

CONCEPTS REVEALED FOR WP GALLERIA REDEVELOPMENT

BY PETER KATZ

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With the Galleria in White Plains in the final stages of being emptied for its March 31 closing that will bring to an end its 43-year life as a focal point of the city's downtown, the mall's owner has quietly revealed some details of

its thinking about redevelopment of the site. Pacific Retail Capital Partners (PRCP) doesn't specifically label the conceptual images recently posted on its website as being for the Galleria, but it's clear that's what they are. One graphic includes the names of the streets surrounding the Galleria site and

refers to the former Macy's location at the Galleria, while another shows unmistakable images of White Plains landmarks such as the Westchester County Office Building on Martine Avenue. The sketches and renderings, however, do not constitute an approvable site plan for the redevelopment.

GALLERIA 6

Galleria as seen from Court and Main Streets in White Plains. Photo by Peter Katz.



"Prospector" KMann packages a bag of classic caramel popcorn. Photo courtesy Prospector Popcorn.

Ridgefield's Prospector Popcorn cooks up 'Down to Sparkle'

BY JUSTIN MCGOWN

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Ahead of World Down Syndrome Day on March 21, Ridgefield's Prospector Popcorn has launched "Down to Sparkle," a limited-edition flavor of their gourmet popcorn featuring 21 total ingredients.

The number 21 is significant because Down syndrome is also referred to as Trisomy

21. The term describes the arrangement of chromosomes possessed by those born with Down syndrome. To honor the occasion, the "Prospects" who staff both Prospector Popcorn and the Prospector Theater (also in Ridgefield) chose 21 of their favorite ingredients to make up the special popcorn including chocolate covered pretzels, marshmallows, Kit-Kat pieces and edible glitter. Three-quarters of the Prospects identi-

fy with a disability.

The Prospector Theater is a nonprofit which shows first-run films across four screens. Prospector Popcorn grew out of the theater's efforts to expand beyond its original location shortly before the outbreak of Covid.

"Obviously with the pandemic creating brick and mortar movie theaters is not a sound idea," said Ryan Wenke, the

POPCORN 6

Unmasking the causes of imposter syndrome

BY JUSTIN MCGOWN

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Hayvn Halftime, a series of short seminars hosted at the Darien-based Hayvn Coworking Community, recently focused on an issue that impacts many people in the workforce: imposter syndrome.

Imposter syndrome, originally called the “imposter phenomena” when first described in a 1978 paper published by a pair of psychologists at Oberlin College, is typically (though not always) experienced by women who are successful professionals or students. Imposter syndrome takes the form of persistent feelings that one’s achievements are the result of sheer luck or even fraud, paired with a fear of being “found out” by others.

Executive leadership coaches Eileen Springer and Christine Alvarez walked their audience through the root causes of imposter syndrome, discussed the group’s experiences with it and provided some simple solutions for handling the issue when it comes up.

Springer has coached leadership teams at Fortune 100 companies and leverages more than 30 years of business experience to inform her instruction. Alvarez, in addition to running a coaching network for Columbia University’s Teachers College draws on three decades of experience in a number of media fields. Together they form the team at Your Next Next, a coaching and career consulting and development service.

“It comes up a lot with our clients,” Alvarez said of imposter syndrome. “It feels like a mask, like you’re hiding something, like there’s something not quite authentic or real about you. Pretty much everybody feels like this at some point in their lives.”

Alvarez explained the difference between healthy and unhealthy forms of doubt. Healthy doubt, which can be the butterflies in the stomach before a big presentation or the feeling that a situation can be improved,



Photo by Nenad Stojkovic / Flickr Creative Commons.

is immensely useful, according to Alvarez, who added these feelings inspire work checking, rehearsals, practice, and help make situations exciting and help success feel exhilarating when challenges are overcome.

In contrast, Alvarez said unhealthy doubt is a paralyzing sensation where self-doubt becomes overwhelming.

“This leads to anxiety,” she said. “This leads to constantly second guessing yourself, and it can lead to a lot of anxiety induced paralysis, or the term ‘analysis paralysis,’ where you’re constantly overthinking.”

According to Alvarez, the result is that the negative bias humans tend to have leads to an overemphasis of faults and a consistent underestimation of one’s own capabilities. With that pessimistic outlook, things one is capable of are never tried, and what is actually attempted can be unduly stressful, or subject to self-sabotage.

“The thing about self-sabotage is that we take on different personas,” Alvarez noted, explaining several distinct forms the imposter syndrome induced actions can take. Those include the “expert” who is terrified of not understanding even a single fact, the perfectionist who holds work

to impossible standards even if doing so is detrimental, and the workaholic who constantly works for the sake of doing work, leading to burnout.

Alvarez detailed ways to counteract these tendencies by first identifying and then challenging the thoughts that drive imposter syndrome.

“Try to call it out, to name it, the minute you get those feelings name it and just stop for a moment,” Alvarez urged the audience. “Then identify the circumstances where it’s happening. Is it when I’m with upper management. Is it when I’m with other people who are experts? Is it happening with my team? With the finance people? Just take a moment to break it down and address it.”

Alvarez said the most important question to pose to oneself is: “How true are these things?”

“Half the time we tell ourselves stories that aren’t really true,” she stated. “A little bit of true maybe, but not true. They’re often based a little bit on what we’re thinking, but far more on what we’re feeling.”

Alvarez offered imagining what a good friend or mentor would say in the given situation as an effective tool for battling those feelings. Even if they would offer a

critique, they would do it in a gentle and constructive way, which is important to internalize.

Alvarez added that responding to these situations with grace and being willing to reach out for help, even if it seems like there’s an increased risk of “exposure,” was among the most powerful tactics.

After Alvarez’s presentation, Springer walked attendees through a worksheet examining how “Cathy” was dealing with a difficult situation. The resulting conversations were wide ranging, with attendees weighing in with personal anecdotes both about their own experiences in the workplace and their own struggles with imposter syndrome.

“Christine and I chose this topic because there’s so much out there now about imposter syndrome and part of our work together is research and bringing that research to our clients in a way that is helpful,” said Springer as the meeting concluded. “We are finding it’s a great time to have a partnership with a coach when you are experiencing some sort of doubts, doubts about your current situation or if you’re in the process of pivoting or if you just need to help bring that clarity and have a process for bringing that forward.”

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Aftermath of the bank failures

BY PETER KATZ

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Westchester County had \$188 million deposited with Signature Bank as of Friday, March 10, before the bank collapsed, the Business Journals learned.

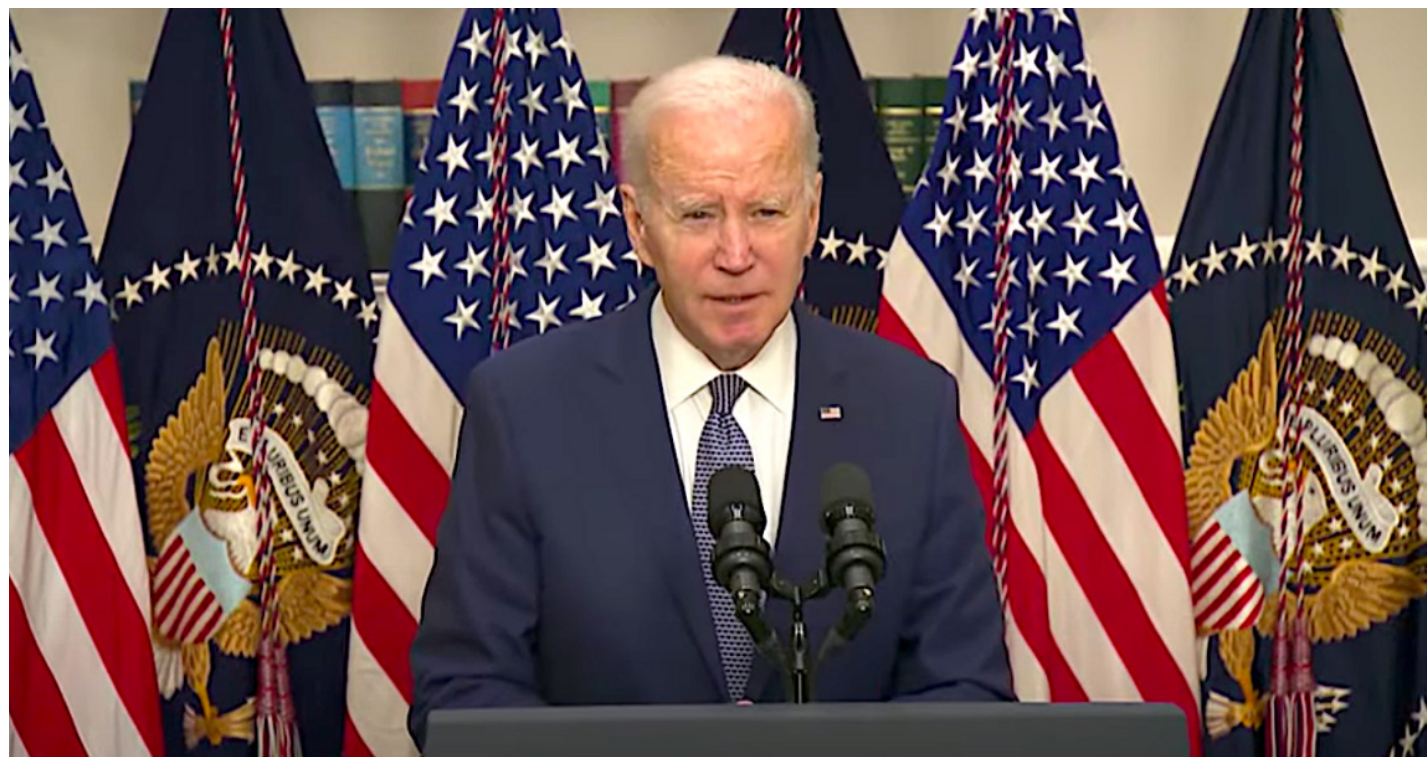
“We have moved those assets in time to other banks that we do business with,” Westchester County Executive George Latimer said on March 13. He was discussing the banking situation that was unfolding following the collapse of New York’s Signature Bank and California’s Silicon Valley Bank. Latimer said the county also banks with TD Bank, Chase, Webster and others. Out of an abundance of caution, Westchester County Commissioner of Finance Karin Hablow arranged for electronic transfers to Chase and TD Bank. Additionally, the County has \$122 million in Webster Bank and \$100 million in TD Bank.

“We’ve moved our assets. As we understand it, Westchester County as an entity has been protected from what these impacts are so there’s no loss. We’re monitoring it so we’re alert to it and aware of it,” Latimer said. “We all have stories about what happened in the depression. In my generation, my parents told me what it was like to have a run on the bank that did not have enough reserves to meet demands.”

While many people were shaken when the Silicon Valley Bank and Signature Bank failed in rapid succession, bank failures are nothing new. According to data mined by the Business Journals from the Federal Deposit Insurance Corporation (FDIC), there were 561 bank failures from 2001 through 2023. Even though the banks that failed had total assets of approximately \$319.4 billion, the U.S. economy survived and the country did not experience a repeat of the 1930s depression replete with runs on the banks when countless people and businesses were wiped out.

Lucjan Orłowski, professor of economics and founding director of the Doctor of Business Administration in Finance program at John F. Welch College of Business at Sacred Heart University in Fairfield, Connecticut, told the Business Journals, “Most of our financial institutions are financially sound and well-positioned to weather the current interest rate risk which is exacerbated by monetary tightening. I do not see a full-fledged systemic crisis in the banking sector.”

Orłowski said Silicon Valley Bank was highly specialized, taking deposits from



Biden speaking March 13.

numerous start-up companies and having exposure to losses in securities such as long-term U.S. Treasuries that paid comparatively low interest and lost value as interest rates went up while their interest payments remained fixed.

In the modern day equivalent of a run on a bank, numerous depositors withdrew an estimated \$40 billion from Silicon Valley via electronic means in only about a day. Orłowski noted that Signature Bank had exposure from its involvement with cryptocurrency, as did Silvergate Capital, which had failed a few days before Signature and Silicon Valley Bank.

“I would hope the Federal Reserve would pay much more attention than it has done so far to the repercussions of the interest rate risk in the banking sector,” Orłowski said. “They have not given attention to this factor.”

Orłowski said that the Fed has not been allowing adequate time between rate hikes for those rate hikes to take full effect in reducing inflation.

“There is a lagged response of inflation to rising interest rates,” Orłowski said. “These responses are not instant.”

Orłowski welcomed the government’s move to protect depositors from losses even beyond the \$250,000 insurance limit that the FDIC has in place.

“I worry that some very large banks with assets over \$100 billion also have improperly managed liabilities and their exposure to rising interest rates,” Orłowski said.

The New York Department of Financial Services (DFS) had taken possession of Signature Bank, pursuant to Section 606 of New York Banking Law, in order to protect depositors. DFS appointed the FDIC as receiver of the bank.

The FDIC transferred all the deposits and substantially all of the assets of Signature Bank to Signature Bridge Bank, N.A., a full-service bank that was being operated by the FDIC while it marketed the institution to potential bidders. Signature Bank had total assets of approximately \$110.36 billion and total deposits of approximately \$88.59 billion as of December 31, 2022.

The federal government said that depositors and borrowers automatically became customers of Signature Bridge Bank, N.A. and continued to have uninterrupted customer service and access to their funds by ATM, debit cards, and writing checks in the same manner as before. Signature Bank’s official checks will continue to clear. The government said that loan customers should continue making loan payments as usual.

There was a bipartisan meeting of New York’s Congressional delegation with state officials to discuss the ongoing situation.

“It is crucial that New Yorkers continue to have confidence in the stability of our banks and financial markets,” Gov. Kathy Hochul said. “State and federal leaders have been working hand-in-hand to stabilize financial institutions and give depositors

the confidence to know their funds will be available whenever they need.”

President Biden, speaking in the Roosevelt Room of the White House before the stock markets opened on Monday, March 13, made remarks similar to what President Franklin Delano Roosevelt made about the banking system in his first fire-side chat on March 12, 1933, just over 90 years before.

“Americans can have confidence that the banking system is safe. Your deposits will be there when you need them,” Biden said. “Small businesses across the country that had deposit accounts at these banks can breathe easier knowing they’ll be able to pay their workers and pay their bills.”

Biden said that the management of the banks that failed would be fired and there would be a full accounting of what happened.

“We must reduce the risks of this happening again,” Biden said, blaming the Trump Administration for rolling back some protections that had been put into place with the Dodd-Frank Law, which was designed to prevent a repeat of the banking crisis that had swept the nation in 2008.

“I’m going to ask Congress and the banking regulators to strengthen the rules for banks to make it less likely that this kind of bank failure will happen again and to protect American jobs and small businesses. Americans can rest assured that our banking system is safe. Your deposits are safe,” Biden said.

BCW backs plan to increase movie-TV tax credits

BY PETER KATZ

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The Business Council of Westchester (BCW) has come out in favor of New York Gov. Kathy Hochul's proposal to reverse what was done by former Gov. Andrew M. Cuomo and restore the tax credits offered for television and film production in the state to 30% of production costs. Cuomo had cut the tax credit to 25% at a time when other states were increasing the tax credits they were offering to the industry. Hochul's proposal also raises the total amount the state can give in tax credits for film and TV production and post-production such as editing to \$700 million from the current \$450 million.

John Ravitz, executive vice president of the BCW said that the tax credit program is creating thousands of new jobs in Westchester County must be extended and expanded.

"The Business Council of Westchester strongly supports the governor for the simple reason that the tax credit has already been enormously beneficial in fostering the film sector in the county and is essential in seeing the trend continue," Ravitz said. "Other states, including New Jersey, are now offering aggressive incentive packages to steer filmmakers their way. And while New York has unique advantages, if the financial disparity grows too great, the production companies will go elsewhere."

Ravitz said that recently released data from the Westchester County Office of Tourism and Film show that media production in 2021 in the county generated \$1.1 billion in sales, up from \$752 million in 2020, and supported 3,784 production and service-related jobs. He said the data show that local governments also benefitted by collecting more than \$5 million in sales and hotel occupancy taxes in 2021, and more than \$2.4 million in film permit and property rental fees.

"Whether we use economic impact, tax and permit revenues, or workforce development as yardsticks to measure success, New York's investment in the film and television production industry has already delivered on all counts for the people of Westchester County," Ravitz said. "We cannot overstate the economic importance of this burgeoning industry to our county. We all have front row seats to watch the exciting transformation this industry is

activating. The BCW calls on our state legislative delegation to support Gov. Hochul's proposal to increase the tax credits for film and television productions. This is one show that must go on."

Ravitz pointed out that Lionsgate Studios, built by Great Point Studios, has been up and running and already is expanding in downtown Yonkers and

that Great Point is developing new studio campuses in the southwest and northwest sections of the city. In addition, an Atlanta movie studio developer, Electric Owl Studios, is seeking approval from Hastings-on-Hudson to develop a movie studio complex on 20 acres of the Graham Windham School campus in Hastings, adjacent to the village's border with Yonkers.



John Ravitz. Photo by Peter Katz.

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1 Galleria—

“Before there’s any site plan they’re going to have to look at zoning. Zoning permits what’s there,” White Plains Mayor Tom Roach told the Business Journals. “We own the garage. If they want that space then we will want full value for that and a replacement of the parking in any development that took place. I don’t think you’re going to see a site plan yet, not for awhile.”

PRCP’s conceptual images show four residential towers, including one with a hotel on its lower floors. Two of the towers appear to be about 40 stories tall, with the other two slightly lower. A park is shown at the corner of Main St. and S. Lexington Avenue. There would be a grocery store, fitness center and co-working space in a multi-level structure along S. Lexington. Parking would be below one of the residential towers at the corner of S. Lexington and Martine as well as below other towers and in dedicated structures elsewhere on the site. A green area is shown in part of the Court Street end of the site.

A multi-level retail area would essentially replicate the Galleria’s site coverage along Main Street, except in PRCP’s concept it would have extensive use of floor to ceiling windows at street level and on the levels above with a bright modern design, unlike the Galleria’s exterior. The concept also includes a cinema complex as well as numerous street-level retail and

restaurant outlets. There are numerous trees shown throughout the property. The existing tunnel that allows vehicular and pedestrian traffic to pass through the Galleria site between Martine Avenue and Main Street continues to be shown in the concept images.

Roach said that he wants to see an openness to the site that he feels has been missing for so long.

“It’s a big parcel and I think you should be able to pass through end to end, side to side and it should be pleasant, engaging and open to the public,” Roach said. “It’s so early for me to comment any further but I will say at the top end where it meets Court Street this is something that we’ve had in mind from the beginning which is get Court Street to be more of an event space kind of anticipating at some point that the great wall of Galleria will disappear.”

PRCP has brought in SL Green Realty Corp. and the Cappelli Organization headed by Louis Cappelli who is no stranger to development in White Plains to partner on the Galleria project.

Steve Plenge, CEO of PRCP, has said, “Working with our new partners, we will reimagine the site as a vibrant mixed-use project that will be centered on residential development and amenity-based retail.”

Roach said that he’s heard from some people that they already miss the Galleria, which in its heyday had 85 stores in 865,000 gross leasable square feet on four levels. The Galleria, originally developed by the Canadian company Cadillac Fairview



The Galleria as seen along Main Street in White Plains. Photo by Peter Katz.

during the administration of Mayor Alfred DelVecchio, is credited with being a crowning achievement of the city’s efforts at urban renewal.

“In its current form I think most people recognize it’s just not viable and this is a situation where that land is very valuable,” Roach said. “You’re going to see probably, in other parts of the country, malls, you see them already, that sit empty with huge parking lots with nothing happening. I think we have an opportunity to bring life to that part of town which I think has been

missing for quite a long time.”

“At the end of the day they’re going to come to us looking for some kind of change in zoning I’m sure, and that’s when the conversation will begin,” Roach said. “Whatever happens here you’re going to have public participation with the recognition that we don’t own it. We didn’t close the Galleria. We didn’t open it. It’s a private business. But when they come to us and ask for a zoning change then that puts us in a position to have a very strong say in what happens next.”

1 Popcorn—

director of operations at the Prospector Theater and Prospector Popcorn. Plans to open a second location were shelved as daily operations of the theater were also replaced with remote work. “So, we sat down and we said, ‘Okay, what’s something that we can do to share our sparkle?’”

“Sparkle” is what Prospects call the unique synergy that can happen when a person’s passion and work perfectly match up. Wenke explained that “mining the sparkle” by determining which roles provide the greatest opportunity for an employee’s passion to shine through is key to both the mission and success of the Prospector.

“How do we share that with others? Gourmet popcorn just made sense. It’s something that we’ve been making for eight years. We already have a commer-

cial kitchen, and just like a movie theater there’s so many jobs that go into one bag of popcorn,” Wenke said. “You have to pop it, you have to mix and bake it. Our production team does the bag design and the graphics we need to market the popcorn. We need web designers and people to run the e-commerce portion of it.”

Wenke mentioned one Prospect who showed a passion for weighing the bags, a key task for shipping, who turned out to be an ideal match for the job.

“There is such great care and attention to detail that goes into every bag,” he said. “When you pair somebody with a job that they love to do you’ll get a great product.”

Prospector Popcorn is sold online and shipped to all 50 states and U.S. territories. Alongside eight popular staple flavors, the line has a rotating assortment of special edition flavors. Wenke said the

business tends to be seasonal, with orders around holidays like Valentine’s Day or Mother’s Day often requiring the kitchen’s full capacity to sell up to 800 bags a week.

“We want that number to keep growing, to eventually outgrow our space here. We’re definitely approaching the point where the space we have in the theater is at capacity,” Wenke said.

“It’s a labor-intensive process but the finished product is worth every minute,” said Elizabeth Gallo, the Prospector’s kitchen manager. “We have been able to keep up as our popcorn has become more and more popular by getting bigger, larger equipment. We have a commercial air popper now so we are able to make twice as much popcorn in less time than it used to take us to make a single batch.”

Tara McGlynn, a production manager explained that flavors are themselves the result of a creative process.

“Sometimes our recipes are just a conversation, what if we did this or what if we did that? Sometimes the recipes are not spot on,” McGlynn explained. “But when they do work, we’re like ‘Woo!’ You never know if you throw something in it will make a big difference.”

In addition to expanding popcorn production, the Prospector Theater has plans to develop a job search portal and help other businesses implement the practices that have made it one of the most successful theaters in the area while ensuring vulnerable community members have the opportunity to work an above minimum wage job they care about.

While those are under development, Wenke said the best way to support this endeavor is to buy a bag of popcorn.

“You’re not just tasting delicious popcorn, but you’re helping to create meaningful work and jobs,” he said.



Finding the right medium for your message

TikTok is surging forward with all kinds of novel products. It is quite possible that they, being Chinese-owned, are after our minds, wallets, conversation and community. Many of us spend a “session” with social media daily. It could be LinkedIn, Instagram, Facebook or others, but TikTok owns consumer savvy in a way that Consumer Reports could never match. Ask any woman about the drugstore-priced cosmetics vs. department store. Their “influencers” beat the pants off conventional online reviews that Amazon et al. have failed to authenticate.

We are fans of TikTok. Even so, getting TikTok off government employee devices is perhaps a good move, especially as the next election season shapes up. It is terminal to be on the wrong side of the ascendant political party.

A recent New Yorker cartoon from artist Amy Kurzweil depicts a movie theater marquee. Below the theater name: “NOW PLAYING on your phone.” Who has time for ads on a phone, anyway?

On the media-at-large front, we’ve been listening to a lot of digital Bluetooth radio, even while driving. Occasionally, in the car, WCBS-AM, which still has a big listenership in this market, brings sharp focus to the news of the day. Podcasts and independent journalists on YouTube can also be relied on for reportage. Radio was a terrific medium before our phones brought streaming digital audio to us wherever we happen to be. Today, audiences are so pared-down, an

audio-only media advertising buy needs a tremendous amount of homework done to (find and) reach the target demographic.

We liken radio/digital audio to a slice of Swiss cheese, vs. American. There are holes in the coverage. The frequency with which you hear particular ads on digital audio can be maddeningly repetitive as there are a dearth of advertisers. Keep in mind, the more an ad is viewed or heard, a parabolic curve ascends. After reaching its peak, it plummets. In essence, people come on board the more they encounter an ad, but too much repetition and they tune it out. Kars for Kids is a worthy illustration, though their jingle is hauntingly familiar. Which brings us to our case study du jour: Red Bull’s dominance of Formula One racing (F1).

Motorsports aren’t that big in the NY Metro area. Years ago, P&G was not selling enough Tide in the Southeast. Their solution was NASCAR. They brought the retail trade to their VIP booths at the tracks. Tremendous presence on shelf followed with sales and market share growth.

Philip Morris was kicked off TV with the ban on tobacco ads and could no longer run commercials. Part of their solution was to sponsor sporting events that would be televised. They audited how many times a Marlboro billboard would be seen at a baseball game and actually did better with the numbers, so much so, they discovered Indy Cars had the most brand mention [depiction] of any televised sports event.

