jan. 20.

# LEGAL NOTICES

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- 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

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

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

Notice is hereby given that a license, number pending, for beer, wine and cider, has been applied for by the undersigned to sell beer, wine and cider at retail in a cafe under the Alcoholic Beverage Control Law at 134 Southside Avenue, Hastings Hudson in Westchester County for on premises consumption. The Good Witch LLC aka The Good Witch Coffee Bar #63333

Notice of Formation of DomPro618Main LLC, filed with SSNY on 1/17/2023. Office located in Westchester County. SNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of any process against it to the LLC; 1333A North Avenue, #713, New Rochelle, NY 10804. LLC may engage in any lawful act or activity for which a limited liability company may be formed. #63334

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

Notice of Formation of WESTMONT HOLYOKE ACQUISITIONS LLC. Arts. of Org. filed with Sec. Of State of NY (SSNY) on 3/3/23. Office location: Westchester County. SSNY designated as agent of LLC upon whom process against may be served. SSNY shall mail process to: c/o Marc Samwick, 204 Mamaroneck Road, Scarsdale, NY 10583. Purpose: any lawful act or activity. #63342

The annual return of the Hegarty Family Foundation for the year ended June 30, 2022 is available at its principal office located at Sanossian, Sardis & Co., LLC, 700 White Plains Road, Scarsdale, NY 10583 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Fund is Michael Hegarty. #63340

Notice of Formation of High Stereo, LLC Art. Of Org. filed with SSNY on 2/1/23. 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, 339 Tarrytown Road #1077, Elmsford, NY 10523. Purpose: any lawful purpose. #63343

LC NYC MANAGEMENT LLC. Filed with SSNY on 02/27/23. Office: Westchester County. SSNY designated as agent for process & shall mail copy to: LC NYC MANAGEMENT LLC, 5 Lee rd, Somers NY 10589. Purpose: Any lawful. #63345

Notice of formation of Limited Liability Company.Name: CL 346 Connecticut LLC (LLC). Articles of Organization filed with the Secretary of State of New York (SSNY) on March 1, 2023. NY office location: Westchester County. The SSNY has been designated as agent of the LLC upon whom process against it may be served. The SSNY shall mail a copy of any process to CL 346 Connecticut LLC, c/o CityLight Realty One LLC, 66 Palmer Avenue, Suite 33B, Bronxville, NY 10708. Purpose/ character of LLC is to engage in any lawful act or activity. #63339

The annual return of the Hegarty Family Foundation for the year ended June 30, 2022 is available at its principal office located at Sanossian, Sardis & Co., LLC, 700 White Plains Road, Scarsdale, NY 10583 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Fund is Michael Hegarty. #63337

Notice of Formation of Aretee Consulting LLC Art. Of Org. filed with SSNY on 2/4/2023. 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, 1 Shorthill Rd. Ardsley, NY 10502. Purpose: any lawful purpose. #63338

Notice of Formation of Bella Bambinos Boutique & Imaging, LLC. Arts. of Org. filed with SSNY on 1/25/23. Principal business location: Westchester County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail a copy of any process to the LLC: 656 Preservation Trail, Webster, NY 14580. Purpose: any lawful act or activity. #63336

Notice of Formation of WESTMONT HOLYOKE ACQUISITIONS LLC. Arts. of Org. filed with Sec. Of State of NY (SSNY) on 3/3/23. Office location: Westchester County. SSNY designated as agent of LLC upon whom process against may be served. SSNY shall mail process to: c/o Marc Samwick, 204 Mamaroneck Road, Scarsdale, NY 10583. Purpose: any lawful act

Sealed bids will be received as set forth in instructions to bidders until 10:30 A.M. on Thursday, April 06, 2023 at the NYSDOT, Office of Contract Management, 50 Wolf Rd, 1st Floor, Suite 1CM, Albany, NY 12232 and will be publicly opened and read. Bids may also be submitted via the internet using [www.bidx.com](http://www.bidx.com). A certified cashier's check payable to the NYSDOT for the sum specified in the proposal or a bid bond, form CONR 391, representing 5% of the bid total, must accompany each bid. NYSDOT reserves the right to reject any or all bids.

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

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

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

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

BIDDERS SHOULD BE ADVISED THAT AWARD OF THESE CONTRACTS MAY BE CONTINGENT UPON THE PASSAGE OF A BUDGET APPROPRIATION BILL BY THE LEGISLATURE AND GOVERNOR OF THE STATE OF NEW YORK.

Please call (518)457-2124 if a reasonable accommodation is needed to participate in the letting. Region 08: New York State Department of Transportation  
4 Burnett Blvd., Poughkeepsie, NY, 12603  
D265009, PIN 881397, FA Proj Y001-8813-973, Westchester Co., SST PAVEMENT SAFETY IMPROVEMENT - Hutchinson River and Cross County Parkways in Various Municipalities, Bid Deposit: 5% of Bid (- \$200,000.00), Goals: DBE: 4.00%

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