Have you seen the Red Bull commercials? Remember Perrier’s “Earth’s First Soft Drink?” Squiggly New Yorker type character animations lent charm. Red Bull follows suit and mentions Red Bull gives you “wiings.” Typo might refer to their airplane steeplechases, which are outrageous viewing. Red Bull now owns F1! Dig this. In Formula One, the car engines were dominated by Ferrari and Mercedes. Red Bull was stuck with Hondas that weren’t so great. Red Bull, at who knows what cost, developed their own proprietary engine and was kicking butt. That motor is brand equity! No other caffeine-spiked energy drink can top this investment or statement!

Given that a pack of cigarettes cost comparatively little to manufacture, it’s easy to understand why Philip Morris could afford Indy Racing. The margins for Red Bull are probably just as stupendous. For Coke, Pepsi, Dr Pepper, they are.

Back to our scan of the event horizon, for Red Bull it is the strongest brand dynamic by far as our motorsports history proves. Having worked on sponsorship programs for several of the aforementioned, bring money to make this point. Nobody ever forgets a VIP sponsorship guest experience. P&G, not being a routine sports marketer debuted a new Charmin toilet paper via dozens of grouped porta potties in Midwestern markets a while back. That took a ton of infrastructure deals with public sector partners. No easy feat, and one that took easily a year to secure prior to exe-



Tom Connor

cution. But who could forget their branding with such public lavatory bravado – a big thing in many municipalities these days.

If you’re seeking an event, consider seeking a special sports sponsorship package. Start with securing VIP parking, have special credentials made, make sure the suite has menu choices for which you get the inside story. Consider a motorcoach pick-up and delivery so guests don’t have to drive. Go easy on the swag, unless you can guarantee it is personalized to your outing. If that is the case, embroidery needs finessing through multiple proofs always. Silkscreening of T-shirts should always be multiple colors for richness, but demand to see a sample until the colors and registration are perfect. MLB, MLS, NBA, NFL, NHL, and NCAA packages are very pricey, though, if suites are available. They often are. It’s Circus Maximus, and your guests will feel like Roman senators, which is the zen of event contemplation.

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A warm winter means more spring insects

BY JIM MCHALE

This winter often felt more like spring – which arrives today, Monday, March 20, at 5:24 p.m. – with some days in February breaking records across the tristate area with temperatures of 63 degrees Fahrenheit, according to the National Weather Service.

Unseasonably warm temperatures have a significant effect on nature and the life cycles of many insects. Indeed, bugs that would normally perish under leaf litter or below the frost line have been able to survive and thrive because of warm weather this winter. Without consistently cold temperatures, they are less likely to go into hibernation and they even start their preparations for spring sooner. We have received many reports of ladybugs, cluster flies and leaf footed plant bugs exiting their overwintering sites early. This means increased pest pressure this spring, especially regarding ticks, carpenter ants, Polistes wasps and mosquitoes.

With more than 50 years in the pest control business, we at JP McHale Pest Management know that early intervention is the proven and best way to prevent a pest invasion. We use an Integrated Pest Management (IPM) approach that focuses on early interception, monitoring pest pressure and limiting the use of pesticides. When pesticide applications are employed, they are precise, targeted and delivered in environmentally sustainable formulations.

An effective integrated pest management strategy starts with good planning to minimize potentially bigger problems in the future. Our greatest success stories are ones in which we are able to develop a “partnership” with our clients. Just making simple fixes in your home or office, like sealing up any openings and clearing out clutter, can make all the difference.

There’s a lot you can do on your own to minimize the risk of a pest infestation before you need to call us. Successful do-it-yourself pest control strategies include cutting trees back away from your house to eliminate runways for squirrels and also to enable sunlight to dry out your structure post-precipitation. Certain oils, like citronella, can have repellent effects on weak flying insects. The best DIY pest control methods build out the conditions that have caused the pest problems in the first place.

Here are some tips you can try on your own. Please remember that if after two weeks you haven’t been able to eliminate your pest issue completely, you should call



One way to eliminate mosquitoes and other pests is to eliminate standing water, writes Jim McHale of JP McHale Pest Management.

in a pest professional to crash any elevated pest pressure.

- 1. Keep everything dry and well-ventilated** – Carpenter ants can only tear wood that’s wet. They can’t create brood galleries in wood with moisture content below 18%. After precipitation, let sunlight onto your home. Quickly eliminating standing water, wet spots and collection areas will reduce pest pressure.
- 2. Check gutters frequently** – Make sure all precipitation is pitched away from your structure. Flying pests, like mosquitoes, love to nest and reproduce near freshwater sources. Clean out any clogged downspouts and eliminate pooling water against the structure to build out mosquito harborage. Leaf decay, which spikes nitrogen content in standing water, synergizes mosquito reproduction. Be sure to agitate any backyard ponds and introduce mosquito-eating fish (*Gambusia Affinis*) to combat infestation. By eliminating their breeding sites, you will significantly reduce the number of mosquitoes

and other weak flying pests around your property.

- 3. Inspect roof eaves, under the barbecue and under the deck** – These are all places where Polistes wasps love to build their honeycomb nests. Be mindful of wasps when opening up your grill, especially if it’s been sitting idle all winter. If you surprise the wasps, they will certainly defend themselves by stinging you.
- 4. Keep your lawn well-maintained** – Ticks love tall grass and overgrown shrubs. Frequent mowing and keeping a well-managed landscape are the best ways to reduce tick activity. Strategic applications to your property’s ecotone area, where the managed lawn ends and the wooded area begins, will enable your family to enjoy the outdoors with less risks associated with disease transmission.
- 5. Hose before hosting** – Have you ever noticed that immediately following a rainstorm there isn’t much insect activity? Mimic a rainstorm by hosing down all the shrubs and flowers around your deck or wherever

your barbecue is going to be. Adding an oscillating fan, 6 to 8 feet in the air, will also deter weak flying pests during your gatherings. Low-voltage light bulbs will attract less attention.

- 6. When it comes to rodents, nine is the special number** – If you see nine rodents, then you probably have a family in your home and snaring them with peanut butter baits, poison or traps won’t help much. JP McHale now offers a digital monitoring technology system, SMART, <https://nopests.com/services/home-pest-solutions/home-pest-prevention-surveillance/> which detects and intercepts the early stages of a rodent infestation. The system immediately alerts our office when any rodent activity is present. We then call you to schedule an appointment with a specially trained technician who will handle and resolve your situation.

Jim McHale is a Cornell entomologist and president and CEO of JP McHale Pest Management. For more, contact JP McHale Pest Management at 800-479-2284 or click here. <https://nopests.com>

Hartford Insurance claims \$32.5 million is too much for Sabra factory fixes

BY BILL HELTZEL

Bheltzel@westfairinc.com

Hartford Fire Insurance Company is seeking a judicial declaration that it does not have to give Sabra Dipping Co. more than the \$32.5 million it has already paid to the White Plains company for a water leak at its hummus factory in Virginia.

“Sabra contends that Hartford still owes money because its hummus production and income have not returned to 2021 levels,” the insurer states in a March 2 complaint filed in U.S. District Court, White Plains.

“In effect, Sabra’s position is that Hartford must pretend that the water leak is the only thing that happened to Sabra. But the facts say otherwise.”

Media representatives for PepsiCo, Sabra’s corporate owner, did not reply to an email asking for their responses to the allegations.

Sabra reported the leak to Hartford last April, according to the complaint, and Hartford covered the costs of repairs and damages at the Colonial Heights, Virginia factory.

But for the leak, Sabra allegedly contends, production and sales last year would have been the same as in 2021, for which it also should be compensated.

But Hartford cites a variety of problems before and after the leak was detected that allegedly suppressed sales last year.

In December 2021, for instance, the U.S. Food and Drug Administration warned Sabra about unsanitary conditions at the plant. When production resumed in January 2022, new cleaning and testing protocols created bottlenecks that limited production. For instance, cleaning cycles were doubled to every 60 hours instead of 120 hours.

Then in March 2022, Sabra discovered a contaminated product and shut down the plant for a deep cleaning, according to the complaint.

The leaky pipe was discovered on April 1, the complaint states, and while repairs were being made Sabra elected to make other upgrades that extended the project completion by 40 days.

One day after the plant reopened at full capacity last August, Sabra received notice of another contamination problem and the facility was shut down for another deep cleaning.

Hartford argues that the shutdowns

resulted in lost business because grocery stores shifted to competitors’ products and store brands, to keep their shelves stocked.

The insurer claims that it does not owe coverage for production stoppages or slow-downs that were not caused by the leak.

But Sabra, the complaint states, contends that Hartford still owes payments.

The insurer is asking the court to declare that it has fully covered the costs of all repairs, physical losses and damages to the plant and that it has overpaid Sabra.

Hartford is represented by Manhattan attorney John M. Hintz and by Maynard Cooper & Gale P.C. of Birmingham, Alabama.



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.



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

For event information contact Natalie Holland at nholland@westfairinc.com
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Giving women a voice

BY GEORGETTE GOUVEIA

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The times have never been more testing for women. And yet, in some ways, women have never been more powerful.

That was a theme that resonated throughout the third annual Westchester Women's Summit (WWS), <https://www.virtualmeetinghub.com/> held on Friday, March 10, at the Sonesta White Plains Downtown hotel.

"...Now women are facing yet another layer of challenges," said New York state Attorney General Letitia James, one of two groundbreaking African American women whose remarks bookended the day-long event. (CNN political analyst April Ryan, the longest-serving African American female White House correspondent in history, delivered the breakfast keynote to some 300 attendees.)

Unemployment, balancing work, home school and caregiving were just some of the challenges that James – the first woman of color to hold statewide office in New York and the first woman to be elected the state's attorney general – listed in her afternoon talk.

"Women lost a million more jobs than men during parts of the pandemic," she continued. "That's because the parts of the economy that shutdown first were hospital-ity, retail, education, health care, all industries dominated by..." Here James held up her hands for the audience to finish her sentence with one word – "women."

Key findings from the Westchester Women's Agenda's "2022 Report on the Status of Women in Westchester," www.wwagenda.org presented by Lisa Boillot at the luncheon, echoed many of James' comments. In a county that has become increasingly older and diverse yet remains one of the most expensive places in which to live and work, the report concluded, women struggle more than men and Black and Hispanic women struggle more than White women across all sectors. Some of the statistics that jumped out included:

Crisis calls to domestic violence hotlines are up 39% over pre-pandemic levels;

The cost of childcare in the county rose 21% in the last decade to \$22,836 annually – among the highest in the nation – and yet childcare is one of the most poorly paid occupations;

Women make up only 26% of the leadership/board positions of the Fortune 500 companies headquartered in Westchester,

and none have female CEOs. Meanwhile, women in leadership positions at the top 10 nonprofits in the county have declined from 78% to 55% (from 2015 to 2022). Only three of these groups are now led by women.

Still, women continue to make incremental advances. Women in county government positions increased from 37% to 46%, while voter registration by women increased 26% -- accounting for fully 52% of the electorate.

James drew attention to Equal Pay Day (Tuesday, March 14) – the date that symbolizes how far into the new year women have to work to equal what men earned the previous year. In New York state, full-time employed women make 84.5% of the weekly earnings of similarly employed men.)

"Do you want to be paid the same as men?" she asked the assembled. Getting a tepid response, she said, "Oh, come on, do you want to be paid the same as men?" To which the crowd then responded with "whoops" and hollers, with some even shouting "more."

She galvanized the throng as did the luncheon's Trailblazer panel – Fiona Bruder, president, Americas, George P. Johnson Experience Marketing; Kimberly B. Davis senior executive vice president, social impact, growth initiatives and legislative affairs at the National Hockey League; and Dee DelBello, CEO and owner, Westfair Communications Inc., parent company of the Westchester and Fairfield County Business Journals and the e-newsletters Wake Up With Westfair and News at Noon. Their conversation was moderated by Dana Tyler, anchor of CBS News New York at 6 p.m. Some of the takeaways from that conversation:

Know your worth – No doubt it's challenging being a woman in the man's world of the NHL, but Davis, whose résumé includes 20 years as a JPMorgan Chase executive, said, "I knew I could make a contribution in hockey" with her three Ps – "preparation, passion and purpose." It's not a question of wanting a seat at the table, she added. Women "earned a seat at the table."

"Empathetic leadership is now enshrined" – Great leaders care about their teams. And they don't stop being parents and caregivers just because they're working. At George P. Johnson, Bruder has responsibility for managing GPJ in the Americas, plus the IBM global account and its global demand generation event portfolio of 10,000-plus events. But that hasn't stopped the mother of three from picking up her son at school.



The Trailblazer Panel at the Westchester Women's Summit. From left, moderator Dana Tyler, anchor of CBS News New York at 6 p.m. with panelists Fiona Bruder, president, Americas, George P. Johnson Experience Marketing; Kimberly B. Davis, senior executive vice president, social impact, growth initiatives and legislative affairs at the National Hockey League; and Dee DelBello, CEO and owner, Westfair Communications Inc., parent company of the Westchester and Fairfield County Business Journals. Courtesy Westchester Women's Summit.

Acknowledge the team – "We have a dedicated team that understands the importance of real local news. We're on the same pathway. And that's what works," said DelBello, who was regional director of public relations for Bloomingdale's before she purchased the bankrupted business journals and turned them around. She follows in a tradition, she said, that dates in this country at least from 1738 and Elizabeth Timothy, the first woman newspaper publisher in North America.

Look the part – Warming up the crowd before the luncheon, the elegant Tyler said you should always look your best, which doesn't require a designer's budget. "What's your A outfit? It's among whatever you can afford."

Echoing Tyler, Kendra Charisse Porter, image consultant and wardrobe stylist at HonorYourStyle, offered a workshop on "Your Style, Your Brand: Using Fashion as a Tool," one of 12 seminars in various disciplines held throughout the day. Clinical psychologists Stephanie Roning, Ph.D. and Madeline Levitt, Ph.D., of New York Presbyterian/Weill Cornell Medicine demonstrated how you can make anxiety, part of the DNA-wired flight-or-flight response, work for you in confronting challenges. There were also 31 nonprofit sponsors in the Discovery Village and 22 vendors at the "Wine, Women & Chocolate"

reception.

But by far the most moving experience we had was listening to Geri Mariano, <https://justcallmegeri.com/> an inspirational speaker and inclusion consultant, on "Finding and Using Your Voice." This is a woman who was born at White Plains Hospital with diastrophic dysplasia (dwarfism), permanently affecting the development of her bones and cartilage, and promptly abandoned by her birth parents at a time, 1967, when you could still legally do that in a hospital. Her foster parents loved and nurtured her, giving her their name. But they could never formally adopt her, Mariano said, for fear of her losing her health benefits.

Nonetheless, she earned a bachelor's degree from Smith College and a master's in therapeutic recreation from Lehman College. Along the way, she has fought for handicap ramps, like the one at the Wampus Brook Park Gazebo in Armonk, and higher wages for home health aides. (Problematic hip surgery has now confined her to a wheelchair.)

She continues to use what she self-deprecatingly called her "high, squeaky" voice to tell her story and describe the social isolation people with disabilities often experienced. High-pitched it may be, but hers was a powerful voice at a conference dedicated to helping women find and use theirs.

Important tax changes for 2023, Part 1

To minimize your income taxes for 2023, you need a strategy and that requires keeping up with tax laws changes. From standard deductions to health savings accounts to tax rate schedules, here's a checklist of tax changes to help you plan the year ahead.

The tax rate structure, which ranges from 10% to 37%, remains similar to 2022; however, the tax-bracket thresholds increase for each filing status. Standard deductions also rise, and personal exemptions have been eliminated through tax year 2025.

Standard deduction: In 2023, the standard deduction increases to \$13,850 for individuals (up from \$12,950 in 2022) and to \$27,700 for married couples (up from \$25,900 in 2022).

Alternative Minimum Tax (AMT): In 2023, AMT exemption amounts increase to \$81,300 for individuals (up from \$75,900 in 2022) and \$126,500 for married couples filing jointly (up from \$118,100 in 2022). Also, the phaseout threshold increases to \$578,150 (\$1,156,300 for married filing jointly). Both the exemption and threshold amounts are indexed annually for inflation.

"Kiddie Tax": For taxable years beginning in 2023, the amount that can be used to reduce the net unearned income reported on the child's return that is subject to the "kiddie tax" is \$1,250. The same \$1,250 amount is used to determine whether a parent may elect to include a child's gross income in the parent's gross income and to calculate the "kiddie tax." For example, one of the requirements for the parental election is that a child's gross income for 2023 must be more than \$1,250 but less than \$12,500.

Health Savings Accounts (HSAs): Contributions to an HSA are used to pay the account owner's current or future medical expenses, their spouse, and any qualified dependent. Medical expenses must not be reimbursable by insurance or other sources and do not qualify for the medical expense deduction on a federal income tax return.

A qualified individual must be covered by a High Deductible Health Plan (HDHP) and not be covered by other health insurance with the exception of insurance for accidents, disability, dental care, vision care, or long-term care.

For calendar year 2023, a qualifying HDHP must have a deductible of at least \$1,500 for self-only coverage or \$3,000 for family coverage and must limit annual out-of-pocket expenses of the beneficiary to \$7,500 for self-only coverage and \$15,000



Photo by Firmbee / Pixabay.

for family coverage.

Medical Savings Accounts (MSAs): There are two types of Medical MSAs: The Archer MSA created to help self-employed individuals and employees of certain small employers, and the Medicare Advantage MSA, which is also an Archer MSA, and is designated by Medicare to be used solely to pay the qualified medical expenses of the account holder. To be eligible for a Medicare Advantage MSA, you must be enrolled in Medicare. Both MSAs require that you are enrolled in a high-deductible health plan (HDHP).

Self-only coverage: For taxable years beginning in 2023, the term "high deductible health plan" for self-only coverage means a health plan that has an annual deductible that is not less than \$2,650 and not more than \$3,950, and under which the annual out-of-pocket expenses required to be paid (other than for premiums) for covered benefits do not exceed \$5,300.

Family coverage: For taxable years beginning in 2023, the term "high deductible health plan" means, for family coverage, a health plan that has an annual deductible that is not less than \$5,300 and not more than \$7,900, and under which the annual out-of-pocket expenses required to be paid (other than for premiums) for covered benefits do not exceed \$9,650.

AGI limit for deductible medical expenses: In 2023, the deduction threshold for deductible medical expenses is 7.5% of adjusted gross income (AGI), made permanent by the Consolidated Appropriations Act of 2022.

Eligible long-term care premiums: Premiums for long-term care are treated the same as health care premiums and are deductible on your taxes subject to certain limitations. For individuals age 40 or younger at the end of 2023, the limitation is \$480. Persons more than 40 but not more than 50 can deduct \$890.

Those more than 50 but not more than 60 can deduct \$1,790, while individuals more than 60 but not more than 70 can deduct \$4,770. The maximum deduction is \$5,960 and applies to anyone more than 70 years of age.

Medicare taxes: The additional 0.9% Medicare tax on wages above \$200,000 for individuals (\$250,000 married filing jointly) remains in effect for 2023, as does the Medicare tax of 3.8% on investment (unearned) income for single taxpayers with modified adjusted gross income (AGI) more than \$200,000 (\$250,000 joint filers). Investment income includes dividends, interest, rents, royalties, gains from the disposition of property, and certain passive activity income. Estates, trusts, and self-em-

ployed individuals are all liable for the tax.

Foreign earned income exclusion: For 2023, the foreign earned income exclusion amount is \$120,000 up from \$112,000 in 2022.

Long-term capital gains and dividends: In 2023, tax rates on capital gains and dividends remain the same as 2022 rates (0%, 15%, and a top rate of 20%); however, threshold amounts have increased: the maximum 0% rate amounts are \$44,625 for individuals and \$89,250 for married filing jointly. For an individual taxpayer whose income is at or above \$492,300 (\$553,850 married filing jointly), the rate for both capital gains and dividends is capped at 20%. All other taxpayers fall into the 15% rate amount (i.e., above \$44,625 and below \$492,300 for single filers).

Editor's note: The second half of this column appear next week and will cover more tax changes that require your attention. This column is for information only and should not be considered individual advice. Taxes are complicated and mistakes can be costly, so consider seeking professional planning and preparation assistance.

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

Caring for, and about, your feet

BY GIOVANNI ROSELLI

“Live life like a pair of walking feet. The foot that is forward has no pride. The foot that is behind has no shame. Because they both know their situation will change.” – Unknown

Twenty-six bones, 33 joints, 24 muscles and 107 ligaments – per foot.

With 206 bones in total in the human body, the feet make up approximately 25% of our entire bone structure. Ironically, roughly 75% of American adults will have foot problems at some point in their lives.

The foot function

The foot functions as a “rigid lever” during heel strike and heel/toe-off but also acts as a “mobile adaptor” to absorb impact. In simpler terms, during a gait (walking) cycle, the foot needs to be stable and somewhat stiff at one point and mobile and pliable at other points. It is an extremely complex yet overlooked part of our bodies – quite possibly the most overlooked.

It is what our entire body weighs itself down on, and we rely on them to transport us wherever we have to go. So, what are we doing to keep our feet strong, happy and resilient?

The agony of da feet

We often hear a lot about “overpronation,” or when arches collapse inward, which can create a whole slew of issues up the chain, especially for the knee joint.

We hear about flat feet, which some would say is another form of overpronation.

We hear about weak feet, in which the arches in the foot just do not have the intrinsic strength they should.

We also hear about high arches, where the foot doesn't pronate enough.

Bunions, hammertoes, ankle sprains, plantar fasciitis: We hear about all these issues, and some of us end up experiencing these issues, but what are we really doing about it to help these issues – either to prevent these from ever happening or to return to activities after these occur.?

Fashion over function

High heels may be a good example of how altering our feet can affect our entire body and quality of life.

First off, they change your center of

gravity. The increased weight on the balls of your feet causes your pelvis to tilt forward. To compensate, you lean backward, increasing the arch in your lower back, which puts a strain on your lumbar spine, hips and knees. The higher the heels, the greater the strain. It's not unusual for people who spend lots of time in high heels to have low back, neck and shoulder pain, because the shoes disrupt the natural form of the body.

Next, there is a decrease in blood flow, as the shape of the shoe squeezes the foot into an unnatural position, sometimes even causing blood vessels to break or, even worse, nerve damage.

Additionally, tight-fitting shoes can cause a painful bony growth on the joint at the base of the big toe, which forces the big toe to angle in toward the other toes.

Lastly, a narrow toe box pushes the smaller toes into a bent position at the middle joint. Eventually, the muscles in the second, third and fourth toes become unable to straighten.

Get your feet fit

The average fitness enthusiast usually will be involved in activities such as running, squats and lunges. If your feet aren't prepared and ready for these stressors, eventually things will start to break down. Given how our bodies work synergistically, other body parts such as the knees, hips and lower back may be taking the brunt of foot issues. Most people run to get fit when they should probably get fit to run. Think about suffocating your feet all day in footwear and then doing these activities.

Let me put it another way: Imagine I put big, bulky oven mitts on your hands for at least 16 hours a day, every day. And then I told you to take them off and use your hands freely. Would the movement and dexterity of your hands, fingers and wrists be altered?

Additionally, as a society that enjoys wearing shoes with elevated heels and sits for up to 16 hours a day, the body will lose ankle and hip mobility, which compromises stability at the knee. Maybe someone's “bad knees” actually started with poor footwear.

Is barefoot the answer?

We cannot all of a sudden start going barefoot, <https://www.nytimes.com/2023/03/01/nyregion/barefoot-living-no-shoes-joe-deruvo.html> because that itself can cause damage or injury since the



Giovanni Roselli. Photograph by Matt Sturges.



Credit: Tookapic / Pixabay

foot is not ready for the demands placed upon it with zero support. One way to start communicating with your feet is to simply rotate footwear. Every shoe has different stress points, so simply rotating through a few different pairs of shoes can help give your feet some different sensations.

Exposing your feet to different textures and surfaces will also help with proprioception (body awareness), as your feet are among the most nerve-rich parts of

your body. Walk on the beach, walk on grass, walk in your house – all without shoes. Guess what other body parts are loaded with proprioceptors? The hands. Maybe the key to getting the most out of your fitness routine starts with the two areas of the body that never get the attention they deserve but that we use the most.

Reach Giovanni at Gio@giovanniroselli.com.

Torcello – Venice by way of Larchmont

BY JEREMY WAYNE

jwayne@westfairinc.com

I am in Torcello, the dreamy island of the Venetian lagoon, sitting at a table at its one and only restaurant, the celebrated Locanda Cipriani, feasting on sardines in saor, that fabulous Venetian dish made with raisins and pine nuts, swooning over homemade potato gnocchi with scampi, wild arugula and tomato confit. Raising a glass of sunny Pinot Grigio to my lips, soaking up the Venetian sunshine, I...

Cut! Rewind! Yes, I am indeed in Torcello, but not the Venetian one, with its Byzantine church of Santa Fosca and its basilica decorated with exquisite, 1,000-year-old mosaics. No, I'm in the Larchmont one.

Located in a not unlovely, white-clad, three-story house - let's call it a villa, to keep with the continental vibe - the recently opened Torcello, which was formerly La Riserva, is currently open only for dinner. Arriving for a prime-time 7 p.m. reservation, it was hard to miss the restaurant with its row of illuminated dwarf pines - Christmas trees by any other name - on the sidewalk outside. Well, we have the all-day breakfast, so it was only a matter of time I suppose until the arrival of the all-year Christmas.

On a wet, windy Larchmont night, the ambiance was warm, even glowing. With a bar along the side wall, which was a pleasant hub of activity, nearly every table was taken as we walked under the white-brick archway and into a second room, this one featuring a beautifully mirrored wall with decorative shields. White tablecloths, which regular readers of this page will know I have a fondness for, were everywhere in evidence and classical music was playing gently at a sympathetic volume. A gentleman, whom I took to be the owner, was busy seating us and I asked him why the restaurant was called Torcello. Were there any links to that magical isle, I wondered? "No," he told me, "we just liked the name."

Indeed, there is some common ground - perhaps I should say water - between the two Torcellos. Fish and shellfish are staples of Venetian cuisine and while the regular menu at Torcello, Larchmont, mentions only linguine frutta di mare, our snappily-dressed, charming server reeled off a list of daily specials that included lobster bisque, linguine with calamari and a shellfish tower.



Seafood tower. Courtesy Torcello.

If crustaceans don't float your gondola, beef carpaccio, a dish famously created in Venice - by a Cipriani, no less - would make a good, non-piscine starter. So, too, would the heavy-cream burrata or one of the beautifully composed salads, mercifully no "add chicken or shrimp" electives offered with the very fresh Caesar. I like my Caesar classic.

Artichokes "Roman style" were less successful, being tinned instead of fresh, grilled as opposed to fried. Soon, those glorious baby Venetian artichokes that actually grow in the sand dunes of the lagoon will be in season, and if Torcello (the restaurant) could get its hands on some and prepare them in the traditional Roman way, that would indeed be a sensational dish, definitely worth - in Michelin-speak - a special journey.

On a more positive note, with a little imagination as I chowed down on a generously-sized dish of penne primavera, I could almost imagine the young vegetables coming straight from the kitchen garden at Locanda Cipriani. And the fact that it is not a Venetian dish, but a native of Tuscany, could not detract from the lip-smacking

deliciousness of a very fine osso buco.

Chicken, lamb and beef dishes all feature strongly, too. Although, as I looked across the room to the well-stocked bar and was reminded that Ernest Hemingway had enjoyed a brief spell living on Torcello - writing in the morning and duck-hunting in the afternoon, or perhaps it was the other way around - the thought occurred to me that it might be rather fun for Torcello to include some game birds on its menu, when the season recommences in the fall. They already mix a great mojito, Hemingway's famous cocktail.

The wine list, which our server described to me as "a work in progress," nevertheless offered some easily accessible Pinot Grigs and other whites from the Veneto, moving up to more serious reds, like a chewy Tuscan Banfi. It would still not have been quite chewy enough for Papa Hemingway, I suspect, but quite a treat for us lesser mortals.

Tiramisù - which I have always heard hails from the Veneto, although many regions claim it as their own - brought a thoroughly enjoyable dinner to a satisfying close. Waiting for the check, I took a peek



Dining room at Torcello. Courtesy Torcello.



Mirrored wall at Torcello. Photograph by Jeremy Wayne.

up the few stairs that led to a third dining room, also used as a private party room.

"We're sold out tomorrow and Saturday," the owner proudly told me, catching me in the act, as it were.

With its high-caliber cooking, friendly service and warm ambiance, frankly I'm not surprised. Another mojito, anybody?

For more, visit torcellolarchmont.com.

TABLE TALK



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



DISCOVER THE KEYS TO BUILDING SUCCESSFUL TALENT PIPELINES



WCA Presents 2023 Talent Solutions Report

With the effects of the pandemic diminishing, many executives and business owners say they are finding it easier to fill jobs. Yet the number of job openings are near record highs and employers continue to face recruitment and retention challenges. The WCA has released its 2023 Talent Solutions Report to offer employers dozens of recommendations, strategies, and practical tips to improve recruitment and retention outcomes.

The report—a compilation of WCA talent initiatives, Mercer research, and New York State Department of Labor business and job seeker surveys—also highlights the benefits of partnering with local and regional education and training providers to build sustainable talent pipelines and features the best practices and successes from WCA members in building collaborative training and internship programs.

Follow WCA on LinkedIn for a series of insights and tips from the report—such as the “Top 10 Work Options/Incentives for Job Seekers,” “Top 7 Retention Strategies,” and “9 Strategies to Source Talent More Effectively.”

Download the report at Westchester.org/initiative/workforce-development.

WCA to Host Region’s Premier Workforce Development Event on April 13th



Keynote Speaker:
Jason Bram, Economic Research Advisor, Federal Reserve Bank of New York

Moderator:
Dr. Robert W. Amler, M.D., M.B.A., FAAB, FACPM, New York Medical College



Panelists:
Mary Amato, CPA, Tax Partner, CohnReznick
Sally A. Paull, EVP, Human Resources, Regeneron Pharmaceuticals
Rosa Fanelli, LNHA, Administrator, Epic Healthcare Management

Join us for the WCAs 4th Annual Regional Workforce Development Summit to learn more about the major regional and economic trends that are reshaping the workforce and discover new ways to create and sustain impactful talent pipelines with local partners.

The event takes place on April 13, from 8:00am-10:00am at the C.V. Rich Mansion in White Plains. Register at westchester.org/events.

Find the Right Employees with WCAs Healthcare Talent Pipeline Program

After 18 years of working in a hospital billing department, Karen Levine felt stuck in her job. She left the workforce to raise her children and when the time came to return, she sought more meaningful work with potential for growth.



After earning a bachelor’s degree in healthcare administration, she pursued additional training: a medical administrative assistant credential as part of the Healthcare Talent Pipeline Program (HTTP).

Designed to address the region’s critical shortage of certified nursing assistants, medical assistants, and medical administrative assistant job candidates, the program covers customer service, compassionate care, communication protocols, and HIPPA regulations.

Find the Right Employees (cont.)

After attending her very first job fair, Levine was hired on the spot as a supervisor receptionist by Epic Healthcare Management. She now oversees a department of five employees at one of its long-term care and rehabilitation facilities.

"The skills Karen acquired aligned perfectly with our needs," says Lauren Luposello, corporate recruiter, Epic Healthcare Management, LLC. "She oversees a team of receptionists who are responsible for handling patient medical records and serve as a main point of contact for residents and families. Karen is an integral part of our customer service team."

For her part, Levine is thrilled to be working at Epic. "The program was a continuation of my education and instrumental in helping me gain more knowledge, experience, and assistance with my job search. It was a hundred percent for me."

Added Jason Chapin, WCA Director of Workforce Development, "The Westchester County-funded HTPP is a great opportunity to create a sustainable talent pipeline between education and training providers, nonprofits, and employers. Karen took advantage of everything the program has to offer, and it paid off for her and Epic in a big way."



WCA is Driving the Housing Conversation in New York

Over the past several weeks the WCA's pro-housing push has intensified. Key members, along with Michael N. Romita, president & CEO, have continued advocacy on several fronts, including organizing a New York Neighbors rally in Ossining showcasing the benefits of transit-oriented development; taking part in Gov. Hochul's roundtable discussing her housing proposals; serving as an expert source on housing in the media; speaking on the Building and Realty Institute's webinar, "The New York Housing Compact: What Would it Mean for

Westchester?" and convening business leaders for next steps at the WCAs recent real estate task force meeting.

"The WCA is leading the statewide and local affordable housing conversation," says William V. Cuddy, Jr., chair of the task force. "We've been committed to engaging public and private stakeholders to generate practical solutions that meet the needs of our businesses, and it's paid off. We're seeing real movement past strategy to tactics, with municipalities responding and focusing on local land use

and zoning."

The WCA also helped to finance a poll which revealed that housing registers as a top issue with New York voters, who are overwhelmingly in favor of housing reform. The results strongly validate the WCAs work in identifying the housing crisis, its significance to the business community and its clear link to a strong and vibrant economy.

Welcome New Board Member: Pace University Law School Dean, Horace E. Anderson



"The WCA is so effective on issues that drive the regional economy because leaders like Dean Anderson step up to serve. We are fortunate to have his thoughtful expertise and look forward to continued partnership," said Michael Romita in announcing the WCA's newest board appointment, Horace E. Anderson, Dean, Elisabeth Haub School of Law at Pace University.

For his part, Anderson said he was proud to have the opportunity to contribute to the business and nonprofit community. "The law school and WCA have forged several successful collaborations over the years. We're excited to provide the ideas, expertise and energy of our students, faculty, and staff—especially in the vital areas of sustainability, renewable energy, land use, and healthcare." Welcome, Dean Anderson!

WCA Real Estate Conference

Wednesday, May 10, 2023
4:00pm - 7:30pm

Westchester Country Club
99 Biltmore Avenue, Rye, NY

Register at westchester.org/events

Profit & Purpose

WCA Sustainable Business Conference

Thursday, June 1, 2023

Elizabeth Haub School of Law
at Pace University
78 North Broadway, White Plains, NY

Register at westchester.org/events

PLATINUM INVESTORS



Visit westchester.org/member-benefits to join the WCA



1133 WESTCHESTER AVENUE, SUITE S-217, WHITE PLAINS, NY 10604 | WESTCHESTER.ORG



Zoning approval for Ulster senior housing and assisted living

BY PETER KATZ

pkatz@westfairinc.com

A proposal that would bring approximately 197 cottages dedicated to senior citizen housing along with an assisted living facility with approximately 119 beds to the Town of Lloyd in Ulster County is moving forward. The Lloyd Town Board has approved by a vote of three to two the establishment of a new Planned Residential Retirement Development District (PRRD) that would allow the project to be built. No timetable was announced for the review of site plans for the project.

The development would be on a site of approximately 57.07 acres on the west side of State Route 9W just north of Mayer Drive and opposite Bridgeview Plaza, a local shopping center. It is being proposed by the entity The Village in the Hudson Valley, LLC.

The development team includes Owen Mark Sanderson, who has experience as a real estate attorney, investor and property owner and manager. He has worked on residential and commercial developments primarily in the Northeast and Florida.

Senior living projects in Florida involving Sanderson include Vero Palm Estates, a 1,000-home property for residents age 55 and older in Vero Beach and Heron Cay, a gated community in Vero Beach with 885 condominium homes for residents 62 and older.

Also on the development team is Ronald J. DeVito, founder and CEO of the Concordia Senior Communities. He is an attorney specializing in real estate development, financing and construction.

Another team member, Paul Cohen, is construction manager for the development. He has more than 47 years experience in the construction industry.

According to Attorney John W. Furst of the Newburgh-based law firm Catania, Mahon & Rider PLLC, each independent living cottage unit will be approximately 1,000 to 1,400 square feet in size with its own driveway with attached carport. They will be a mix of one-bedroom and two-bedroom cottages with at least 10 feet of separation between the units. There also would be a one-story clubhouse approximately of 8,000 square feet with an outdoor deck overlooking the Hudson River. Community gardens would be created for the residents. Other structures would include a 3,200-square-foot maintenance garage located in the northeast corner of the property and a 2,000-square-foot



Rendering of part of Lloyd senior housing.

administration building behind the assisted living facility.

“This Life Plan Community offers more than just housing; it offers an opportunity-rich environment providing its residents with programs, services, amenities and health care that support physical health, a sense of community and social engagement,” Furst said. “Its underlying goals are to improve the quality of its residents’ lives, while helping them to age in the best possible way.”

Furst explained that the property would become a gated community with security personnel on duty 24-hours a day, seven days a week. In addition to independent living units and assisted living, there would be: restaurant-style dining services with a variety of meal plans; weekly housekeeping services and special cleaning programs; recreational activities including horseshoes, pickle ball, tennis courts and covered bocce ball courts, and walking paths; a swimming pool; a library; pool tables, a card room; an exercise room and an auditorium with a full stage that also would be used as a movie theater.

More than one-third of the site, approximately 23.2 acres, would be maintained as open space.



Rendering - Lloyd senior housing.

The assisted living facility would offer different levels of care including memory care services for those residents suffering from dementia or other forms of cognitive impairment. It would be two stories with just over 112,000 square feet of space. An accessory primary care center would be one story high.

“This project is extremely important and will enhance the quality of life for the town’s large, aging ‘baby-boomer’ generation by not only providing affordable, long-term housing needs,” Furst said. “The project will provide seniors with various types of senior housing with different degrees of care, allowing these residents to age in place.”

Furst said that the project would generate substantial property tax revenues without adding any children to the local

schools. The developer reported that the town’s assessor estimated the project would generate \$1.5 million in taxes each year. The developer estimated that the full-time jobs created would produce a payroll of \$5.9 million a year. Construction is estimated to take three to four years.

“There will be no impacts to any federal or state designated wetlands, nor is there any development within a floodplain,” Furst said. “There will be no impact to groundwater supplies since the project will be utilizing the existing municipal water and sewer services. In addition, the site will contain landscaped stormwater retention ponds along with other related stormwater control measures to control drainage and run-off.”



Possible Palisades Mall foreclosure addressed by Day

BY PETER KATZ

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Rockland County Executive Ed Day underscored the importance of the Palisades Mall in West Nyack to economic activity in the county during his 2023 State of the County Address. A foreclosure action has been filed by Wilmington Trust in the wake of the mall's owners, EklecCo and Pyramid Management Group based in Syracuse failing to make timely payments on a \$418.5 million mortgage.

"Regardless about how one feels about the Palisades Center Mall, it is a major tax revenue driver for the Town of Clarkstown, the school districts and the County of Rockland," Day said. "According to the most recent economic study from New York state, tourism generated \$422 million in direct sales within Rockland, saving the average household \$556 dollars in yearly taxes to make up that revenue. As one of our premier tourist destinations we know the Palisades Center is one of the major attractions bringing in that outside revenue. We understand the gravity of the situation as it has been reported. Rest assured families we will take every action necessary to ensure as best as we can (to) minimize impact should anything not go well with that particular situation."

Day delivered his address in the chambers of the Rockland County Legislature on March 8. He declared that Rockland is now in a strong position.

"When I was first elected as your county executive in 2014, we were the most fiscally stressed county in all of New York with a \$138-million deficit," Day said. "We've literally transformed this county from worst to first, ranking us one of New

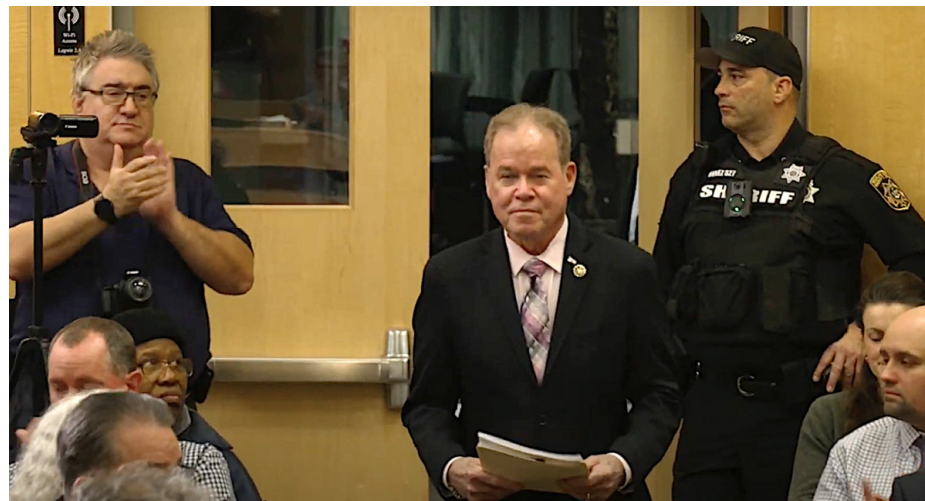
York's seven fiscally strongest counties."

Day said that recent county accomplishments include:

- Increased funding to non-profits;
- Continuing to waive bus fare for riders since early in the pandemic;
- Distributing \$3 million to agencies providing services to seniors;
- Infrastructure improvements;
- Equipping school buses with stop-arm cameras to catch motorists who fail to stop for a stopped school bus;
- No property tax increase two years in a row;
- Repeal of the energy tax, equivalent to an 8.4% county property tax cut, saving families \$12 million annually;
- Opting into New York state bills to expand property tax deductions for seniors and give volunteer first responders property tax deductions;
- Awarding \$278,000 in Tourism Grants to 29 organizations.

Day noted that Rockland is hosting its first-ever Housing Forum on April 21 with representatives of developers, lenders, and government agencies strategizing on how to overcome Rockland's housing challenges.

"This is an issue close to my heart because I firmly believe safe and affordable housing is a human right; one that should not be limited to those at the highest income brackets," Day said. "I call on my partners in government and our county legislators to work with me and my administration to knock down these financial barriers for our families once and for all."



Rockland County Executive Ed Day arriving for his State of the County Address.



Rockland County Executive Ed Day at podium receives standing ovation at end of his State of the County Address.

Day quoted the late U.S. Secretary of State Colin Powell as saying, "There are no secrets for success. It is the result of preparation, hard work and most of all learning from failure." Day credited the country legislature along with all county employees for the country's success.

"Without a doubt the road at times has

been rocky, but we have worked together to get this done," Day said. "To all of our employees, I want you to know how much I value your dedication, commitment to mission and serving the people of Rockland County. Thanks to our collective hard work, the state of our county is stronger than ever before."

Climate change survey

BY PETER KATZ

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Veolia North America, which through its New York Municipal Water Operations provides water to customers in Orange, Rockland, Putnam and Westchester in the Hudson Valley, has reported results of a study it commissioned that shows more than half of Americans are deeply concerned about

climate change.

The survey found 80% of Americans agree that climate change is occurring and more than 60% believe it is caused by humans. Half of all Americans are willing to accept changes to their lives caused by potential solutions to climate change and even those changes that may make things cost more, according to the survey. There were more than 1,000 people in the U.S. participating in the survey, which covered

25 countries and included about 25,000 people in 25 countries on five continents.

According to Frederic Van Heems, president and CEO of Veolia North America, "The results tell us that Americans feel it is time to act, and that they are eager to address the challenges of climate change with innovative solutions that preserve our precious resources."

The survey found that 52% of Americans believe there is not enough



Diagnostic edtech tool has Pip the Toucan screening kids for dyslexia

A student working on EarlyBird's dyslexia screening tool. Photo by Tracy Deer-Mirek / Sacred Heart University

BY JUSTIN MCGOWN

jmcgown@westfairinc.com

Cassidy MacNamara is conducting a screening for dyslexia among students at a Bridgeport elementary school with the help of an animated toucan named Pip.

MacNamara is a senior student at Sacred Heart University studying elementary education with a focus on STEM topics. Working alongside her professor Katie Cunningham and classmate Cassidy Lombardo, she has introduced students to Pip the Toucan, the star of EarlyBird, an award-winning diagnostic application developed by neuroscientists at Boston Children's Hospital to screen for signs of dyslexia. Pip is the application's mascot and interacts with students to keep the process engaging.

Pip, alongside an instructor like

MacNamara, walks students through a series of exercises on a tablet or computer that take the form of simple games.

MacNamara said that she found the process useful not only for helping the children, but for furthering her own education.

"I feel it's super helpful because it is taking what I've learned about the science of reading and how children learn to read and write and let me see it in action," she said. "I can see where kids are falling behind and where kids may be succeeding. Students are set up with an iPad and the EarlyBird program is set up as a series of games, so the students don't even know that they're taking an assessment – they just think it's a fun game."

MacNamara explained EarlyBird contains different areas for the assessment, which begins with a game where students have to listen for letter sounds and then

click which one it matches.

"Then they have to do letter naming and it moves on through language comprehension and vocabulary," she continued. "Then the results are seen on a computer screen, and they're generated right there in the program. It generates the results for us so we don't even have to grade it by hand, and then it will flag students who perform low in certain categories."

The students were screened at St. Ann Academy, a Catholic school in Bridgeport, although the project was a collaboration with The Southport School, which is specifically for children with language-based learning disabilities and difficulties. According to MacNamara, the expertise available through Sacred Heart's connections to both schools was invaluable to helping students and exploring the potential of EarlyBird as a tool.

Details of the results from the screenings are private, but MacNamara said they will help a number of students succeed in school.

"It's super important," MacNamara said of the impact a diagnosis can have on providing the necessary support to students at a young age. "That's why we're doing it in pre-K to first grade, so that this intervention can be started earlier. Most of the time it's not caught until the students are a lot older. The earlier it's caught the sooner they can start the intervention and keep them from falling behind."



Pip the Toucan. Courtesy EarlyBird.

Deb Volansky's life in the teleconferencing world

BY JUSTIN MCGOWN

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Deb Volansky, CEO and owner of Danbury-based Connex International, has been part of the world of teleconferencing for more than 35 years. She can recall a time before services like Zoom and Webex were household names, let alone available in homes as the key to keeping in touch with distant relatives and quarantined coworkers.

"It's amazing to see how the industry has changed and grown," said Volansky. "When I started, the technology was voice activated, meaning only one person could talk at a time, and a 20-port call was considered large. Outbound calls were made using a credit card specifically for long distance

dial-outs. Clients calling from the side of the road using a payphone was commonplace."

Volansky started with Connex as a part-time Bridge Operator or "BOP" while she was in college. She returned to the company after graduation and rose through the ranks from trainer to account rep to director of operations, becoming president and CEO by 2002. She marked her 21st work anniversary with Connex by purchasing the company.

Connex was founded in 1982 currently serves more than 2,200 clients. It maintains connections with its host communities in Kansas, Alabama, North Carolina, and Florida as well as the Connecticut offices through the ConnexCare program which provides time and talent as well as financial support to local nonprofits.

Volansky counts Fortune 500 companies among Connex's clients alongside a wide range of businesses of all sizes that require reliable, secure, and effective communications that are often best managed by a dedicated operator. She noted that many businesses turn to Connex for shareholder meetings, earnings announcements, investor relations calls, and other high-profile events where issues like delayed starts, dropped callers, and accidentally activated filters or inappropriate backgrounds have the potential to be devastating to a business.

"One of the specialties of Connex has always been that we are nimble and flexible to meet a client's business needs," Volansky said, noting that one size does not fit all when it comes to teleconferencing. "Also, we were early pioneers of the 'hybrid meeting' well before the term became popular during the Covid pandemic. The pandemic had a huge impact on our business growth as companies struggled to stay connected to their workforces while people sheltered at home. Our teams worked tirelessly, and we had to be resourceful and creative to support our clients."

While the average level of familiarity

with teleconferencing has increased to the point many people are comfortable hosting their own events, Volansky said that there is still major demand for Connex and its services.

"Over the past few months, we have seen the exit of many of the larger players in our industry," Volansky said. "These widespread shakeups involve vendors selling off or simply dropping clients which severely impacts those clients' communications needs. Sometimes with very little notice. Connex has been helping many of these stranded companies get their virtual events and meetings back on track quickly and successfully."

Connex offers support across Zoom, Teams and WebEx to let meetings go off seamlessly, but also offers solutions for large audience situations, being able to accommodate over 25,000 participants if need be.

"Over the decades, virtual meeting technologies have changed," said Volansky, "but the need to stay connected has not. Connex will continue to combine its knowledge of over four decades of experience with new technologies and trends, to create effective, scalable, and reliable virtual meetings and event solutions."

EPA raises concerns on cybersecurity for public water supplies

BY PHIL HALL

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The words "cybersecurity" and "water" rarely get mentioned in the same sentence, but a growing digital threat to public water supplies has spurred the U.S. Environmental Protection Agency (EPA) to release a memorandum stressing the need for states to assess cybersecurity risk at drinking water systems.

The EPA noted a recent survey and reports of cyber-attacks determined that many states have yet to adopt basic cybersecurity best practices at public water systems. The new memorandum conveyed EPA's interpretation that states must include cybersecurity when they conduct periodic audits of water systems – called "sanitary surveys" – and highlighted the different approaches for states to fulfill this responsibility.

EPA has also published the guidance entitled "Evaluating Cybersecurity During Public Water Sanitary Surveys" to assist states with building cybersecurity into sanitary surveys. This guidance focuses on options for evaluating and improving the cybersecurity of operational technology used for safe drinking water.

Furthermore, EPA will be offering state agencies additional training on how to implement best practices for cybersecurity and use the available resources. The agency is also providing consultations with subject matter experts and direct technical assistance to water systems to conduct assessments of their cybersecurity practices and



Photo by Thilo Becker / Pixabay.

plans for closing security gaps.

"Cyberattacks against critical infrastructure facilities, including drinking water systems, are increasing, and public water systems are vulnerable," said EPA Assistant Administrator for Water Radhika Fox. "Cyberattacks have the potential to contaminate drinking water, which threatens public health."

"Americans deserve to have confidence in their water systems resilience to cyber attackers. The EPA's new action requires water systems to implement adequate cybersecurity to provide that confidence," said Anne Neuberger, deputy national security advisor for cyber and emerging technologies in the Biden administration. "EPA used a flexible approach to enable water systems to craft the most effective ways to protect water services. The EPA's action is another step in the administration's relentless focus on improving the cybersecurity of critical infrastructure by setting minimum cybersecurity measures for owners and operators of the water, pipelines rail other critical services Americans rely on."



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Leah Feldman

NEW LEADERSHIP FOR HUDSON VALLEY'S FAMILY SERVICES PROGRAM

Leah Feldman has been selected as CEO for Family Services, headquartered in Poughkeepsie. Prior to her appointment, she served as the nonprofit's chief program officer and was the driving force for seven program areas in a dozen locations covering Dutchess, Ulster and Orange counties.

Feldman now leads more than 220 employees and oversees a \$25 million-plus organization that serves nearly 17,000 children, adults and families annually to bring people together to find the support they need. It also oversees the Family Partnership Center, a 100,000-plus-square-foot campus that acts as a central hub for nonprofits and related organizations to come together to exchange ideas, engage in community activities and offer enhanced services.

Feldman's passion to empower women is what led her to become both a local and nationwide visionary and domestic violence (DV) expert, establishing a DV court monitoring program with the American Association of University Women. She is the co-author of the 2010 Citizens Advisory Committee on Domestic Violence System-wide Review and Recommendations, which assessed local systems and provided state recommendations for homicide prevention. Her statewide advocacy efforts, including writing and presenting New York state legislation to enhance safety measures for victims resulted in the addition of two laws to the NYS Criminal Procedure Law.

Information for these features has been submitted by the subjects or their delegates.

TECH GRANT TO EXPAND UNIVERSITY'S LEARNING EXPERIENCE



IT students will benefit from a recent federal grant that will buy equipment and bring tech upgrades at Dominican University.

Dominican University New York, which was elevated to university status in May 2022, was recently awarded a \$1.98 million grant to provide the campus community with enhanced technology, increased broadband access and additional IT training and support. The grant is part of the U.S. Dept. of Commerce National Telecommunications & Information Administration (NTIA) Internet for All initiative.

During the first week of March, the NTIA announced 61 minority-serving colleges and universities across the country received grants through the Connecting Minority Communities Pilot Program. Dominican University in Orangeburg was the only institution of higher education in New York to receive the grant, which will help improve wireless access on the campus, allow it to purchase hotspot access equipment,

Wi-Fi extenders and headphones to be lent to students for long-term use. Additional IT staff members will also be hired to offer technological training and support.

"We are so grateful for this, which will enable us to fund technological improvements on the campus and will greatly enhance the education experience of our students," said Sr. Mary Eileen O'Brien, OP, Ph.D., president.

PARTNERS PROVIDE SOCIAL-EMOTIONAL SUPPORT FOR CHILDREN

Westchester Jewish Community Services (WJCS) and the Youth Community Outreach Program (Y-COP) recently announced their partnership to provide mental health support, case and referral management and programming for social-emotional development for children, from kindergarten through high school, in Y-COP's after-school programs.

WJCS is the county's largest provider of outpatient mental health services and Y-COP is a leading provider of youth-focused programs to the Mount Vernon community. Under the partnership, WJCS will provide staff on-site at Y-COP's programs. The onsite staff will provide mental health counseling for young people in Y-COP's programs who are identified as needing support, provide support for parents in dealing with their children's needs and train Y-COP's staff to identify,

understand and respond to signs of mental health struggles.

"By bringing our services to Y-COP's programs we can make accessing support easier for young people and do it in environment where they feel comfortable. The pandemic, social media and academic and peer pressure have all combined to create tremendous stress for families in Mount Vernon and throughout the country," said Seth Diamond, CEO, Westchester Jewish Community Services.

This partnership between WJCS and Y-COP will only strengthen commitment to our youth and their families and their overall mental health well-being," said Henry Wilson, executive director, of Y-COP

The Youth-Community Outreach Program Inc. (Y-COP), is a year-round, licensed child care program providing after school, out of school, summer day



camp, basketball instruction, counselors-in-training, girls empowerment group, volunteer community service, teen mentoring and more for youth 5 - 15 years of age.

Westchester Jewish Community Services has been serving those most vulnerable in Westchester county since its founding in 1943. It is a nonsectarian, not-for-profit, trauma-informed human service agency and its mission is to help people of all ages and backgrounds cope with emotional, cognitive, environmental, physical, interpersonal, social and educational challenges.



Debbie Campbell

DEVELOPMENT, COMMUNICATIONS DIRECTOR APPOINTED

Support Connection Inc. recently announced that Debbie Campbell has been appointed to the position of director of development and communications. She will be the lead staff member, working closely with the executive director, responsible for directing and managing the development and communications functions of the organization. Also, Campbell will be responsible for managing the communications and media outreach particularly in promoting and increasing awareness about Support Connection's free breast, ovarian and gynecological cancer support services.

After earning her Bachelor of Science degree from Cornell University and an MBA from Fordham University Campbell entered the financial industry. Her interest in working for nonprofit causes was sparked when she took a hiatus from working in finance to raise her four children. She was inspired to work in roles that are deeply immersed in relationship building and have a genuine and impactful effect on both the organizations she has worked for as well as the communities and audiences they serve.

Support Connection, a 501 (c)(3) not-for-profit organization that provides free, confidential support services was founded in 1996. Though based in Yorktown Heights, New York, through their toll-free services they help people across the country. Learn more at supportconnection.org.



ELDERCARE

ADVERTORIAL RESOURCE GUIDE

Area code: 914 (unless otherwise noted)

Adira at Riverside

120 Odell Ave., Yonkers 10701

964-3333 • adirariverside.com

Top executive/facility admissions

officer(s): Eric Fischbein, administrator; Rina Thaper, director of admissions

Services: emergency services, inpatient acute care ambulatory surgery services, outpatient diagnosis and treatment and health and wellness education and screening programs

Year established: 2015

Bethel Nursing & Rehabilitation Center

67 Springvale Road

Croton-on-Hudson 10520

739-6700 • bethelwell.org

Top executive/facility admissions

officer(s): Beth Golstein, CEO, Bethel Homes

Services: ophthalmology, audiology, dental, EKG services, recreation and entertainment programs and housekeeping and laundry services

Year established: 1911

Cedar Manor Nursing & Rehabilitation Center

32 Cedar Lane, Ossining 10562

762-1600 • cedarmanornursing.com

Top executive/facility admissions

officer(s): Gary Lipperman, administrator

Services: complex medical care, including cardiac rehab, chemotherapy, ostomy and tracheotomy care and total joint replacement; physical, occupational and speech therapies; and IV therapies, including nutrition, hydration and medication administration

Year established: 1945

The Chelsea

715 Dobbs Ferry Road

Greenburgh 10607

275-0010 • chelseaseniorliving.com

mvarnerin@chelseaseniorliving.com

Top executive/facility admissions

officer(s): Herbert Heflich, chief executive officer

Services: dining, financial solutions, lifestyle, living options, special needs senior community, wellness

Year established: 1993

Dumont Center for Rehabilitation & Nursing Care

676 Pelham Road, New Rochelle 10805

632-9600 • dumontcenter.com

info@dumontcenter.com

Top executive/facility admissions

officer(s): NA

Services: dental, podiatry, optometry, physical and psychology services on site, as well as skilled nursing, including respiratory care, IV therapy, diabetes care and wound care; physical, occupational and speech therapy program

Year established: 1929

The Enclave at Port Chester Nursing and Rehabilitation Center

1000 High St., Port Chester 10573

937-1200 • theenclaverehab.com

Top executive/facility admissions

officer(s): Jacob Barber, administrator

Services: tracheotomy care, skilled nursing, respite care, respiratory therapy, pain management, ostomy care, neuro-rehabilitation recovery, IV therapy, hospice and palliative care, wound care

Year established: 1971

Glen Island Center for Nursing & Rehabilitation

490 Pelham Road

New Rochelle 10805

866-614-4398 • gicnr.com

info@gicnr.com

Top executive/facility admissions

officer(s): Maury Flax, executive director; Harry L. Wruble, administrator

Services: audiology, wound management, respiratory care management, pain management, post-surgical rehabilitation and recovery, discharge planning, therapy services provided seven days per week

Year established: 1988

Kendal on Hudson

1010 Kendal Way, Sleepy Hollow 10591

866-358-5208 • kohud.kendal.org

Top executive/facility admissions

officer(s): James A. Antonucci Jr., executive director; Lisa Wacht, administrator of health services

Services: 24-hour nursing care, dietary consultation, social work and case management services, social and recreational services, hospice care and integrated physical, occupational and speech therapies

Year established: 2005

King Street Rehab

787 King St., Rye Brook 10573

600-7149 • kingstreetrehab.com

cburke@kingstreetrehab.com

Top executive/facility admissions

officer(s): Carolyn Zayas, director of admissions; Christina Burke, resident coordinator

Services: Alzheimer's care, subacute care, respite care, IV therapy, ostomy care, pain management, respiratory therapist, tracheost and occupational, physical and speech therapies; holistic treatments, nutrition services and leisure and outdoor activities

Year established: NA

Martine Center for Rehabilitation and Nursing

12 Tibbits Ave., White Plains 10606

287-7200 • centershealthcre.com/martine_center

Top executive/facility admissions

officer(s): Michael Hoch, administrator

Services: NA

Year established: 2012

Monarch Coopers Corner 11 Mill Road

New Rochelle 10804

819-5370 • MonarchCoopersCorner.com

Top executive/facility admissions

officer(s): William Crawford

Year established: 2022

The New Jewish Home

The Sarah Neuman Center

845 Palmer Ave., Mamaroneck 10543

698-6005 • jewishhome.org

Top executive/facility admissions

officer(s): Jeffrey I. Farber, president and CEO; Sandra Mundy, administrator

Services: 24-hour physicians, dieticians, on-site pharmacy, on-site radiology, psychology and psychiatry services, specialty clinics, therapy programs, palliative care and pain management and occupational, physical and speech therapies

Year established: 1991

Northern Westchester Restorative Therapy & Nursing Center

3550 Lexington Ave.

Mohegan Lake 10547

528-2000 • northwestchester.com

Top executive/facility admissions

officer(s): Valerie Zarcone, medical director

Services: Seven-day rehabilitation services, including physical, occupational and speech therapies; two to three hours per day of treatment; and a 3,000-square-foot rehabilitation gym

Year established: 1974



AT WARTBURG, YOU CAN LIVE YOUR BEST LIFE

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

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

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



COMING SOON

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

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



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

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



One Wartburg Place, Mount Vernon, NY 10552 | 914-699-0800 | www.Wartburg.org

The Osborn Pavilion

101 Theall Road, Rye 10580
925-8000 • theosborn.org
gmalone@theosborn.org

Top executive/facility admissions officer(s): Matthew Anderson, president and CEO; Giselle Malone, director of admissions

Services: Alzheimer's care, hospice, 24-hour physician coverage, subacute care, transportation van and physical, occupational and speech therapies

Year established: 1908

The Paramount at Somers

189 Route 100, Somers 10589
232-5101 • somersmanor.com

Top executive/facility admissions officer(s): Mark Badoloto, administrator

Services: on-site consultative services in audiology, optometry, podiatry, dermatology, dysphasia, medication management, psychiatry, psychological counseling, speech and language and wound care

Year established: 1959

Regency Extended Care Center

65 Ashburton Ave., Yonkers 10701
963-4000 • regencyextendedcare.com
csgaglione@regencyecc.com,
jhernandez@regencyecc.com

Top executive/facility admissions officer(s): Carole Sgaglione, regency administrator; Joyce Hernandez

Services: Alzheimer's care, subacute care, transportation van, hospice, dialysis, ventilators, bariatric/obesity care, wound care, IV therapy, diabetes management and physical, occupational and speech therapies

Year established: 1994

Sans Souci Rehabilitation & Health Center

115 Park Ave., Yonkers 10703
423-9800 • sanssoucirehab.com

Top executive/facility admissions officer(s): Judah Zutler, administrator

Services: physical, occupational and speech therapies; expertise includes joint replacements, orthopedic injuries and post-surgical recovery care; a specialized cardiopulmonary rehabilitation program

Year established: 1973

Sprain Brook Manor Rehab

77 Jackson Ave., Scarsdale 10583
472-3200 • sprainbrookmanor.com
sbernard@sprainbrookmanor.com

Top executive/facility admissions officer(s): Akiva Fried, nursing home administrator; Suzette Bernard, director of admissions

Services: specializations include treating stroke, neuromuscular disease, head trauma, spinal cord injury and brain tumors

Year established: 1973

St. Cabrini Nursing Home

115 Broadway, Dobbs Ferry 10522
693-6800 • cabrini-eldercare.org

Top executive/facility admissions officer(s): Patricia Krasnausky, president and CEO; Mary Ellen Merusi, director of admissions

Services: pulmonary rehabilitation, Alzheimer's care, hospice, occupational therapy, physical therapy, speech therapy, subacute care, transportation van, religious services, hospice, 24-hour physician coverage

Year established: 1973

United Hebrew

391 Pelham Road, New Rochelle 10805
632-2804 • unitedhebrewgeriatric.org
mhood@uhgc.org

Top executive/facility admissions officer(s): Rita Mabli, president and CEO; Maria Hood, director of admissions

Services: facility staff includes trained therapists from Burke Rehabilitation Hospital; Nightingale Neighborhood secure memory unit; recreation, art, music and pet therapies; and ophthalmology, dental and podiatry services and secure dementia unit

Year established: 1919

The Wartburg Skilled Nursing Facility

1 Wartburg Place, Mount Vernon 10552
573-5569 • wartburg.org
info@thewartburg.org

Top executive/facility admissions officer(s): David J. Gentner, president and CEO

Services: Memory care unit with specialized nursing area; creative aging and lifelong learning programming that includes classes in painting, ceramics, music and theatre; spiritual care to reduce stress; and palliative and hospice care

Year established: 1865

Waterview Hills Rehabilitation and Health Care Centers

537-539 Route 22, Purdys 10578
277-3691 • waterviewhills.com
lbenigni@wvshrehab.com

Top executive/facility admissions officer(s): Lisa Benigni, director of admissions

Services: prosthetic fitting and training, administration of artificial nutrition and hydration, complex medical management, respite and hospice care, specialized wound care, pain management and rehabilitation for patients with respiratory and cardiac conditions

Year established: NA

Yorktown Rehabilitation and Nursing Center

2300 Catherine St.
Cortlandt Manor 10567
739-2244, ext. 5560 • fieldhome.com

Top executive/facility admissions officer(s): John R. Ahearn, CEO

Services: full rehabilitative therapy, nutritional assessment and support, laboratory and diagnostic services, dental care, therapeutic care, social work services, psychological services and vision

Year established: 1879

**ADDITIONAL SERVICES****Helping Seniors of Westchester and Putnam counties**

Bedford Hills 10507
914-263-7716
seniorcarenorthwestchester.com
SHS.DebraLang@gmail.com

Top executive/facility admissions officer(s): Debra Lang

Services: Companionship, light housekeeping, transportation, meal preparation, medication reminders laundry, grocery shopping, social outings.

Home Instead

Serving Westchester and Putnam
77 Tarrytown Road, White Plains 10607
914-997-0400
HomeInstead.com/557

Top executive/facility admissions officer(s): Michelle Moorman, director of community relations

Services: Companionship and home helper, personal services, Alzheimer's or other dementias, transitional care services and hospice support.

“...YOU WILL ALWAYS BE THE GUY IN MY ‘MOONLIGHT.’”

What about Bruce Willis?



So sad. Do you think it has to do with all those crazy stunts? He looks okay. Speech therapy is all he needs. The man is exhausted. So, who doesn't have mood changes? What do you mean he can't communicate? Just ask him for an autograph. Really? Let's speak frankly about Mr. Willis.

Bruce Willis has been diagnosed with frontotemporal degeneration (FTD), which is a type of dementia.

Unlike Alzheimer's disease, the risk factor does not increase with age. The onset is between 45-65 years of age, but like Alzheimer's, we do not know the cause or have a cure.

Though there is no way to truly understand the experience of someone with FTD, we can see how it affects their life and the lives of those who care for them. The actor is most probably having difficulty communicating with words as his vocabulary is disappearing. His ability to use words to express ideas or phrases to express his needs is evaporating. He also is having difficulty understanding language. With this, he becomes frustrated and angry as

he may be aware of his limitations. The reason for these devastating transformations has everything to do with the part of the brain that is affected.

Language, motor skills and behaviors live in the frontal temporal areas of our brain. Walking, balance and language as regards to speaking and understanding are managed in this part of our brain. We also learn to “behave” by learning social and cultural norms. As this area of the brain degenerates, those abilities are severely compromised. Besides living with this disease, watching the transformation of a loved one, is devastating. Another tragedy is that friends and family often distance themselves. Thankfully the Willis family is an exception. For most others, this isolates those who need support and comfort.

There are ways to communicate. There are ways to find joy. There are ways to develop new relationships and restore old ones. The Alzheimer's Association and local experts can help. Music, movement, exercise, making art, walking and exploring the outdoors can all be salves for

healing. FTD is sad, but there is always room for acceptance and love.

We need to thank Bruce and the entire Willis family for coming forward and bringing light to a dark disease. There is no stigma and there is no shame. Bruce, you will always be the guy in my “Moonlight.”

By Maria Scaros, executive director, The Greens at Greenwich, an assisted living community for people with memory impairment with an emphasis on the creative arts therapies. If you are dealing with the challenges of memory impairment of a loved one, you may contact Maria at 203-531-5500 or email mscaros@thegreensatgreenwich.com.



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

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Schedule a Tour
203.531.5500

mscaros@thegreensatgreenwich.com
thegreensatgreenwich.com



Area code: 203 (unless otherwise noted)

Bethel Health and Rehabilitation Center
13 Parklawn Drive, Bethel 06801
830-4180 • bethelhealthcare.com
dlatimer@nathealthcare.com

Top executive/facility admissions officer(s): Rich Demio, administrator; Dina Latimer, director of admissions
Services: occupational, physical and speech therapies, diabetes training, pulmonary rehabilitation services, neurological impairments, cardiac recovery, heart failure services, IV therapies, orthopedic injuries and post-surgical care, stroke rehabilitation and gastrointestinal disorders
Year established: 1994

Cambridge Health and Rehabilitation Center
2428 Easton Turnpike, Fairfield 06825
372-0313 • cambridgem.com
gferreira@nathealthcare.com

Top executive/facility admissions officer(s): Grace Ferreira, admissions director
Services: occupational, physical and speech therapies, pulmonary rehabilitation services, neurological impairments, cardiac recovery, respiratory therapy, heart failure services, amputee rehabilitation, IV therapies, stroke rehabilitation
Year established: 1988

Filosa for Nursing & Rehabilitation
13 Hakim St., Danbury 06810
794-9466 • filosa.com

Top executive/facility admissions officer(s): Barbara Malone, owner; Michael Malone, administrator
Services: 24-hour skilled nursing care, dietary services, recreational activities and specialized sub-acute, respite, hospice and Alzheimer's care
Year established: 1947

Greenwich Woods Rehabilitation & Health Care Center
1165 King St., Greenwich 06831
531-1335 • greenwichwoods.com
christineo@greenwichwoods.com

Top executive/facility admissions officer(s): David Segel, administrator; Christine O'Dea, admissions director
Services: optometry, audiology, podiatry, dermatology, dental, psychiatric services, hospice and palliative care and restorative nursing program
Year established: 1986

Hewitt Health & Rehab
45 Maltby St., Shelton 06484
924-4671 • apple-rehab.com
Admissions@apple-rehab.com

Top executive/facility admissions officer(s): Kevin Gendron, regional nursing home administrator
Services: specialty services include rehab team home safety evaluations, family and resident educational groups, support groups and comprehensive discharge planning; physical and occupational therapies and speech language pathology
Year established: 1949

Laurel Ridge Health Care Center
642 Danbury Road, Ridgefield 06877
438-8226
athenanh.com/ct_laurel_ridge.aspx
admissions@laurelridgehcc.com

Top executive/facility admissions officer(s): Lawrence G Smith, president and CEO
Services: 24-hour skilled nursing care, medically complex care, pain and wound management, IV therapy, pet therapy, cultural and intergenerational services, spiritual services, dementia care
Year established: 1994

Long Ridge Post-Acute Care
710 Long Ridge Road, Stamford 06902
329-4026 • longridgepac.com

Top executive/facility admissions officer(s): Jennifer Hartman, director of rehabilitation services
Services: maintenance physical, occupation and speech therapy programs, therapeutic recreation and an activities calendar, spiritual support services and clinical programs to maximize health, resident dignity and quality of life
Year established: 1993

Lord Chamberlain Nursing and Rehabilitation Center
7003 Main St., Stratford 06614
375-5894 • lordchamberlain.net
contact@lordchamberlain.net

Top executive/facility admissions officer(s): Richard Bates, administrator
Services: Alzheimer's support group, wound care, orthopedic and cardiac care
Year established: 1968

Masonicare at Newtown
139 Toddy Hill Road, Newtown 06470
426-5847 • masonicare.org

Top executive/facility admissions officer(s): Stephen B. McPherson, president; Ellen Casey, assistant nursing home administrator
Services: assisted living, assisting living with memory care, dementia and Alzheimer's care, heart failure program, rehabilitation, respite care and skilled nursing
Year established: 1983

Notre Dame Convalescent Homes Inc.
76 W. Rock Road, Norwalk 06851
847-5893 • ndrehab.org

Top executive/facility admissions officer(s): Richard Huntley, medical director; Julie Ashley, director of social services
Services: skilled nursing, rehabilitation, dementia/memory care, post-acute care, recreation therapy, hospice care
Year established: 1952

St. Joseph's Center
6448 Main St., Trumbull 06611
268-6204 • genesishcc.com/stjosephsinfo@genesishcc.com

Top executive/facility admissions officer(s): Marian Gaudio, center executive director; Melissa Hripak, director of admissions
Services: audiology care, bariatric specialties, colostomy care, dental care, IV therapy, personal care, pet therapy, podiatry care, psychiatric services, vision care, wound care, x-ray, hospice care, pain management and palliative care
Year established: 1960

The Jewish Home
4200 Park Ave., Bridgeport 06604
365-6400 • jseniors.org
admissions@jseniors.org

Top executive/facility admissions officer(s): Andrew H. Banoff, president and CEO; Liz Lockwood
Services: services include long-term care, rehabilitation services, home care, hospice, day services, advocacy and education and long-term care prevention
Year established: 1973

The Nathaniel Witherell
70 Parsonage Road, Greenwich 06830
618-4200 • thenathanielwitherell.org
gcoffios@witherell.org

Top executive/facility admissions officer(s): Allen Brown, executive director; George Cossifos, admissions manager
Services: therapeutic recreation, chaplaincy services, fine dining and amenities, including a beauty salon, a gift shop, a café, Wi-Fi accessibility and Direct TV available in resident rooms
Year established: 1903

Waveny Care Center
3 Farm Road, New Canaan 06840
594-5200 • waveny.org
liverson@waveny.org

Top executive/facility admissions officer(s): William Piper, CEO; Lynn Iverson, campus administrator
Services: physical, occupational and speech therapies; skilled nursing services include wound VACs, respiratory therapy and IV therapies, in addition to a program that uses a holistic approach to complement clinical care
Year established: 1975

Western Rehabilitation Care Center
107 Osborne St., Danbury 06810
792-8102 • westerncc.com

Top executive/facility admissions officer(s): NA
Services: maintenance physical, occupation and speech therapy programs, therapeutic recreation and an activities calendar, spiritual support services and clinical programs to maximize health, resident dignity and quality of life
Year established: 1976

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Meadow Ridge

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Point your phone's camera at the QR code for a link to learn more about Meadow Ridge and schedule a personal tour.



WESTCHESTER COUNTY

Area code: 914 (unless otherwise noted)

Atria Briarcliff Manor
1025 Pleasantville Road
Briarcliff Manor 10510
401-4310 • atriabriarcliffmanor.com
sales-313@atriaseniorliving.com
Facility administrator: Elizabeth Connors
Year established: 1997

Atria on the Hudson
321 N. Highland Ave., Ossining 10562
401-4430 • atriaonthehudson.com
sales-762@atriaseniorliving.com
Facility administrator: Kristen Armstrong
Year established: 2005

Atria Rye Brook
1200 King St., Rye Brook 10573
356-8633 • atriaryebrook.com
sales-436@atriaseniorliving.com
Facility administrator: Margaret Minichini
Year established: 2004

Atria Woodlands
1017 Saw Mill River Road, Ardsley 10502
356-8428 • atriawoodlands.com
sales-467@atriaseniorliving.com
Facility administrator: Margarida Velardo
Year established: 2004

The Bristol Assisted Living at Armonk
90 Business Park Drive, Armonk 10504
930-6980 • thebristol.com/armonk
eantonucci@ultimatecaregmt.com
Facility administrator: Samantha Krieger
Year established: 2014

The Bristol Assisted Living at White Plains
305 North St., White Plains 10605
984-5343
thebristol.com/white-plains/
eantonucci@ultimatecaregmt.com
Facility administrator: Laureen Kelley
Year established: 2013

Chelsea Senior Living (The Chelsea at Greenburgh)
715 Dobbs Ferry Road
White Plains 10607
275-0010 • chelseaseniorliving.com
fploger@cslal.com
Facility administrator: Diane Mandracchia
Year established: 2019

The Club at Briarcliff Manor
25 Scarborough Road
Briarcliff Manor 10510
618-5496
theclubatbriarcliffmanor.com
info@theclubbcm.com
Facility administrator: Matthew Phillips
Year established: 2019

The Country House in Westchester (Meridian Senior Living)
2000 Baldwin Road
Yorktown Heights 10598
962-3625 • meridiansenior.com
coho.adm@meridiansenior.com
Facility administrator: Robert Sweet and Timothy O'Brien
Year established: 1976

Drum Hill Senior Living
90 Ringgold St, Peekskill, NY 10566
914-788-8860
reception@drumhill.org

Five Star Premier Residences of Yonkers
537 Riverdale Ave., Yonkers 10705
423-2200 • fivestarseniorliving.com
Facility administrator: Bruce J. Mackey Jr.
Year established: 2000

Kendal on Hudson
1010 Kendal Way, Sleepy Hollow 10591
866-358-5802 • kohud.kendal.org
Facility administrator: Steve Fishler
Year established: 2007

The Kensington Assisted Living Residence
100 Maple Ave., White Plains 10601
390-0080
thekensingtonwhiteplains.com
ecolby@kensingtonsl.com
Facility administrator: Celina Watson
Year established: 2011

Meadow Lane Independent Living (Part of the United Hebrew Comprehensive Campus of Care)
60 Willow Drive, New Rochelle 10805
336-2339 • uhgc.org
jlanza@uhgc.org
Facility administrator: Rita Mabli, president and CEO; Joanne Russo-Lanza, vice president, senior housing
Year established: 2016

The Osborn
101 Theall Road, Rye 10580
925-8000 • theosborn.org
marketing@theosborn.org
Facility administrator: Matthew G. Anderson
Year established: 1908

Soundview Apartments (Part of the United Hebrew Comprehensive Campus of Care)
40 Willow Drive, New Rochelle 10805
632-2804 x 1240 • uhgc.org
jlanza@uhgc.org
Facility administrator: Rita Mabli, president and CEO; Joanne Russo-Lanza, vice president, senior housing
Year established: 1980

Wartburg
1 Wartburg Place, Mount Vernon 10552
573-5569 • wartburg.org
info@wartburg.org
Facility administrator: David Gentner
Year established: 1866

Waterstone of Westchester Welcome Center
15 Maple Ave., White Plains 10605
914-216-7200
Future Community
150 Bloomingdale Road
White Plains, 10605
914-295-2177 • waterstonesl.com
Executive director: Margaret Minichini
mminichini@waterstonesl.com
Senior advisor: Cathe Schaefer
cschaefer@waterstonesl.com
Year Established: 2022

Willow Gardens Memory Care (Part of the United Hebrew Comprehensive Campus of Care)
60 Willow Drive, New Rochelle 10805
336-2338 • willowgardens.org
nobrien@willowtowers.com
Facility administrator: Rita Mabli, president & CEO
Nora O'Brien, executive director
Year established: 2015

Willow Towers Assisted Living (Part of the United Hebrew Comprehensive Campus of Care)
355 Pelham Road, New Rochelle 10805
636-6565 • willowtowers.com
nobrien@willowtowers.com
Facility administrator: Rita Mabli, president & CEO; Nora O'Brien, executive director
Year established: 2003

Yorktown Rehabilitation Nursing Center
2300 Catherine St.
Cortlandt Manor 10567
739-2244 • yorktownrnc.com
info@yorktownrnc.com
Facility administrator: Ephraim Zagelbaum
Year established: 2003

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Peekskill, NY 10566

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Area code: 203 (unless otherwise noted)

Atria Darien
 50 Ledge Road, Darien 06820
 989-2414 • atriadarien.com
 sales-434@atriaseniorliving.com
 Facility administrator: Janis Knorr
 Year established: 1997

Atria Stamford
 77 Third St., Stamford 06905
 989-4916 • atriaseniorliving.com
 kim.houghton@atriaseniorliving.com
 Facility administrator: Lisa Kinsella
 Year established: 1973

Benchmark Senior Living at Ridgefield Crossings
 640 Danbury Road, Ridgefield 06877
 403-4383 • benchmarkseniorliving.com
 edrx@benchmarkquality.com
 Facility administrator: Thomas Grape
 Year established: 2003

Brighton Gardens of Stamford
 59 Roxbury Road, Stamford 06902
 322-2100 • sunriseseniorliving.com
 information@sunriseseniorliving.com
 Facility administrator: Chris Winkle
 Year established: 1997

Commons of Newtown (Masonicare)
 139 Toddy Hill Road, Sandy Hook 06470
 364-3177 • masonicare.org
 info@masonicare.org
 Facility administrator: Jon-Paul Venoit
 Year established: 1999

Crosby Commons Assisted Living
 580 Long Hill Ave., Shelton 06484
 225-5024 • umh.org/wesley-village/crosby-commons
 lbisson@umh.org
 Facility administrator: David M. Lawlor
 Year established: 1999

Edgehill Community
 122 Palmer Hill Rd, Stamford, CT 06902
 204-8449 • edgehillcommunity.com
 Facility administrator: NA
 Year established: NA

Glen Crest, An Independent Living Facility
 3 Glen Hill Road, Danbury 06811
 790-9161 • genesishcc.com/GlenCrest
 Facility administrator: Marnie Tetreault
 Year established: 1986

The Greens at Cannondale
 435 Danbury Road, Wilton 06897
 761-1191 • thegreensatcannondale.com
 Facility administrator: Ron Bucci
 Year established: 1998

The Greens at Greenwich
 1155 King St., Greenwich 06831
 531-5500 • thegreensatgreenwich.com
 mscaros@thegreensatgreenwich.com
 Facility administrator: Maria Scaros
 Year established: 2001

The Inn (An affiliate of Waveny LifeCare Network)
 73 Oenoke Ridge, New Canaan 06840
 594-5302 • waveny.org
 admissions@waveny.org
 Facility administrator: Russell R. Barksdale, Jr.
 Year established: 1981

Maplewood at Danbury
 22 Hospital Ave., Danbury 06810
 475-204-2466
 maplewoodatdanbury.com
 infoatmsl@maplewoodsl.com
 Facility administrator: Gregory D. Smith
 Year established: 2006

Maplewood at Darien
 599 Boston Post Road, Darien 06820
 202-3676 • maplewoodatdarien.com
 infoatmsl@maplewoodsl.com
 Facility administrator: Gregory D. Smith
 Year established: 2012

Maplewood at Strawberry Hill
 73 Strawberry Hill Ave.
 East Norwalk 06855
 590-1921
 maplewoodatstrawberryhill.com
 infoatmsl@maplewoodsl.com
 Facility administrator: Gregory D. Smith
 Year established: 2012

Maplewood Senior Living
 1 Gorham Island, Westport 06880
 544-2994 • maplewoodseniorliving.com
 infoatmsl@maplewoodsl.com
 Facility administrator: Gregory D. Smith
 Year established: 2010

Masonicare at Ashlar Village
 Cheshire Road, Wallingford 06492
 800-382-2244 • masonicare.org
 info@masonicare.org
 Facility administrator: Jon-Paul Venoit
 Year established: 1985

Meadow Ridge
 100 Redding Road
 Redding, CT 06896
 203-544-7777
 MeadowRidge.com
 Executive Director: Chris Barstein
 cbarstein@benchmarkquality.com
 Sales & Marketing: Ann Sertl
 asertl@benchmarkquality.com
 Year Established: 2001

Spring Meadows
 6949 Main St., Trumbull 06611
 877-648-1989
 springmeadowstrumbull.com
 gdewey@capitalseniorliving.net
 Facility administrator: Kim Lody
 Year established: 2000

The Village at Brookfield Common
 246A Federal Road, Brookfield 06804
 885-7460 • benchmarkquality.com
 edvbc@benchmarkquality.com
 Facility administrator: Thomas H. Grape
 Year established: 1999

The Village at Waveny Care Center
 3 Farm Road, New Canaan 06840
 594-5200 • waveny.org
 admissions@waveny.org
 Facility administrator: Russell R. Barksdale, Jr.
 Year established: 2001

Waterstone on High Ridge Welcome Center
 30 Buxton Farm Road, Suite 210
 Stamford 06905
 475-400-9200
 Future Community
 215 High Ridge Road, Stamford 06905
 203-361-9717 • waterstonesl.com
 Executive director: Wendy Kaufman
 wkaufman@waterstonesl.com
 Senior advisor: Sara Philpott
 sphilpott@waterstonesl.com
 Year Established: 2021

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ENHANCING TEAM WITH NEW STAFF

Yes She Can has recently introduced two new staff, trainees and program information.

Yes She Can^{INC}



Michelle Stratman, the new work skills coach, has been teaching for more than 10 years and is certified in many reading programs focused on neurodivergent learners. She holds a master's degree in library and information science, and has worked as an information professional with adults and children, in sales, marketing, programming and writing.



Darlene Schubert joined Yes She Can Inc. in January 2023 as the director of training. She has more than a decade of experience working as a mentor and advocate with marginalized populations in both rural and urban communities through trauma-informed care practices. Previously, she worked in different environments to grow soft skills and enhance employability skills in order to pave the road for individuals to achieve greater levels of autonomy and confidence in their lives. She holds a degree in educational psychology and a Bachelor of Arts degree in communications from the University of New Mexico.



Robin L. Davies-Small, executive director, Yes She Can Inc.

Yes She Can has opened its doors to various community groups to teach diversity, equity and inclusion to various young people. The children receive a lesson about what it really means to be inclusive in school and in the community. They discuss anti-bullying practices and respect of all people. After each lesson they have an opportunity to tour the training program, work side by side with some of the trainees and get a look behind the scenes of the operation.

WHITE PLAINS HOSPITAL, RANKED ONE OF THE WORLD'S BEST HOSPITALS

"Newsweek" has named White Plains Hospital for the second year in a row as one of the world's best hospitals. It is one of just 10 hospitals in the state and the only one in Westchester County, to be included on the list. The World's Best Hospitals 2023 list recognizes the best medical institutions across 28 countries, with 414 based in the United States.

Newsweek teamed with market data research firm Statista to develop a rigorous methodology to ensure the quality

and validity of the rankings.

"Being recognized as one of the world's best hospitals serves as further evidence that we continue to make a real difference in the lives of patients through the exceptional care we provide," said Dr. Michael Palumbo, executive vice president and chief medical officer at White Plains Hospital.

A member of the Montefiore Health System, White Plains Hospital serves as its tertiary hub of advanced care in the

Hudson Valley. It is a 292-bed not-for-profit health-care organization providing acute and preventive medical care to all people who live in, work in or visit Westchester County and its surrounding areas. White Plains Hospital has outpatient medical facilities across Westchester, including multispecialty practices in Armonk, Larchmont, New Rochelle, Rye Brook, Somers and Yorktown Heights and Scarsdale Medical Group locations in Harrison and Scarsdale.

BIG Y DONATES THOUSANDS TO LOCAL BREAST CANCER GROUPS

In order to raise awareness and funds for breast cancer, all Big Y Supermarkets donated proceeds totaling \$44,000 from its October initiative "Partners of Hope" to 32 local breast cancer support groups throughout Massachusetts and Connecticut. This program reflects the partnership, commitment and support

of breast cancer awareness and research that are so vital for many. In Connecticut, Yale New Haven Hospital was a recipient.

Y Foods Inc. is one of the largest independently owned supermarket chains in New England. It has been recognized by Forbes as a Best-in-

State Employer in Massachusetts and Connecticut, as well as 2018 Employer of Choice by the Employers Association of the Northeast. Founded in 1936 by brothers Paul and Gerald D'Amour, the store was named after an intersection in Chicopee, Massachusetts, where two roads converge to form a "Y."



Photo by Robert Rodriguez Jr.

180 RIVERFRONT ACRES PROTECTED

Scenic Hudson has protected 180 acres — including nearly a mile of Hudson Riverfront — in the town of Ulster. Located adjacent to Sojourner Truth State Park, whose lands Scenic Hudson protected in 2019, the site also contains remnants of a historic brickmaking industry.

Because of its extraordinary variety of land features — including ridges, coastal lowlands, wetlands and a stream — the land provides habitat for numerous rare, threatened or endangered species. It also will facilitate the inland migration of wildlife from flooded habitats, a likelihood since a portion of the site will be inundated under current sea level rise scenarios. For these reasons, the land is a "mustsave" priority — receiving a 100% irreplaceability rating in Scenic Hudson's Hudson Valley Conservation Strategy.

The protected land also offers the potential to enhance recreational opportunities. With its proximity to Sojourner Truth State Park and the Hudson River Brickyard Trail/Empire State Trail, it presents enticing possibilities to responsibly increase river access for residents of the hamlet of East Kingston, the town of Ulster,

and the city of Kingston, as well as for visitors who sustain the local tourism economy. In fact, when combined with the state park, this land would create one of the longest stretches of publicly accessible riverfront in the Hudson Valley. Until the completion of site stabilization work, the land will remain offlimits to the public.

Funders who provided generous support for Scenic Hudson's acquisition of the land include Astor Courts Estate; The Peter and Carmen Lucia Buck Foundation; Peter Hofmann, M.D.; and William Burbank; Will Nixon; The Lozen Foundation; Lucy Rockefeller Waletzky, M.D.; Tatiana Kaletsch; and Stew Meyers.

Scenic Hudson President Ned Sullivan said, "Acquiring this land builds upon Scenic Hudson's 60-year commitment to protecting and connecting people to the Hudson Valley's natural and historic treasures, places critical for gaining a better understanding of the region's past and observing its fascinating and varied wildlife. ..." irreplaceable habitats, strengthening the resiliency of river shorelines threatened by rising sea levels, and increasing public access to those special places where the region's natural beauty and history converge.

COMMUNITY BAG PROGRAM

For the entire month of March, store leadership at Stop & Shop's New Rochelle location at 2425 Palmer Ave. has selected CHOICE of NY to receive a \$1 donation from every purchase of the \$2.50 Stop & Shop Community Bag. More than \$2.1 million has been donated to over 5,000 local nonprofits since Stop & Shop launched the program in May 2019. Lynn Kolb, Chief Operating Officer of CHOICE of New Rochelle.

"The donation from each Community Bag will go toward the purchase of fresh produce and proteins for our food pantry, providing assistance to those with food insecurity in our community." CHOICE serves over 3,500 clients annually across Westchester, Putnam, Rockland, Dutchess and Bronx counties. Learn more about CHOICE of NY by visiting choiceofny.org.

For more, visit stopandshop.2giveforlocal.com.

POSTER CONTEST WINNER

The Lions Clubs International Peace Poster Contest, an annual world-wide competition for children 11-13, encourages them to express their vision of world peace through art, based on a particular theme. At Lions Day with the United Nations on March 10, the Lions announced the winner of the 2022 International Peace Poster Contest and the theme for 2023, "Dare to Dream."

The winner of the 2022 International Peace Poster competition was Emma Andreea Paveliuc, a 13 year old from Romania for her illustration of the 2022 theme "Lead With Compassion."

Elsa Thorez from The French-American School, Emma Sapperstein from Hommocks Middle School, Nina Heery from Rye Neck Middle School and Estelle Puong from Saints John & Paul School, were the entries from the Larchmont Mamaroneck Lions local competition.

The Larchmont Mamaroneck Lions will once again partner with its local middle schools for the 2023 Lions Peace Poster Contest. The local winning posters will advance through the district into the international competition, winner to be announced at a United Nations event in



2022 International Poster winner "Lead With Compassion" by Emma Andreea Paveliuc, 13, from Romania.

March 2024.

"Lions Day With the UN" is an annual event commemorating the Lions long-standing relationship with the UN, beginning with its contribution to the writing and drafting of the United Nation Charter and its current partnerships on refugee, women and youth rights, climate

change, diabetes and hunger.

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

CAMPING OUT IN GREENWICH

Kids thrive when they spend time outside. Wild Wonder Kids Nature Camp focuses on introducing children to the fascinating world around them, inspiring curiosity with professional, highly experienced Christ Church Preschool teachers as counselors, with a small teacher/child ratio.

Campers will do crafts, play games, do hands-on science experiments, sing, study nature, art and have fun exploring. Camp will be indoors during inclement weather.

This year toddlers will be added for a summer of learning more about God and creation, friendship and play.



Choose one or two weeks:
 9 a.m. – noon (toddlers age 2: 9 - 11 a.m.)
 All campers: \$200 per week
 Week One: June 19-23
 Week Two: June 26-30
 For more: Contact Deacon Susie McNiff, Director of Children's Ministry
 smcniff@christchurchgreenwich.org.



Joseph R. Franco, Ph.D.

PACE UNIVERSITY PROVOST NAMED

Franco, a nationally licensed mental health counselor and clinical supervisor, has served in faculty and leadership roles at Pace for 36 years

Following a national search, Joseph R. Franco, Ph.D., has been appointed provost and executive vice president for academic affairs at Pace University. A nationally licensed mental health counselor and clinical supervisor, he has held an array of leadership and faculty roles during his 36-year tenure at Pace. Most recently, he served as interim provost since August following the departure of Vanya Quiñones, Ph.D., who became president of California State University, Monterey Bay.

Pace President Marvin Krislov, said, "He has proven himself to be not only a collegial and compassionate leader but also someone deeply committed to the success of everyone in our Pace Community — our students, our staff and our faculty. It is clear he brings to this role wisdom, experience and a deep well of respect across the institution...."

During his more than three decades at Pace, Franco has served in a variety of capacities. Prior to serving as interim provost, he was an associate provost for academic affairs since December 2021. A member of the Pace faculty since 1987, he is a full professor in the Psychology and Mental Health Counseling Department on the Pleasantville Campus, and he has served as senior associate dean for Dyson College of Arts

and Sciences as well as chair of the Westchester Faculty Council, among many other leadership roles.

"As a first-generation student, I understand Pace's mission of Opportunity and believe that the university continues to open doors and provide life-changing opportunities for its students, faculty and staff," Franco said.

In 2021, Franco was honored with our Jefferson Award for Public Service. He is also a practicing clinician who is a licensed mental health counselor, a nationally certified counselor and a past downstate president for the New York Association for Counselor Education and Supervision.

A native New Yorker, he holds a B.S. in psychology from Mercy College, two M.S. degrees from Long Island University, and an M.Phil and Ph.D. from the CUNY Graduate Center.

Pace is ranked the No. 1 private, four-year college in the nation for upward economic mobility by Harvard University's Opportunity Insights. From its beginnings as an accounting school in 1906, Pace has grown to three campuses, enrolling 13,000 students in bachelor's, master's, and doctoral programs in more than 150 majors and programs, across a range of disciplines. The university also has one of the most competitive performing arts programs in the country.

DENTAL OFFICE RELOCATES

Choyce Peterson Inc., a full-service commercial real estate brokerage and consulting firm, recently announced the conclusion of lease negotiations on behalf of Southport Family Dental for a new 4,047-square-foot office at 3530 Post Road in Southport, Connecticut. Choyce Peterson Vice President Charlene O'Connell worked on the transaction.

Drs. Pamela Gibson and Colleen Randall, co-owners of Southport Family Dental, reached out to Choyce Peterson for assistance in relocating their dental practice in Southport as they were ready to expand their practice.

The landlord, The Marsilio Group, was represented by Jon Angel, President of Angel Commercial LLC.

Randall and Gibson both earned their Doctor of Dental Medicine degrees from the University of Connecticut School of Dental Medicine, where they established the foundation for their careers.

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

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Nonprofit Westchester (NPW) has received funding from United Way of Westchester and Putnam to support two key initiatives designed to advance equity, inclusion and access in communities and workplaces -- "Peer to Peer" the agency's affinity group for nonprofit personnel of color and a forum titled "A Case for Inclusion: Leveraging the Talent of People with Disabilities in the Workplace."

Peer to Peer has firmly established itself as a safe space for people of color in the nonprofit sector -- at all levels -- to discuss and develop tools to meet specific challenges and develop a network of support.

On March 29, NPW's Disabilities Roundtable will host a forum with Cornell University's Yang-Tan Institute on Employment and Disability and the Northeast ADA Center (ADA). This

event, designed to advance employment for people with disabilities, will be an opportunity for business, nonprofit and government stakeholders to learn the facts related to employment of people with disabilities, dispel myths and address concerns related to such employment, and provide attendees with tools to make employment successful for both parties.

Tom Gabriel, United Way president and CEO, said, "In Westchester, 40% of all households live below the ALICE survival threshold, yet 54% of Hispanic households, 51% of Black households and 58% of all people with disabilities struggle to survive. The United Way is committed to shining a light on these inequities and helping families become more self-sufficient. That's why we are honored to support NPW's efforts around equity and inclusion."

2022 POWER BROKER ANNUAL AWARDS

The Commercial Group of Houlihan Lawrence, headquartered in Rye Brook, New York, has been recognized among the Top 10 brokerage firms in leasing and sales in the Westchester-Southern Connecticut market in CoStar's "2022 Power Broker Annual Awards." The firm ranked No. 4 in leasing and No. 3 in Sales.

The CoStar Power Broker Awards recognize and celebrate commercial real estate's top brokers and firms in the United States and Canada. Each year commercial real estate professionals have the opportunity to submit their closed sale and lease transactions to be considered toward the

Annual Power Broker Award. CoStar then verifies and analyzes thousands of deals submitted to identify winners in each market based on cumulative deals. The awards are recognized as the premier industry award.

Houlihan Lawrence is the leading real estate brokerage serving New York City's northern suburbs. Founded in Bronxville, New York, in 1888, the firm has 32 offices and 1,450-plus agents serving Westchester, Putnam, Dutchess, Columbia, Ulster and Greene counties in New York and Fairfield, Litchfield and New Haven counties in Connecticut.

IONA TRUSTEES SCHOLARSHIP AWARDS

Iona University will honor distinguished alumni and community leaders at its annual Trustees Scholarship Award Gala on Friday, April 21. The event will take place at Cipriani 42nd Street in New York City and proceeds from the gala will support student scholarships.

This year's honorees include business and community leaders who have contributed to the success of Iona University in various ways over the years. The Iona Legacy Award will be presented to Jerome C. Cifarelli '77, ANC Sports Enterprises chairman and founder; and Daniel F. Doyle '93, '95MBA, an accomplished executive in the fintech and credit card industry.

The V Foundation for Cancer Research, founded by ESPN broadcaster and legendary Iona basketball coach Jim Valvano, and the Valvano Family will be recognized with the Blessed Edmund Rice Humanitarian Award. The award recognizes those who, by their activities and service to others, have reinforced Iona's identity as a university founded in the tradition of the Christian Brothers and American Catholic higher education. It is named after Blessed Edmund Rice, founder of the Christian Brothers.

Cifarelli has spent more than 40 years in marketing and advertising sales, including 30 years in the sports marketing industry.

A true visionary, he became intrigued by the potential of rotational signage emerging in the sports industry and in 1991, he



Jerome C. Cifarelli

helped establish the Madrid-based signage company, Dorna, in the United States. He rose to become president and CEO of Dorna USA and played a prominent role in the adoption of digital signage in sports, notably placing rotational signage on the majority of National Basketball Association courts and introducing the concept to Major League Baseball.

After successfully steering the sale of Dorna USA, Jerry founded ANC Sports in partnership with well-known former sports executives, including Alan N. Cohen. He holds a Bachelor of Business Administration in marketing from Iona University.

Doyle '93,'95 MBA is an accomplished executive with over 25 years in the fintech and credit card industry. He was principal and president of CardWorks Acquiring since May 2008 before exiting in February 2022 to become part of Blackstone's Fintech (Tactical



Daniel F. Doyle

Opportunities) Portfolio Company.

Previously, he was an executive at American Express for almost 11 years. Doyle holds a Master of Business Administration degree and a Bachelor of Science degree in business administration from Iona University.

For more, to purchase tickets, e-journal ads and other sponsorship opportunities, visit the scholarship gala site.

Founded in 1940, Iona University is a master's-granting private, Catholic, coeducational institution of learning in the tradition of the Edmund Rice Christian Brothers on a 45-acre New Rochelle campus.

The Princeton Review recognized Iona's on-campus MBA program as a "Best Business School for 2023." On July 1, 2022, Iona officially changed its status from college to university, reflecting the growth of its academic programs and the prestige of an Iona education.

NEW YEAR'S EVE IN MARCH?

The Friends of Philipse Manor Hall will host an Old New Year's Eve Celebration on Friday, March 24, from 6:30. to 9 p.m. at Philipse Manor Hall State Historic Site, 29 Warburton Ave., Yonkers.

Today, New Year's Day is Jan. 1, but it wasn't always. From the 16th century to the 18th century, European nations were transitioning from the old Julian calendar to the new Gregorian calendar. Although the Dutch and most other European nations had adopted the new calendar in 1582, the English held onto the old ways much longer. They continued to celebrate Annunciation Day, or Lady Day, March 25 as the New Year until 1752. In the colony of New Netherland, founded in the 1620s, the New Year was Jan. 1. But when the British took over in 1664, it changed to March 25.

Join the evening celebration fea-

turing a short historical overview of the calendar history and traditions by Philipse Manor Hall State Historic Site Manager Michael Lord, followed by live music by Carla and Keyes, dancing, a faux New Year's Eve countdown, hors d'oeuvres and 18th century-inspired punch.

Hosted by the Friends of Philipse Manor Hall, tickets for this event are \$25 for Friends members and \$35 for the general public; tickets include refreshments. For reservations, visit friendsofphilipsemanorhall.org/events/old-new-years-eve-celebration.

Dating back to the 1680s, Philipse Manor Hall State Historic Site was used by four generations of the Philipse family and worked by the people they enslaved and European tenant farmers. It was once over 200,000 acres and helped make the Philipse family the



richest in New York. Loyalists during the American Revolution, they fled to England and the Hall was owned by several individuals before becoming the Yonkers Village Hall and later Yonkers City Hall. When a new City Hall was built in the early 20th century, the house was preserved through the generosity of Eva Smith Cochran and donated to New York state to serve as a historic site.

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WESTCHESTER

COURTS

U.S. Bankruptcy
CourtWhite Plains &
Poughkeepsie
Local business
cases, March 8 -
14**G.L.A.D. Enterprises LLC,
Pound Ridge vs. Deutsche
Bank, et al.**

23-9002-CGM: Adversary case in G.L.A.D. Chapter 7 (22-35425), dischargeability re. false pretense.

Attorney: Kenneth Beck.

**Yonkers Islamic Center Inc.
vs. Marianne O'Toole as
Chapter 7 trustee,**

23-9003-CGM: Adversary case in Bryon B. Coleman Chapter 7 (22-35576), validity of lien.

Attorney: Carlos J. Cuevas.

**6 Turtle Knoll LLC, Blooming
Grove, Orange County vs. Joel
Levi, Monroe,**

23-9004-CGM: Adversary case in 6 Turtle Knoll Chapter 11 (22-35095).

Attorneys: Mitchell J. Canter, Joseph E. Ruyack III.

**JPDFAB Inc., Bardonia, d.b.a.
Lexington Grille & Pub,
Jonathan Delo, president,**

23-22193-SHL: Chapter 11, assets \$29,000, liabilities \$257,798.

Attorney: Anne J. Penachio.

U.S. District
Court, White
PlainsLocal business
cases, March 8 -
14**John Curtis Rice, Bronx
vs. PanaGenius Inc., New
Rochelle, et al,**

23-cv-1975-NSR: Copyright infringement.

Attorney: Craig B. Sanders.

**John Curtis Rice, Bronx vs.
Rising Media Group, Yonkers,**

23-cv-2009-KMK: Copyright infringement.

Attorney: Craig B. Sanders.

**Capstone Logistics, Chicago
vs. Go Forward Freight
Services, Monroe,**

23-cv-2012-PMH: Breach of contract.

Attorneys: William D. Bierman, Thomas C. Martin.

**Estate of Lorraine Reynolds,
et al, vs. Cedar Manor
Nursing and Rehabilitation
Center, Ossining, et al,**

23-cv-2131-VB: Personal injury, removal from Westchester Supreme Court.

Attorneys: Joseph Ciaccio for Estate, Jeffrey T. Wolber for Cedar Manor.

**Roseton Generating LLC,
Newburgh vs. IBEW Local
320, Poughkeepsie,**

23-cv-2198: Labor-management relations, petition to vacate arbitration.

Attorney: Daniel D. Schudroff.

DEEDS

Above \$1 million

185 Summerfield Inc.,

Scarsdale. Seller: BDV Property LLC, North Salem. Property: 185 Summerfield St., Eastchester. Amount: \$1.1 million. Filed March 1.

2015 Park Avenue LLC, Rye. Seller: John P. Schaefer and Lily Mahdavi, Rye. Property: 410 Park Ave., Rye. Amount: \$4.9 million. Filed March 3.

26 Mulberry Street LLC, Brooklyn. Seller: 26 Mulberry LLC, White Plains. Property: 26 Mulberry St., Yonkers. Amount: \$1.3 million. Filed Feb. 28.

3 Gray Rock Drive LLC, Elmhurst. Seller: Arlen D. Schmidt, White Plains. Property: 3 Gray Rock Drive, Harrison. Amount: \$1.7 million. Filed March 1.

4524 Barnes Avenue Realty Corp., Valhalla. Seller: Albin Realty LLC, Montrose. Property: 54 Welcher Ave., Peekskill. Amount: \$1 million. Filed March 2.

55 Quaker Ridge Road LLC, White Plains. Seller: Quaker Ridge Owners LLC, New Rochelle. Property: 55 Quaker Ridge Road, New Rochelle. Amount: \$5 million. Filed March 2.

68 Sherwood Drive Associates LLC, White Plains. Seller: Matthew P. Sundberg and Kaitlin A. Braner, Brooklyn. Property: 68 Sherwood Drive, Mamaroneck. Amount: \$2.3 million. Filed Feb. 27.

Brown, Patricia A., Dobbs Ferry. Seller: Landmark Building & Development LLC, Yonkers. Property: 34 Clinton Ave., Greenburgh. Amount: \$1.1 million. Filed Feb. 28.

Cinder LLC, Rockville Centre. Seller: Ulupinar Group LLC, Maspeth. Property: 9 Second St., New Rochelle. Amount: \$2.3 million. Filed March 1.

LI Parcel E LLC, Fort Washington, Pennsylvania. Seller: Jonathan Camacho and Adriana Quinones-Camacho, Yonkers. Property: 301 Palisades Blvd., Mount Pleasant. Amount: \$1.6 million. Filed March 1.

Molloy, John G., Somers. Seller: 3 Greenbriar Circle LLC, Miami Beach, Florida. Property: 3 Greenbriar Circle, North Castle. Amount: \$1 million. Filed Feb. 28.

Philipps, Peter, Scarsdale. Seller: 3 Brittany Close LLC, Scarsdale. Property: 3 Brittany Close, Scarsdale. Amount: \$4.2 million. Filed March 1.

Sarraf, Bryna and Bryna Sarraf, Scarsdale. Seller: Mooshi Holdings LLC, White Plains. Property: 10 Fort Hill Lane, Greenburgh. Amount: \$1.3 million. Filed Feb. 24.

US Bank NA, Coppell, Texas. Seller: Sean Clayton and Lindsay Ellington Clayton, Brooklyn. Property: 97 Upper Shad, Pound Ridge. Amount: \$1.1 million. Filed Feb. 27.

Varcasia, Glenn, Dobbs Ferry. Seller: Vatos Realty LLC, Armonk. Property: 154 Palisade St., Greenburgh. Amount: \$1.1 million. Filed Feb. 24.

Yaghoubi Fatemeh, White Plains. Seller: 361 Rosedale LLC, Bronx. Property: 361 Rosedale Ave., White Plains. Amount: \$1.2 million. Filed March 1.

Below \$1 million

24 37 Realty Associates LLC, Pelham. Seller: Pershing Realty Group LLC, Pelham. Property: 110 Sixth St., Pelham. Amount: \$800,000. Filed March 2.

266 D1 Operating LLC, Eastchester. Seller: 266 WPR PCM LLC, Yonkers. Property: 266 White Plains Road, Eastchester. Amount: \$425,000. Filed March 2.

50 High Holding Corp., Mount Vernon. Seller: Aisha L. Lewis, Yonkers. Property: 50 S. High St., Mount Vernon. Amount: \$585,000. Filed March 3.

550 S. Eighth Avenue LLC, Mount Vernon. Seller: Melida Suarez-Valera, Mount Vernon. Property: 550 Eighth Ave., Mount Vernon. Amount: \$830,000. Filed March 2.

99 Maple Street LLC, Lakewood, New Jersey. Seller: 99 Maple Resident LLC, Brooklyn. Property: 99 Maple St., Yonkers. Amount: \$475,000. Filed March 1.

AZ Yonkers LLC, Media, Pennsylvania. Seller: Clement Realty Development LLC, Yonkers. Property: 20 Clement St., Yonkers. Amount: \$557,000. Filed Feb. 24.

Bank of America NA, West Palm Beach, Florida. Seller: Roopnarine Brijmohan, Mount Vernon. Property: 35 Cortlandt St., Mount Vernon. Amount: \$260,000. Filed March 3.

The Bank of New York, Coppell, Texas. Seller: Renzulli Kristen, Chappaqua. Property: 91 Paulding Drive, New Castle. Amount: \$724,000. Filed Feb. 24.

The Bank of New York, Anaheim, California. Seller: John E. Adely and Mark Mernaci, Yonkers. Property: 14 Dexter Road, Yonkers. Amount: \$472,000. Filed March 3.

Beverly Mary C, Bronx. Seller: Wag America LLC, Brooklyn. Property: 38 Junt Ave., Yonkers. Amount: \$65,000. Filed March 3.

Brown, Drew, New Rochelle. Seller: Cazho Family Properties LLC, Albany. Property: 25 Walnut St., New Rochelle. Amount: \$325,000. Filed March 1.

Burhans Avenue Corp., Tuckahoe. Seller: Yousef Arefieg, Yonkers. Property: 847 Palisade Ave., Yonkers. Amount: \$995,000. Filed Feb. 28.

Cabeca Group RE Investors Corp., Briarcliff Manor. Seller: Demetrius Thornton and Candace J. Thornton, Mount Vernon. Property: 223 Endicott Ave., Greenburgh. Amount: \$689,000. Filed March 1.

Freemont Partners LLC, Austin, Texas. Seller: David E. Brown, E. Northport. Property: 225 Waterside Close 127, Peekskill. Amount: \$470,000. Filed March 2.

Hidden Meadow at Somers LLC, Baldwin Place. Seller: Americo DiGiacomo III and Marie DiGiacomo, Amawalk. Property: 16 Muscote River Road, Somers. Amount: \$663,000. Filed Feb. 27.

Hidden Meadows at Somers LLC, Baldwin Place. Seller: Sheila Sheridan, Mohegan Lake. Property: 14 Muscote River Road, Somers. Amount: \$698,000. Filed March 1.

Howard 61 LLC, Irvington. Seller: 61 Howard Street Realty LLC, Buchanan. Property: 61 Howard St., Mount Pleasant. Amount: \$338,000. Filed March 2.

Huyler, Deborah, Elmsford. Seller: 9 North Goodwin LLC, Elmsford. Property: 9 N. Goodwin Ave., Greenburgh. Amount: \$812,000. Filed March 3.

Infinity Holding Groups Inc., Newburgh. Seller: Mitchell Fischer and Cindy Hoffman, Cortlandt Manor. Property: Route 9, Hudson River, Cortlandt. Amount: \$58,000. Filed Feb. 24.

Lalla, Shirley A., Yonkers. Seller: 94 MSY LLC, Brooklyn. Property: 94 Maple St., Yonkers. Amount: \$270,000. Filed March 1.

Manny Properties LLC, Mount Vernon. Seller: Atkinson L. Johnson Sr., Port Chester. Property: 5 Parkway Circle, Mount Vernon. Amount: \$989,000. Filed Feb. 24.

Sciacca Associates LLC, White Plains. Seller: Thomas F. Pirone and Alexis Longhitano Pirone, Rye. Property: 1 Waters Edge, Rye. Amount: \$998,000. Filed Feb. 24.

Sena, Kenneth M., Treasure Island, Florida. Seller: MYE LLC, Pine Plains. Property: 11 Finney Farm Road, Cortlandt. Amount: \$975,000. Filed Feb. 24.

Silver Lake Property Development LLC, Remsenburg. Seller: Silver Pearl Properties LLC, West Harrison. Property: 43 Pearl Ave., Harrison. Amount: \$164,000. Filed March 3.

Stern, Nicole, Mahopac. Seller: TLC Contractors Corp., Elmsford. Property: 126 Winthrop Ave., Greenburgh. Amount: \$422,000. Filed March 1.

Szynda, Maria, Yonkers. Seller: 157 Voss Ave LLC, Great Neck. Property: 157 Voss Ave., Yonkers. Amount: \$600,000. Filed March 1.

US Bank NA, Salt Lake City, Utah. Seller: Michael Shanker, Irvington. Property: 357 Peter Bont Road, Greenburgh. Amount: \$650,000. Filed March 1.

WORKERS'
COMPENSATION
BOARD

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

Croton Hospitality LLC d.b.a. Gaetano's Italian Grille, Croton-on-Hudson. Amount: \$31,500.

Galaxy Carpet and Window Cleaners Inc., Yonkers. Amount: \$24,000.

Holistic Healing LLC d.b.a. Prosper IV, New Rochelle. Amount: \$6,000.

Ja Interior Finishes Inc., Mount Vernon. Amount: \$21,000.

Vero Skin Care LLC, Yonkers. Amount: \$21,000.

Worldwide Water Technologies Inc., Mount Vernon. Amount: \$7,000.

JUDGMENTS

Alfini, Sylvia V., Ossining. \$22,686 in favor of American Express National Bank, Sandy, Utah. Filed Feb. 28.

Allied Airport Shuttle Service Inc., Brooklyn. \$19,223 in favor of State Insurance Fund, White Plains. Filed Feb. 28.

Alvarez, Manuel, White Plains. \$4,993 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Feb. 28.

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

Facts & Figures

Arefieg, Ronnie J., South Salem. \$33,193 in favor of American Express National Bank, Sandy, Utah. Filed Feb. 28.

Baroco Contracting Corp., Yonkers. \$194,634 in favor of Cement & Concrete Workers District Council Welfare Fund, Bayside. Filed March 1.

Beauzile, Sierra S., Elmsford. \$3,353 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 28.

Beer, Christie D., Tarrytown. \$3,802 in favor of Capital One NA, Glen Allen, Virginia. Filed Feb. 28.

Bellantoni, Maria T., Tarrytown. \$5,986 in favor of Synchrony Bank, Draper, Utah. Filed Feb. 28.

Bridges, Johnnie, Mount Vernon. \$5,531 in favor of Capital One NA, Glen Allen, Virginia. Filed Feb. 28.

Brown, Charlotte Y., Yonkers. \$3,205 in favor of Capital One NA, Glen Allen, Virginia. Filed Feb. 28.

Brown, James S., Eastchester. \$16,348 in favor of Capital One NA, Glen Allen, Virginia. Filed Feb. 28.

Callahan, Martin, Bronxville. \$2,852 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Feb. 28.

Calvi, Michael, Chappaqua. \$9,077 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 28.

Carens, Edward M., Armonk. \$2,915 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 28.

Castro, Mario E., Elmsford. \$2,521 in favor of Cavalry SPV I LLC, Valhalla. Filed Feb. 28.

Coviedo, Fernando C., Port Chester. \$3,220 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Feb. 28.

Cruz, Anthony G., Sleepy Hollow. \$9,767 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 28.

Cruz, Anthony G., Sleepy Hollow. \$7,450 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 28.

Ennis, Michael G., Mount Croton-on-Hudson. \$2,202 in favor of Capital One NA, Glen Allen, Virginia. Filed Feb. 28.

Fassy, Fasmith, et al, New Rochelle. \$6,741 in favor of American Express Centurion Bank, Sandy, Utah. Filed Feb. 28.

Feldman, Steven, Cortlandt Manor. \$3,258 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 28.

Figueroa, Luis A., Mount Vernon. \$6,942 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 2.

Fortuna, Joseph, et al, Harrison. \$57,819 in favor of Honest Funding LLC, Brooklyn. Filed March 2.

Gerle, Annette, Yonkers. \$14,205 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed March 2.

Global Arena Holding Inc., New York. \$23,700 in favor of Steinberg & Cavaliere LLP, Briarcliff Manor. Filed Feb. 28.

Harris, Vera, Ossining. \$3,820 in favor of US Alliance FCU, Rye. Filed Feb. 28.

Jenkins, Francis P., Rye. \$3,256 in favor of Capital One NA, Glen Allen, Virginia. Filed Feb. 28.

Kamhi, Sharon L., Ossining. \$34,547 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 28.

Landry, Joel A., Hastings-on-Hudson. \$3,791 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 28.

Leclercq, Fabrice G., Yonkers. \$16,587 in favor of Capital One NA, Glen Allen, Virginia. Filed Feb. 28.

Leclercq, Fabrice G., Yonkers. \$13,078 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 2.

Marino, Brian, Rye. \$22,679 in favor of American Express National Bank, Sandy, Utah. Filed Feb. 28.

Martinez, Andres, Yonkers. \$1,858 in favor of Capital One NA, Glen Allen, Virginia. Filed Feb. 28.

McMullan, Michael J., Mount Kisco. \$4,124 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 28.

Mcmullan, Michael, Mount Kisco. \$4,004 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 28.

Mejia, Jesenia, Dobbs Ferry. \$3,590 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 28.

Merino, Araceli, Port Chester. \$6,592 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 28.

Michelson, Lily P., Mount Kisco. \$10,799 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 28.

Montas, Berta, New Rochelle. \$5,753 in favor of Cavalry SPV I LLC, Valhalla. Filed Feb. 28.

Morocho, Jeanette E., White Plains. \$2,384 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Feb. 28.

Murray, Jamon A., Tuckahoe. \$3,905 in favor of Capital One NA, Glen Allen, Virginia. Filed Feb. 28.

Nelson, James, Granet Springs. \$3,245 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Feb. 28.

Peccerelli, Gino, Mount Vernon. \$4,938 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 28.

Sciascia, Mollie A., Yonkers. \$2,039 in favor of Capital One Bank USA NA, Glen Allen, Virginia. Filed Feb. 28.

Valdes, Edwin A., Port Chester. \$4,257 in favor of Cavalry SPV I LLC, Valhalla. Filed Feb. 28.

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

162 LSY LLC, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$255,000 affecting property located at 162 Linden St., Yonkers. Filed Feb. 27.

Amos Financial LLC, as owner. Filed by The Bank of New York Mellon. Action: Foreclosure of a mortgage in the principal amount of \$247,000 affecting property located at 26 Old Mill Road, Yorktown Heights. Filed Feb. 28.

Beresin, Andrew D., as owner. Filed by Thde Bank of New York Mellon-Trust. Action: Foreclosure of a mortgage in the principal amount of \$980,000 affecting property located at 292 Smith Ridge Road, South Salem. Filed March 2.

Empire Merchants LLC, as owner. Filed by Freedom Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$631,000 affecting property located at 39 Sprain Valley Road, Scarsdale. Filed Feb. 28.

Fasce, Joseph A., as owner. Filed by MCLP Asset Company Inc. Action: Foreclosure of a mortgage in the principal amount of \$352,000 affecting property located at 117 Gramatan Drive, Yonkers. Filed March 2.

Garland-Tirado, Debra C., as owner. Filed by Bayview Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of \$277,000 affecting property located at 6101 Villa at The Woods, Peekskill. Filed March 2.

Gemini Capital Group LLC, as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$231,000 affecting property located at 10 Dell Ave., Unit 106, Mount Vernon. Filed Feb. 24.

Griffin, Audrey, as owner. Filed by Loandepot.com LLC. Action: Foreclosure of a mortgage in the principal amount of \$544,000 affecting property located at 5 Birch Court, Ossining. Filed Feb. 28.

Lee, Melvin, Estate of, as owner. Filed by Carrington Mortgage Services LLC. Action: Foreclosure of a mortgage in the principal amount of \$630,000 affecting property located at 341 S. Ninth Ave., Mount Vernon. Filed March 1.

Mairs, Tracy, as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$50,000 affecting property located at 212 Hillside Ave., White Plains. Filed Feb. 28.

Manette, Linda, as owner. Filed by Bank of America NA. Action: Foreclosure of a mortgage in the principal amount of \$481,000 affecting property located at 10 S. 13th Ave., Mount Vernon. Filed Feb. 23.

Mazumder, Shankar, as owner. Filed by Oceanfirst Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$160,000 affecting property located at 41 Knoll View, Unit 41, Ossining. Filed March 1.

Midland Funding LLC, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$200,000 affecting property located at 166 Pritchard Ave., Thornwood. Filed Feb. 27.

Moya, Jose L., as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$53,000 affecting property located at 10 Culver St., Yonkers. Filed Feb. 28.

Roberts, Johnitha A., as owner. Filed by Finance of America Reverse LLC. Action: Foreclosure of a mortgage in the principal amount of \$676,000 affecting property located at 6 S. Goodwin Ave., Elmsford. Filed Feb. 24.

Seivright, Colleen, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$299,000 affecting property located at 34 Oakdale Ave., New Rochelle. Filed Feb. 27.

Smith, Cheryl C. S., as owner. Filed by Bank of America NA. Action: Foreclosure of a mortgage in the principal amount of \$440,000 affecting property located at 454 S. 10th Ave., Mount Vernon. Filed March 2.

Tyson, Linda, administrator, as owner. Filed by Wilmington Savings Fund Society Trust. Action: Foreclosure of a mortgage in the principal amount of \$510,000 affecting property located at 112 S. 12th Ave., Mount Vernon. Filed Feb. 28.

Warmouth, Geoffrey C., as owner. Filed by US Bank Trust National Trust. Action: Foreclosure of a mortgage in the principal amount of \$200,000 affecting property located at 12 Leatherstocking Lane, White Plains. Filed Feb. 24.

Weekes, Joseph N., as owner. Filed by Citimortgage Inc. Action: Foreclosure of a mortgage in the principal amount of \$155,000 affecting property located at 1441 Hanover St., Yorktown. Filed Feb. 28.

Weinstein, Kerri, as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$799,000 affecting property located at 11 Sunset Drive, Chappaqua. Filed Feb. 27.

MECHANIC'S LIENS

Bajri, Aseria, Eastchester. \$5,000 in favor of Westchester Stucco Systems Inc., Mount Vernon. Filed March 1.

Bernard, Gillian, Mount Vernon. \$9,000 in favor of Westchester Stucco Systems Inc., Mount Vernon. Filed March 1.

Gjoni, Gencian, Eastchester. \$5,000 in favor of Westchester Stucco Systems Inc., Mount Vernon. Filed March 1.

Hanson, Greta A., Cortlandt. \$5,986 in favor of CRP Sanitation Inc., Cortlandt Manor. Filed March 2.

Main Enterprise 400 LLC, Peekskill. \$50,000 in favor of Kings Capital Construction Group, Tarrytown. Filed March 1.

Sohmer, Paul R., Cortlandt. \$5,986 in favor of CRP Sanitation Inc., Cortlandt Manor. Filed March 2.

NEW BUSINESSES

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

Sole Proprietorships

Amelia Ross Acupuncture, 294 Bronxville Road, Yonkers 10708. c/o Amelia Ross. Filed Feb. 28.

Diamond Finsh Auto Detailing & Trucking, 14 N. High St., Apt. 5, Mount Vernon 10550. c/o James Lee Edward. Filed Feb. 28.

DMount Plumbing Heating, 119 Ludlow St., Yonkers 10705. c/o Richard Melan. Filed March 1.

Exceltablesplus, 175 Huguenot St., New Rochelle 10801. c/o Alexander Von Braun. Filed March 1.

Fit Movers 123, 175 Warburton Ave., Yonkers 10701. c/o Anthony Fazzino. Filed Feb. 28.

Home Team Safety, 65 Alden Ave., Yonkers 10710. c/o Andrew Donnadio. Filed March 2.

Joy of Life Pet Care, 61 Davis Ave., Apt. L, White Plains 10605. c/o Tanya K. Thompson. Filed March 2.

Facts & Figures

Lopez Contractor, 35 Circuit Road, New Rochelle 10805. Filed March 2.

Mari & Daughter Cleaning Services, 365 N. Fulton Ave., Mount Vernon 10552. c/o Marjori Marques. Filed March 2.

Mr Admissions, 1304 Half Moon Bay Drive, Croton-on-Hudson 10520. c/o Jason Stern. Filed Feb. 28.

New Star Autos, 210 S. Broadway, Yonkers 10705. c/o Nicolas Estrella. Filed Feb. 28.

Pluckwild Music, 151 Lorraine Ave., Mount Vernon 10553. c/o Bryant L. Wilder. Filed March 1.

Roxy Perry, 40 Fifth Ave., New Rochelle 10801. c/o Felice Fusco. Filed Feb. 28.

S Lopez Landscaping, 136 Remington Place, New Rochelle 10801. c/o Gladiz Lopez. Filed March 2.

Visionary Brand Promotions, 179 Underhill Avenue 2l, West Harrison 10604. c/o Claudia Avendano Condado. Filed Feb. 28.

Your Best Life with Kenya, 64 Robins Road, New Rochelle 10801. c/o Kenya Suncar. Filed March 2.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

23 Eastdale Avenue LLC, as owner. Lender: M&T Bank. Property: in Poughkeepsie. Amount: \$1.7 million. Filed March 1.

North Cole Villas LLC, as owner. Lender: Northeast Community Bank. Property: 105 N. Cole Ave., Spring Valley. Amount: \$2.8 million. Filed March 1.

Webster Bank, as owner. Lender: Liberty Progress LP. Property: in Newburgh. Amount: \$2.1 million. Filed Feb. 27.

Below \$1 million

All Putnam Development Inc. as owner. Lender: Gino Labruzzo. Property: in Patterson. Amount: \$350,000. Filed Feb. 23.

Benson, Riston M. and Travis Lee Schifko as owner. Lender: Rhinebeck Bank. Property: in Hyde Park. Amount: \$450,000. Filed Feb. 23.

Borden, Kenneth M. and Lucille Borden as owner. Lender: US Bank NA. Property: in Clarkstown. Amount: \$460,000. Filed March 1.

Conventus LLC, as owner. Lender: 4 Cliff of Monroe LLC. Property: 4 Cliff Court, Monroe. Amount: \$250,000. Filed Feb. 22.

Flagstar Bank NA, as owner. Lender: Nancy Genova and Steven Wren. Property: 10 Rockland Ave., New City. Amount: \$663,000. Filed Feb. 23.

FTF Lending LLC, as owner. Lender: Masten LLC. Property: 582 Fostertown Road, Newburgh. Amount: \$273,000. Filed Feb. 27.

Hochberg, Dana and Brad Hochberg, as owner. Lender: M&T Bank. Property: in Beacon. Amount: \$584,000. Filed March 2.

Kiavi Funding Inc., as owner. Lender: 163 Hudson LLC. Property: 163 Hudson St., Cornwall. Amount: \$595,000. Filed Feb. 24.

Loan Funder LLC Series 42638, as owner. Lender: Eldz Property LLC. Property: 199 Chambers St, Newburgh. Amount: \$203,000. Filed Feb. 22.

Miller, George R. and Mary L. Miller, as owner. Lender: James L. Rhein. Property: in Middletown. Amount: \$150,000. Filed Feb. 27.

Murray, Louis, as owner. Lender: PCSB Bank. Property: 10 Adams Ave., Nelsonville. Amount: \$500,000. Filed Feb. 23.

Orange Bank & Trust Co., as owner. Lender: Protocke Property Management LLC. Property: in Montgomery. Amount: \$765,000. Filed Feb. 27.

Provident Bank, as owner. Lender: 26 Hill Street Holding Company LLC, et al. Property: 26 Hill St., Port Jervis. Amount: \$505,000. Filed Feb. 21.

Walden Savings Bank, as owner. Lender: Daniel Merino. Property: in Newburgh. Amount: \$365,000. Filed March 1.

Wayne Bank, as owner. Lender: Michael Anstead and Emily Osowick. Property: in Deerpark. Amount: \$346,000. Filed Feb. 27.

DEEDS

Above \$1 million

Baradus Villas LLC, New Paltz. Seller: Cold Spring Management LLC, Stanfordville. Property: in Stanford. Amount: \$5.6 million. Filed Feb. 27.

Dutchess Day School, Millbrook. Seller: One Brick Two Brick LLC, Valley Stream. Property: 458 Route 343, Millbrook. Amount: \$4.5 million. Filed March 1.

Sullivan Trust, Branford. Seller: Cardinal Assets X of New York LLC, Poughkeepsie. Property: 28 N. Hamilton St., Poughkeepsie. Amount: \$1.1 million. Filed Feb. 27.

Below \$1 million

11 Harmony LLC, Rye Brook. Seller: Frances H. Horner Trust, Pawling. Property: 11 Harmony Road, Pawling. Amount: \$365,000. Filed March 3.

12 Dubois LLC, Monroe. Seller: Reade 18 LLC, Poughkeepsie. Property: in Poughkeepsie. Amount: \$135,000. Filed Feb. 27.

12 West Cedar Street LLC, Poughkeepsie. Seller: Doretta M. Fleet, Poughkeepsie. Property: in Poughkeepsie. Amount: \$182,000. Filed Feb. 27.

23 Eastdale Avenue LLC, Poughkeepsie. Seller: MHTC Development LLC, Poughkeepsie. Property: 23 Eastdale Ave., Poughkeepsie. Amount: \$242,000. Filed March 1.

32 Eastdale Avenue LLC, Poughkeepsie. Seller: MHTC Development LLC, Poughkeepsie. Property: in Poughkeepsie. Amount: \$220,000. Filed March 1.

C&C Builders Inc., Pleasantville. Seller: US Bank National Association, West Palm Beach, Florida. Property: 42 Netherwood Plaza, Salt Point. Amount: \$145,000. Filed March 3.

Century Summit LLC, Wappingers Falls. Seller: Salvatore V. Scarcello Jr., Wappingers Falls. Property: in Fishkill. Amount: \$133,500. Filed Feb. 27.

Elian & Justin Realty LLC, Hyde Park. Seller: Page Five LLC, Poughkeepsie. Property: in Poughkeepsie. Amount: \$500,000. Filed Feb. 27.

Equity Trust Co., Wappingers Falls. Seller: Progressive Realty Partnership LLC, Pine Plains. Property: in Wappinger. Amount: \$492,500. Filed March 1.

Ernst, Lynn C. and Jonathan T. Bachman, Seattle, Washington. Seller: 25 Old Farm Road Development LLC, Poughkeepsie. Property: in Red Hook. Amount: \$85,000. Filed March 3.

Five Pillars Realty LLC, Beacon. Seller: Jamie Cavalieri, Wappingers Falls. Property: in Wappinger. Amount: \$201,000. Filed Feb. 28.

Gaxherri, Zenun, Wappingers Falls. Seller: The Bank of New York Mellon, West Palm Beach, Florida. Property: 102 Beechwood Ave., Poughkeepsie. Amount: \$157,000. Filed Feb. 27.

Hammersley and Church LLC, Highland Falls. Seller: RR Plus LLC, Monsey. Property: in Poughkeepsie. Amount: \$400,000. Filed Feb. 27.

Hardy Homes LLC, Beacon. Seller: Jeffrey Diaz, Patterson. Property: 44 Kent St., Beacon. Amount: \$450,000. Filed Feb. 28.

J Phelan Realty Associates LLC, Peekskill. Seller: Frank Vasi Holmes. Property: 3888 Route 52, Holmes. Amount: \$785,000. Filed Feb. 28.

Kapoor, Moyna, Newburgh. Seller: Toll Northeast V Corp., Washington, Pennsylvania. Property: 112 Placid Circle, Wappinger Falls. Amount: \$735,000. Filed March 1.

Leonard, Cassandra and Karissa Bushman, Poughkeepsie. Seller: North Bridge 97 LLC, Poughkeepsie. Property: 50 Wilbur Blvd., Poughkeepsie. Amount: \$362,000. Filed March 3.

Mid Hudson Development Corp., Hopewell Junction. Seller: Revolutionary Road Properties LLC, Katonah. Property: in East Fishkill. Amount: \$135,000. Filed Feb. 27.

Nansikombi, Aisha, Brooklyn. Seller: BWBI LLC, Millbrook. Property: in East Fishkill. Amount: \$430,000. Filed Feb. 28.

Perfect Habes LLC, Pleasantville. Seller: Roof Over Your Head LLC, LaGrangeville. Property: in Poughkeepsie. Amount: \$245,000. Filed Feb. 27.

Santiago, Dora M. and Carlos Guerrero, Wappingers Falls. Seller: Patmar United LLC, New Windsor. Property: in Wappinger. Amount: \$290,000. Filed Feb. 28.

Smith, Fara, Remsenburg. Seller: TGIF LLC, San Luis Obispo, California. Property: 386 Gardenia Drive, Rhinebeck. Amount: \$415,000. Filed Feb. 27.

Vanutrecht Ventures LLC, Wappingers Falls. Seller: Clara M. Mead, Wappingers Falls. Property: in Wappinger. Amount: \$140,000. Filed March 1.

Vidale, Simone, Bronx. Seller: Spackenkill Realty Ltd., Poughkeepsie. Property: in Poughkeepsie. Amount: \$427,500. Filed Feb. 27.

Ziemis, Nicholas, Pleasantville. Seller: RG Duell LLC, Fishkill. Property: in Hyde Park. Amount: \$335,000. Filed Feb. 27.

JUDGMENTS

Ahearn, Kristy, Carmel. \$6,416 in favor of Bank of America NA, Charlotte, North Carolina. Filed March 1.

Avril, Ralph, Middletown. \$2,725 in favor of Citibank, Sioux Falls, South Dakota. Filed Feb. 27.

Bing, William II, Middletown. \$4,176 in favor of Capital One Bank, Richmond, Virginia. Filed Feb. 27.

Bluhdorn Paige, Brewster. \$1,191 in favor of Petro Inc., Woodbury. Filed Feb. 28.

Breitenbach, Jeanine, Huguenot. \$1,567 in favor of Meenan Oil LP and Wallace Oil Company Inc., Woodbury. Filed March 1.

Breitweiser, Frank, Cuddebackville. \$1,460 in favor of Midland Credit Management Inc., San Diego, California. Filed March 1.

Brewster Auto Wrecking & Parts Inc., Brewster. \$1,950 in favor of Neil Korn, Poughkeepsie. Filed Feb. 27.

Brody, Samuel, Brooklyn. \$66,071 in favor of Yaakov Rosenfeld, Brooklyn. Filed Feb. 27.

Brown, Cherissa, Middletown. \$1,070 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed March 1.

Bunt, Christopher, Middletown. \$1,405 in favor of Capital One Bank, Richmond, Virginia. Filed March 1.

Caccamo, Carmine, Middletown. \$2,661 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed March 1.

Coyne, Stephanie N., Chester. \$2,453 in favor of Capital One Bank, Richmond, Virginia. Filed Feb. 27.

Davis, Cyrano, Middletown. \$6,158 in favor of Capital One Bank USA, Richmond, Virginia. Filed March 1.

Decicco, John and Jessica M., Decicco Hopewell Junction, New Jersey. \$7,156 in favor of Greher Law Offices PC, New Windsor. Filed March 1.

Evans, Ivonne, New Windsor. \$2,974 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed March 2.

Fanelli, Frank and Bloomfield Maggie, White Plains. \$4,981 in favor of Charles Paliocha, Putnam Valley. Filed March 1.

Flieger, Merryann A., Port Jervis. \$6,861 in favor of Citibank, Sioux Falls, South Dakota. Filed March 1.

Foley, John V. and Level Logistics Inc., Goshen. \$5,000 in favor of Steven W. Otte Hunter, Middletown. Filed Feb. 27.

Ford, Craig E., Newburgh. \$2,544 in favor of Discover Bank, New Albany, Ohio. Filed March 2.

Gillard, Naomi Y., Newburgh. \$5,208 in favor of Discover Bank, New Albany, Ohio. Filed March 2.

Gonzalez, Maria, Newburgh. \$1,289 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed March 1.

Goodman, Melissa, Newburgh. \$2,732 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed March 1.

Facts & Figures

Grant, Reginald, Middletown. \$1,799 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed March 1.

Griffin, Shaolin, Middletown. \$7,130 in favor of Capital One Bank USA, Richmond, Virginia. Filed March 1.

Grosso, Andrew, Middletown. \$1,907 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed March 1.

Guaragna, Maria, Mahopac. \$1,092 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Feb. 28.

Johnson, Karen, New Windsor. \$9,257 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed March 1.

Kotkin, Lawrence, Middletown. \$3,030 in favor of Citibank, Sioux Falls, South Dakota. Filed March 1.

Lapenter, Jennifer M., Middletown. \$1,271 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed March 1.

Larkin, Ryan and Samantha Slusz, Tuxedo. \$9,300 in favor of Tuxedo Manor Apartments Inc., Tuxedo. Filed March 1.

Lechuk, Marshall and Joan Lechuk, Great Neck. \$38,817 in favor of Lester & Associates PC, Garden City. Filed March 1.

Lisojo, Christina, Middletown. \$1,737 in favor of Discover Bank, New Albany, Ohio. Filed March 1.

Lopresti, Michael, New Windsor. \$3,626 in favor of Capital One Bank, Richmond, Virginia. Filed Feb. 27.

Luna, Gomez Leslie J., Newburgh. \$7,339 in favor of Discover Bank, New Albany, Ohio. Filed March 1.

Madera, Neldys, Middletown. \$1,887 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed March 1.

Magliato, Louis, Walden. \$2,901 in favor of Discover Bank, New Albany, Ohio. Filed March 1.

Marrero, Emily, Newburgh. \$5,514 in favor of First Financial Bank USA, Dakota Dunes, South Dakota. Filed March 1.

Minyety, Dariell, Newburgh. \$5,612 in favor of Discover Bank, New Albany, Ohio. Filed March 2.

Morris, Mark and Cradle Kim, Tuxedo. \$2,420 in favor of Tuxedo Manor Apartment Inc., Tuxedo. Filed March 1.

Nash, Shemeka N., Middletown. \$2,904 in favor of Midland Credit Management Inc., San Diego, California. Filed March 1.

Nichols, Ralph, Middletown. \$14,050 in favor of Discover Bank, New Albany, Ohio. Filed March 1.

Oge, Alexander T., Middletown. \$5,169 in favor of Capital One Bank USA, Richmond, Virginia. Filed March 1.

Ortiz, Roberto, Middletown. \$5,240 in favor of Orange Regional Medical Center, Middletown. Filed March 2.

Parker, Aisha, Middletown. \$10,828 in favor of East Coast Funding Group Inc. and Wisdom Financial, Great Neck. Filed March 1.

Pelliccia, Jaimeann, Middletown. \$11,419 in favor of Capital One Bank USA, Richmond, Virginia. Filed March 1.

Perez, Lazarus S., Middletown. \$3,208 in favor of Bank of America, Charlotte, North Carolina. Filed March 1.

Ramos, Fernando, Middletown. \$4,266 in favor of Discover Bank, New Albany, Ohio. Filed March 1.

Reid, Delroy G., Newburgh. \$14,879 in favor of Discover Bank, New Albany, Ohio. Filed March 2.

Rivera, Carlos E., Middletown. \$9,119 in favor of Discover Bank, New Albany, Ohio. Filed March 1.

Rivera, Stephanie, Middletown. \$2,000 in favor of Midland Funding LLC, San Diego, California. Filed March 1.

Robertson, Denroy B., Middletown. \$3,261 in favor of Bank of America, Charlotte, North Carolina. Filed March 1.

Robinson, Terrance, Cuddebackville. \$1,741 in favor of Orange Regional Medical Center, Middletown. Filed March 2.

Sadler, Leeundaus, Middletown. \$9,085 in favor of Discover Bank, New Albany, Ohio. Filed March 1.

Severin, Maria I., Mahopac. \$5,535 in favor of Bank of America NA, Charlotte, North Carolina. Filed Feb. 28.

Smith, Oswald E., Newburgh. \$4,024 in favor of Discover Bank, New Albany, Ohio. Filed March 1.

Spies, Agnes, Middletown. \$6,266 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed March 1.

Stedfelt, Robert C., Greenwood Lake. \$1,261 in favor of Cavalry SPV 1 LLC, Greenwich, Connecticut. Filed March 2.

Steup, Jeanette R., Newburgh. \$2,638 in favor of Discover Bank, New Albany, Ohio. Filed March 2.

Streim, Jeffrey G., Chester. \$5,576 in favor of Wells Fargo Bank, West Des Moines, Iowa. Filed March 1.

Sullivan, John O., Middletown. \$1,422 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed March 1.

Superior Contracting 2 Inc, et al, Newburgh. \$42,151 in favor of Altria Ventures LLC, New York. Filed Feb. 27.

Swanson, Nicholas, Newburgh. \$1,752 in favor of Credit Corp Solutions Inc., Draper, Utah. Filed March 1.

Swart, Gretel, Newburgh. \$1,353 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed March 1.

Tart, Craig R., Carmel. \$2,966 in favor of Fox Run Condo Board of Managers, Carmel. Filed Feb. 27.

Taylor, Lornel, Middletown. \$2,477 in favor of Midland Funding LLC, San Diego, California. Filed March 1.

Triassi, William, Chester. \$10,992 in favor of Goldman Sachs Bank USA, Richardson, Texas. Filed March 1.

Vanwie, William, Port Jervis. \$49,413 in favor of Forward Financing LLC, Boston, Massachusetts. Filed Feb. 27.

Weinstein, Neil, Chester. \$5,575 in favor of SOM Anesthesia PC, New York. Filed Feb. 27.

Williams, David W., Newburgh. \$4,191 in favor of TEG Federal Credit Union, Poughkeepsie. Filed March 1.

Wyzykowski, Krista, Sparrow Bush. \$13,736 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed March 1.

MECHANIC'S LIENS

Adusei Holdings LLC, as owner. \$16,940 in favor of Brady Excavating Inc. Property: 43 O'Brien Hill Road, Verbank. Filed March 6.

John W. Scheuer 2000 Trust, et al, as owner. \$19,310 in favor of Servpro Garden City Hempstead. Property: 90 N. Broadway, Nyack. Filed March 6.

Moreno, Jessica and Raymond Hernandez, as owner. \$15,223 in favor of CPG General Services Inc. Property: 11 Blueberry Lane, Stormville. Filed Feb. 27.

Nesel, Knapp Helen, as owner. \$9,403 in favor of MCM Legacy Inc. Property: 20 Manor Road, Rhinebeck. Filed March 8.

Salabie, Rowan, as owner. \$76,820 in favor of 21st Century Living LLC. Property: 38 S. Clinton St., Poughkeepsie. Filed March 7.

Taylor, Wayne E., as owner. \$8,080 in favor of Pro Form Contracting Inc. Property: 9 Pin Oak Drive, Red Hook. Filed March 1.

Vanpoucke, Steve and Valentine, as owner. \$8,856 in favor of Woodys Construction Inc. and Liberty Restoration Property: 9 Edward Place, Monroe. Filed March 6.

NEW BUSINESSES

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

Partnerships

Carlitos Carvings Mexican Snack Bar, 1712 Mountain Road, Otisville 10963. c/o Pastor Carlos A. Linares and Pastor Yadira. Filed March 7.

Hermanas Garcia Grocery, 278 Washington St., First floor, Newburgh 12550. c/o Erika Garcia Rosas and Azucena Rosas. Filed March 6.

Sole Proprietorships

Appalachian Contracting & Sons, 8 Cynthia Court, Florida 10921. c/o Elijah Thomas Defreeze. Filed March 7.

C2e Movement, 16 Neil Drive, Chester 10918. c/o Jeffrey J. Johnson. Filed March 2.

Embertec Design, 3 Algonquin Drive, Newburgh 12550. c/o Thomas R. Clark. Filed March 6.

Endless Creationz, 26 Winding Brook Drive, Walden 12586. c/o Vanessa Palmer. Filed March 6.

Fashion Finds by Samantha, 10 Clearview Lane, Warwick 10990. c/o Jorge Samantha Lynn. Filed March 3.

Gem Portable Buildings, 3 Overlook Drive, Newburgh 12550. c/o Margaret Elizabeth Gallo. Filed March 3.

Get It Now & Here, 520 MacNary Road, New Windsor 12553. c/o Crystal Coles. Filed March 1.

New Path Health & Infusion Center, 42 Rykowski Lane, Middletown 10941. c/o Borelli A. Gibson. Filed March 2.

Reliable Car Service to All Airports, 2 Spartan Place, Apt 4, Tuxedo 10987. c/o Jose F. Renderos. Filed March 3.

Rhino Financial Group, 460 Temple Hill Road, New Windsor 12553. c/o Jon Donald Weis. Filed March 3.

Rhino Financial Solutions, 460 Temple Hill Road, New Windsor 12553. c/o Jon Donald Weis. Filed March 3.

Sasayaki, 8 E. Main St., Middletown. c/o Kim Hyun Jin. Filed March 3.

Simply Primary Care, 25 Wallkill Ave., Middletown 10940. c/o Shante C. Brady. Filed March 1.

Sunkissed 365, 5 Jenny Lane, Newburgh 12550. c/o Pavlik Adelle L. Decker. Filed March 1.

Sweet Loui Construction & Remodeling, 255 Case Road, Port Jervis 12771. c/o Luis Honorio Tamay Bermeo. Filed March 6.

Ultra Prime Cleaning Services, 94 Valley Ave., Walden 12586. c/o Barahona Anay Juliza Cabus. Filed March 6.

Wild Lamb & Co, 3 Algonquin Drive, Newburgh 12550. c/o Thomas R. Clark. Filed March 6.

Xmmj Business Support Services, 148 Highland Ave., Middletown 10940. c/o Jeanette Myke. Filed March 6.

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BUILDING PERMITS

Commercial

A. Emerson Construction LLC, Bridgeport, contractor for Pacific House Inc. Construct new family apartments at 36 Ann St., Stamford. Estimated cost: \$1,300,000. Filed Feb. 22.

American House LLC, Trumbull, contractor for CLD Living Trust. Remove roof and re-roof 84 Buckingham Drive, Stamford. Estimated cost: \$4,200. Filed Feb. 14.

Atlantic Construction Services Inc., Eastchester, New York, contractor for Bulls Head Realty. Alter exterior façade and construct outdoor dining patio and perimeter sidewalks with accessible entrance at 43 High Ridge Road, Stamford. Estimated cost: \$200,000. Filed Feb. 13.

Bartlett, Philip, Norwalk, contractor for Nadine Shaoul. Install a generator at 20 Thomas Place, No. 7, Norwalk. Estimated cost: \$12,000. Filed Feb. 6.

Budhlakoti, Stamford, contractor for Budhlakoti. Replace existing deck and construct new deck area in place of existing flagstone patio with new entry doorway at 73 Hirsch Road, Stamford. Estimated cost: \$27,000. Filed Feb. 1.

Carcole Construction LLC, Stamford, contractor for 2010 Post LLC. Repair steps and extend pad making a small loading dock per plan at 2010 W. Main St., Stamford. Estimated cost: \$10,000. Filed Feb. 16.

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

City of Stamford Stillmeadow Elementary School, Stamford, contractor for the city of Stamford. 2023 blanket permit for tradesmen at Stillmeadow School, 800 Stillwater Road, Stamford. Estimated cost: \$5,000. Filed Feb. 24.

Executive Landscaping Inc., North Haven, contractor for Spectrum Stamford LLC. Construct ground-level plaza and street-scape improvements at 400 Atlantic St., Stamford. Estimated cost: \$400,000. Filed Feb. 9.

G C Management LLC, Unionville, contractor for Aquarion Water Company of Connecticut. Install a generator on a new 4'x9' concrete pad within a new 9'x14' fenced area and add a 4'x16' concrete pad for a new propane tank at 192 Weed Hill Ave., Stamford. Estimated cost: \$40,000. Filed Feb. 6.

GR Capital LLC, Stamford, contractor for GR Capital LLC. Install channel letters on raceway and acrylic letters at 1086 Long Ridge Road, Stamford. Estimated cost: \$4,499. Filed Feb. 24.

The Home Depot USA Inc., Atlanta, Georgia, contractor for Sanford Sexer. Remove and replace two windows without structural change at 596 Glenbrook Road, Unit 12, Stamford. Estimated cost: \$2,519. Filed Feb. 24.

Mickolyzck, Christopher, Norwalk, contractor for Christopher Mickolyzck. Install an above-ground pool at 2 Inwood Road, Norwalk. Estimated cost: \$4,500. Filed Feb. 3.

Phil's Main Roofing LLC, Norwalk, contractor for Harriet Jennifer Thurstan. Remove roof and re-roof 2 Academy St., Norwalk. Estimated cost: \$162,215. Filed Jan. 31.

Rossi-Nero Development LLC, Norwalk, contractor for Rosa L. Jenkins, 11 Hanford Place, Norwalk. Estimated cost: \$250,000. Filed Feb. 1.

Westview Electric LLC, Norwalk, contractor for Steven Feliz. Renovate kitchen at 310 Ely Ave., Norwalk. Estimated cost: \$20,500. Filed Feb. 6.

Residential

A M O Carpentry LLC, Norwalk, contractor for John Thomas and Janet Diane Harper. Construct new roof and deck supported on existing house and new concrete piers at 96 Saddle Rock Road, Stamford. Estimated cost: \$70,000. Filed Feb. 15.

ABC Irrigation LLC, Norwalk, contractor for Alessio and Giuseppina M. Corrente. Legalize finished basement with full bath and storage areas at 40 Wardwell St., Stamford. Estimated cost: \$12,000. Filed Feb. 14.

ADJ of Stamford Inc., Stamford, contractor for Alice S. Guerrlich. Extend the garage six feet, add second floor with a bonus room over the garage, renovate first floor, second floor, three bedrooms and 2.5 baths and add entry and deck at 102 High Clear Drive, Stamford. Estimated cost: \$300,000. Filed Feb. 15.

AF Contracting LLC, Stamford, contractor for Laura and Oliver Beckmann. Remodel master bathroom: all fixtures will be kept in the exact same locations at 35 Broadwood Drive, Stamford. Estimated cost: \$54,520. Filed Feb. 21.

All Services LLC, Monroe, contractor for Angelina Dinino. Replace the kitchen and bathroom cabinets damaged by water at 92 Euclid Ave., Stamford. Estimated cost: \$5,000. Filed Feb. 28.

Almeida Pools, Bridgeport, contractor for Edward and Jennifer Gannon. Install an in-ground granite swimming pool with 8'x8' spa inside pool and automatic cover at 83 Fairway Drive, Stamford. Estimated cost: \$150,000. Filed Feb. 17.

Baybrook Remodelers Inc., Norwalk, contractor for Lorenzo Munroe. Construct wall in attic to create storage closet and relocate toilet and half bath at 25 Cedar Crest Place, Norwalk. Estimated cost: \$9,760. Filed Jan. 31.

Bledi Trepca, Stamford, contractor for Bledi Trepca. Remove existing wall and add a beam to open the floor plan and add another bedroom at 43 Kenilworth Drive East, Stamford. Estimated cost: \$15,000. Filed Feb. 14.

Brown Roofing Company Inc, Norwalk, contractor for Lucy Procaccini. Remove roof and re-roof 234 Highland Ave., Norwalk. Estimated cost: \$22,137. Filed Feb. 6.

Burr Roofing Siding & Windows Inc., Stratford, contractor for Christopher and Claire Avery. Install new siding and windows at 171 Ingleside Drive, Stamford. Estimated cost: \$146,724. Filed Feb. 2.

Buxton, Donald K., Norwalk, contractor for Dianna L. Fields. Remove roof and re-roof 9 Freedman Drive, Norwalk. Estimated cost: \$5,500. Filed Jan. 27.

Casa Bella Exteriors LLC, Stamford, contractor for Stuart R. Kaplan. Remove roof and re-roof 21 Verplank Ave., Stamford. Estimated cost: \$25,350. Filed Feb. 3.

Cavini, Marcus and Andrea Chidu, Stamford, contractor for Marcus Cavini. Divide existing living space into a bedroom, bathroom and closet at 64 Haig Ave., Stamford. Estimated cost: \$8,500. Filed Feb. 8.

Classic Roofing Company Inc., Newtown, contractor for Rosina E. Zezima. Remove roof and re-roof, repair wood-pecker damaged cedar siding and replace damaged mortar chimney cap on south chimney at 966 Sunset Road, Stamford. Estimated cost: \$29,680. Filed Feb. 11.

Cofrancesco, Dennis, Milford, contractor for Elena Levenets. Remove deck and build a bigger deck at 55 Cambridge Road, Stamford. Estimated cost: \$2,000. Filed Feb. 3.

Corbett, Dani Stamford, contractor for Dai Corbett. Install temporary tent for St. Patrick's Day parade and celebration at 175 Bedford St., Stamford. Estimated cost: \$6,550. Filed Feb. 13.

Digiorgi Roofing & Siding Inc. Beacon Falls, contractor for Christopher and Clara Dixon. Remove existing deck and rebuild in same location as per plans at 6 Stanwick Circle, Stamford. Estimated cost: \$27,000. Filed Feb. 14.

Digiorgi Roofing & Siding Inc., Norwalk, contractor for Michael R. and Nancy B. Butts. Strip roof and re-roof 7 Stony Brook Road, Norwalk. Estimated cost: \$34,223. Filed Feb. 6.

E&I Construction LLC, Greenwich, contractor for Robert A. and Nicole S. Weiss. Replace part of the existing roof where leak was detected at 1 Flying Cloud Road, Stamford. Estimated cost: \$31,850. Filed Feb. 15.

Elite Electrical Contracting, East Windsor, contractor for Alvin A. and Dorothy L. Rosenfeld. Install roof-mounted solar panels at 54 Canfield Drive, Stamford. Estimated cost: \$71,560. Filed Feb. 23.

Fairfield Pool Associates LLC, Fairfield, contractor for Marc and Laura Civitano. Install an in-ground fiberglass pool at 51 Caprice Drive, Stamford. Estimated cost: \$65,000. Filed Feb. 9.

Fuentes, Christian, Stamford, contractor for Christian Fuentes. Repair existing garage and replace door and windows at 72 Palmer St., Stamford. Estimated cost: \$1,150. Filed Feb. 15.

Garcia-Diego, Cindy, Stamford, contractor for Abdul Kader. Add a new exterior deck at rear of existing single-family dwelling at 674 High Ridge Road, Stamford. Estimated cost: \$30,000. Filed Feb. 1.

Gardella, John L. and Joann Gardella, Norwalk, contractor for John L. Gardella. Repair window and siding at 10 Tommy's Lane, Norwalk. Estimated cost: \$15,000. Filed Jan. 31.

Hamel, Christina D. and John Hamel Jr., Norwalk, contractor for Christina D. Hamel. Construct a two-story addition at 184 Perry Ave., Norwalk. Estimated cost: \$15,000. Filed Jan. 26.

Libertino, Salvatore, Norwalk, contractor for Salvatore Libertino. Construct a one-story addition for a single-family residence at 88 W. Rocks Road, Norwalk. Estimated cost: \$35,000. Filed Jan. 31.

Minas Painting & Carpentry LLC, Norwalk, contractor for Victoria Anne Roos. Alter existing single-family residence at 17 Pine Hill Ave., Norwalk. Estimated cost: \$80,000. Filed Feb. 7.

Nejame and Sons, Norwalk, contractor for Hawthorne H. Smith. Install an in-ground pool with equipment at 22 Hillandale Manor, Norwalk. Estimated cost: \$75,000. Filed Feb. 2.

New England Electrical Contracting Inc., Norwalk, contractor for Laura L. DiPreta. Install a generator at side of single-family residence at 12 Cobblers Lane, Norwalk. Estimated cost: \$10,900. Filed Jan. 30.

New England Modulares LLC, Norwalk, contractor for Pasquale J. Cutrone. Remove roof and re-roof 16 Fireside Court, Norwalk. Estimated cost: \$22,000. Filed Jan. 30.

One World Construction Corp., Norwalk, contractor for Mitchell and Donna Palais. Remove roof and re-roof 2 Hilltop Road, Norwalk. Estimated cost: \$17,500. Filed Feb. 1.

Orwal Carpentry & Services LLC, Norwalk, contractor for Spring Hill Realty LLC. Renovate existing single-family residence at 40 Spring Hill Ave., Norwalk. Estimated cost: \$131,619. Filed Feb. 3.

Prestige Renovations LLC, Norwalk, contractor for Irreth P. Jones. Remove and replace one window at 48 Aiken St., No. 1, Norwalk. Estimated cost: \$600. Filed Jan. 31.

Facts & Figures

Reed Construction LLC, Norwalk, contractor for Irwin Metviner. Remodel basement of single-family residence at 37 Grey Hollow Road, Norwalk. Estimated cost: \$42,400. Filed Feb. 7.

Ruiz, Jhovani, Norwalk, contractor for the city of Norwalk. Remove old vinyl siding and install new vinyl siding at 1 Charles Marshall Drive, Norwalk. Estimated cost: \$15,800. Filed Jan. 30.

Saint-Louis, William, Norwalk, contractor for William Saint-Louis. Construct detached garage at rear of property at 54 Plantsville Ave., Norwalk. Estimated cost: \$31,414. Filed Jan. 31. Remove shingles down to deck and re-nail any loose wood at 9 Pocono Road, Norwalk. Estimated cost: \$30,000. Filed Feb. 2.

Tactical Construction Services LLC, Norwalk, contractor for Chu Lena Shi. Remove shingles down to deck and re-nail any loose wood at 10 Maurice St., Norwalk. Estimated cost: \$25,000. Filed Feb. 2.

Window Solutions Plus LLC, Norwalk, contractor for Tobias R. Hartman and Jennifer L. Hartman. Replace 15 windows at 18 Betmarlea Road, Norwalk. Estimated cost: \$15,000. Filed Jan. 31.

COURT CASES

Bridgeport Superior Court

Black Rock Gardens Cooperative Inc., Fairfield. Filed by Marija Kolar, Bridgeport. Plaintiff's attorney: John Nicolas Tieman, Shelton. Action: The plaintiff was caused to violently fall to the ground because of a defective sidewalk, which was uneven and where hidden negligent repairs by the defendant caused plaintiff to sustain serious 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-23-6120618-S. Filed Jan. 9.

Carrion, Jose Luis, Bridgeport. Filed by Tyler Rivera, Bridgeport. Plaintiff's attorney: The Finch Firm LLC, Trumbull. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6120718-S. Filed Jan. 11.

Gonzalez-Diego, Jackson, Bridgeport. Filed by Dharly Belanger, Bridgeport. Plaintiff's attorney: Cohen & Wolf PC, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6120547-S. Filed Jan. 4.

Ortiz, Jaime L., Stratford. Filed by Capital One NA, McLean, Virginia. Plaintiff's attorney: London & London, Newington. Action: The plaintiff is a banking association, which the defendant used for credit account and agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks monetary damages less than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6120735-S. Filed Jan. 11.

State Farm Automobile Insurance Co., Hartford. Filed by Awilda Sanchez, Bridgeport. Plaintiff's attorney: Ventura Law, Danbury. Action: The plaintiff suffered a collision allegedly caused by an uninsured motorist. The defendant is required to provide a policy, which contains provisions for uninsured motorist benefits for the plaintiff. The defendant has not paid compensation to the plaintiff for her injuries and losses. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6120745-S. Filed Jan. 12.

Danbury Superior Court

Delre, Gregory, Newtown. Filed by Discover Bank, New Albany, Ohio. Plaintiff's attorney: Stillman Law Office, Farmington Hills. Action: The plaintiff is a banking association, which the defendant used for credit account and agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks monetary damages less than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-22-6044543-S. Filed Nov. 22.

Family Foods LLC, et al, Danbury. Filed by Foodirect Inc., Bronx, New York. Plaintiff's attorney: Becker & Zowine Law Offices LLC, Bridgeport. Action: The plaintiff and defendants entered into a credit agreement whereby the plaintiff delivered food to defendants. Despite demand, the defendants have refused and/or neglected to pay the balance due to the plaintiff, which seeks monetary damages less than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6044993-S. Filed Jan. 4.

Miller, Valerie Hunter, et al, Sandy Hook. Filed by PNC Bank, National Association, Miamisburg, Ohio. Plaintiff's attorney: Bendett & McHugh PC, Farmington. Action: The plaintiff was assigned the mortgage property of the defendants who have defaulted on the terms of the agreement and have failed to pay the plaintiff the amount due. The plaintiff claims foreclosure of the mortgage, possession of the property premises, 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-22-6044506-S. Filed Nov. 7.

Perez-Ares, Jacqueline, et al, Danbury. Filed by Danbury Hospital, Danbury. Plaintiff's attorney: Philip H. Monagan Law Offices, Waterbury. Action: The plaintiff provided hospital services and supplies to the defendants. However, the defendants have neglected or refused to pay the plaintiff, which has suffered monetary damages. The plaintiff seeks monetary damages in excess of \$2,500, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-22-6044676-S. Filed Dec. 2.

Scott, Anthony K., Danbury. Filed by Danbury Hospital, Danbury. Plaintiff's attorney: Philip H. Monagan Law Offices, Waterbury. Action: The plaintiff provided hospital services and supplies to the defendant. However, the defendant has neglected or refused to pay the plaintiff, which has suffered monetary damages. The plaintiff seeks monetary damages in excess of \$2,500, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6044932-S. Filed Dec. 29.

Stamford Superior Court

Byrne, Nancy, Norwalk. Filed by American Express National Bank, Sandy, Utah. Plaintiff's attorney: Zwicker and Associates PC, Enfield. Action: The plaintiff is a banking association, which issued the defendant a credit account who had agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks monetary damages less than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-23-6059136-S. Filed Dec. 2.

Cerulli, Amy, Norwalk. Filed by Norwalk Hospital, Norwalk. Plaintiff's attorney: Howard Lee Schiff PC Law Offices, East Hartford. Action: The plaintiff provided hospital services and supplies to the defendant who has neglected or refused to pay the plaintiff, which suffered monetary damages. The plaintiff seeks monetary damages in excess of \$2,500, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-23-6059446-S. Filed Dec. 30.

Elaoui, Khalil, et al, Greenwich. Filed by Aiden Marriott PPA Dawn Fortunado, Greenwich. Plaintiff's attorney: Michael E. Skiber Law Office, Norwalk. Action: The plaintiff was assaulted by the defendants' minor. The defendants knew or should have known that their minor child threatened violence against the plaintiff's minor. The injuries sustained by the plaintiff, Aiden Marriott, were caused by the negligence and carelessness of the defendants. 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-23-6059490-S. Filed Jan. 4.

Schanck, Edward, et al, Norwalk. Filed by Kraig Socci, Norwalk. Plaintiff's attorney: Wofsey Rosen Kweskin & Kuriansky LLP, Stamford. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-23-6059593-S. Filed Jan. 10.

DEEDS

Commercial

52 Mason LLC, Greenwich. Seller: Margaret M. Hopper, Greenwich. Property: 52 Mason St., Greenwich. Amount: \$1. Filed Feb. 15.

CINN Global Initiatives Inc., Greenwich. Seller: Dmitry Morozov and Zhanna Morozova, Greenwich. Property: 1030 Lake Ave., Greenwich. Amount: \$1. Filed Feb. 16.

Doane, Brian and Jennifer Doane, Fairfield. Seller: CSMC 2019-RPL7 Trust, Fairfield. Property: 1046 E. Main St., Unit 13-C-4, Stamford. Amount: \$237,500. Filed Feb. 16.

Fairfield Eco Car Wash Inc., Fairfield. Seller: 484 Tunxis Partners LLC, Fairfield. Property: 484 Tunxis Hill Road, Fairfield. Amount: \$1,100,000. Filed Feb. 15.

Feda, Thomas and Laura Feda, Greenwich. Seller: Rose Hill Land Company LLC, Greenwich. Property: 116 Havemeyer Place, Greenwich. Amount: \$1. Filed Feb. 15.

Laso Homes LLC, Stamford. Seller: Richard M. Tedeschi, Greenwich. Property: Fado Lane, Cos Cob. Amount: \$1. Filed Feb. 16.

Rusyniak, Christopher Jaroslaw, New York, New York. Seller: Standish Road LLC, Stamford. Property: 21 Standish Road, Unit 10-D-1, Stamford. Amount: \$240,000. Filed Feb. 16.

White, David F. and Dana Randell, Stamford. Seller: 2 Eden Road LLC, Bronx, New York. Property: 86 Eden Road, Lot 2, Stamford. Amount: \$1,799,000. Filed Feb. 16.

Residential

Ahmad, Nadia, Stamford. Seller: Roxanne M. Gardner, Sarasota, Florida. Property: 2 Birch St., Stamford. Amount: \$681,000. Filed Feb. 13.

Attia, Waleed S., Fairfield. Seller: Peter Zaboretzky, Westport. Property: 66 Rosemere Ave., Fairfield. Amount: \$575,000. Filed Feb. 16.

Bautista, Karina, Stamford. Seller: Deepak Doble and Devangi Ladani, Stamford. Property: 19 Woodway Road, Unit 26, Stamford. Amount: \$415,000. Filed Feb. 17.

Facts & Figures

Berisha, Refat, Stamford. Seller: Davinder S. Sandhu and Bhupinder Sandhu, Stamford. Property: 27 Northhill St., No. 3J, Stamford. Amount: \$190,000. Filed Feb. 17.

Brandt, John M., Fairfield. Seller: Paul J. Lacoseglio and Traci G. Lacoseglio, Westport. Property: 191 Euclid Ave., Fairfield. Amount: \$470,000. Filed Feb. 15.

Cartwright, David R., Plainfield. Seller: Edda C. Kuhn, Fairfield. Property: 992 S. Pine Creek Road, Fairfield. Amount: \$890,000. Filed Feb. 16.

Ciambriello, Charles and Dawn Ciambriello, Fairfield. Seller: Michael Antonetz, Norwalk. Property: 74 Oldfield Drive, Fairfield. Amount: \$560,000. Filed Feb. 13.

Cruz, Ralph, Stamford. Seller: Scott Garrett, Henderson, Nevada. Property: 32 Courtland Ave., Unit 4, Stamford. Amount: \$178,000. Filed Feb. 15.

DiCicco, Vincent R. and Anna Guastamacchia-DiCicco, Stamford. Seller: Robert H. N. O'Brien, Stamford. Property: 2435 Bedford St., Unit 17-D, Stamford. Amount: \$580,000. Filed Feb. 15.

DiRocco, Michael and Morgan DiRocco, Stamford. Seller: Charles D. Owens and Joanna E. Owens, Stamford. Property: 7 Little John Lane, Stamford. Amount: \$775,000. Filed Feb. 16.

Dombroski, Marianne, Fairfield. Seller: Koushik Vaidyanathan and Ramya Sanjeevi, Monmouth Junction, New Jersey. Property: 46 Rockmere Ave., Old Greenwich. Amount: \$880,000. Filed Feb. 13.

Festa, Michelle and Kevin Leroy, Stamford. Seller: Clinton Vass and Constance Vass, Stamford. Property: 28 Bouton Street West, Stamford. Amount: \$570,000. Filed Feb. 13.

Frankenburg, Victoria, Fairfield. Seller: Victoria H. Frankenburg, Fairfield. Property: 149 South St., Fairfield. Amount: \$0. Filed Feb. 14.

Gladstone, Stephen M., et al, Stamford. Seller: Alan B. Sleath and Madeleine Sleath, Pawleys Island, South Carolina. Property: 71 Saint Charles Ave., Stamford. Amount: \$10. Filed Feb. 14.

Hearns, Michelle Nicole and Leslie Anne Hearns, Stamford. Seller: Michael Hearns, Stamford. Property: 1633 Washington Blvd., No. 3C, Stamford. Amount: \$N/A. Filed Feb. 16.

Marrero Jr., Ricardo and Jeannette Marrero, Hartsdale, New York. Seller: Shankara K. Narayandas, Stamford. Property: 91 Strawberry Hill Ave., Unit 64I, Stamford. Amount: \$260,000. Filed Feb. 15.

Moore, John P. and Catalina Ricaurte Vanegas, Stamford. Seller: Christopher James Lane and Patricia Lane, Fairfield. Property: 95 Tahmore Court, Fairfield. Amount: \$925,000. Filed Feb. 14.

Nimphius, Brendon and Susanna Nimphius, Mamaroneck, New York. Seller: Thomas P. Gang II and Ashley Lauren Gang, Stamford. Property: 552 W. Hill Road, Stamford. Amount: \$819,000. Filed Feb. 15.

Pierre-Louis, Kevin, Fairfield. Seller: Elena Rose Pierre-Louis, Fairfield. Property: 210 Paddock Hill Lane, Fairfield. Amount: \$0. Filed Feb. 16.

Steckler, Ellen A., Greenwich. Seller: Robert W. Cullinane and Yasemin K. Cullinane, Greenwich. Property: 3 Mill Pond Court, Cos Cob. Amount: \$0. Filed Feb. 13.

Suekoff, Andrew, Stamford. Seller: Fabreez J. Soudagar, Stamford. Property: 39 Glenbrook Road, Unit 2B, Stamford. Amount: \$181,900. Filed Feb. 16.

Testani, Ashley and Michael Dekens, Stamford. Seller: Amisha K. Rai and Nameet K. Rai, Stamford. Property: 2435 Bedford St., Unit 8B, Stamford. Amount: \$570,000. Filed Feb. 17.

Vallely, Margaret D. and Todd Martin Vallely, Greenwich. Seller: Margaret D. Vallely, Greenwich. Property: 1 Fairgreen Lane, Greenwich. Amount: \$N/A. Filed Feb. 16.

Wernig, Patrick L. and Anne E. Wernig, Greenwich. Seller: Hollace Cole Shantz, Greenwich. Property: 26 Round Hill Road, Greenwich. Amount: \$10. Filed Feb. 14.

Wishnick, Ethan and Jenna Goldberg, New York, New York. Seller: Jonathan H. Nye and Karin I. Olsen Nye, Old Greenwich. Property: 2 Mortimer Drive, Old Greenwich. Amount: \$1,850,000. Filed Feb. 17.

Yandoli, Richard John, Greenwich. Seller: Megan Kuscsik, Stamford. Property: 127 Greystone Place, Unit 171I, Stamford. Amount: \$295,000. Filed Feb. 14.

JUDGMENTS

Lajqi, Afrim, Stamford. \$12,807, in favor of UHG I LLC, Williamsville, New York, by Rubin & Rothman LLC, Islandia, New York. Property: 1 Flora Place, Stamford. Filed Feb. 28.

Levesque, Ryan, Stamford. \$1,077, in favor of Standard Security Systems, Bridgeport, by Philip H. Monagan, Waterbury. Property: 236 Dundee Road, Stamford. Filed Feb. 27.

Nestor, Maureen and James J. Nestor Jr., Stamford. \$1,877, in favor of Greenwich Ear, Nose and Throat, Greenwich, by Philip H. Monagan, Waterbury. Property: 33 Deep Spring Lane, Stamford. Filed Feb. 24.

Robinson, Kim, Stamford. \$4,553, in favor of Synchrony Bank, Draper, Utah, by Rubin & Rothman LLC, Islandia, New York. Property: 21 Maple Tree Ave., Stamford. Filed Feb. 28.

LIS PENDENS

Barsanti, Beth, Greenwich. Filed by Graberoberts LLC, Stamford, for Justin Barsanti. Property: 71 Fairfield Road, Greenwich. Action: foreclose defendant's mortgage. Filed March 2.

Czarnowski, Kristine T., Fairfield. Filed by Bendett & McHugh PC, Farmington, for Newrez LLC. Property: 48 Eastfield Terrace, Fairfield. Action: foreclose defendant's mortgage. Filed Feb. 17.

Fabri, William Scott, et al, Fairfield. Filed by Marinosci Law Group PC, Warwick, Rhode Island, for Wilmington Savings Fund Society. Property: Lot 7, Sound View, Fairfield. Action: foreclose defendants' mortgage. Filed Feb. 21.

Fatta, Maria T., et al, Stamford. Filed by Goldman, Gruder & Woods LLC, Trumbull, for The Hatch & Bailey Company. Property: 848 Stillwater Road, Stamford. Action: foreclose defendants' mortgage. Filed Feb. 8.

Goldhaber, Robert M., et al, Stamford. Filed by Ackerly & Ward, Stamford, for Stamford Water Pollution Control Authority. Property: 89 Alpine St., Stamford. Action: foreclose defendants' mortgage. Filed Feb. 10.

Krondes, John, et al, Stamford. Filed by Marinosci Law Group PC, Warwick, Rhode Island, for The Bank of New York Mellon. Property: Unit 110-2A, Woodside Green Condominium, Stamford. Action: foreclose defendants' mortgage. Filed Feb. 10.

Lopez, Alberto, et al, Stamford. Filed by Ackerly & Ward, Stamford, for Stamford Water Pollution Control Authority. Property: 31 Anderson St., Stamford. Action: foreclose defendants' mortgage. Filed Feb. 6.

Merveille, Jeanine, et al, Stamford. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for Lakeview Loan Servicing LLC. Property: 209 Lawn Ave., Stamford. Action: foreclose defendants' mortgage. Filed Feb. 6.

Miller, Raymond Todd, et al, Fairfield. Filed by Glass & Braus LLC, Fairfield, for US Bank NA. Property: 234-236 Kings Drive, Fairfield. Action: foreclose defendants' mortgage. Filed Feb. 27.

Nirschel, Martin, et al, Stamford. Filed by Bendett & McHugh PC, Farmington, for US Bank NA. Property: 215 Fishing Trail, Stamford. Action: foreclose defendants' mortgage. Filed Feb. 10.

Pisseri, Michael, Fairfield. Filed by Terri Pisseri, Property: 307 Autumn Ridge Road, Fairfield. Action: foreclose defendant's mortgage. Filed Feb. 23.

Portanova, David, et al, Stamford. Filed by Bendett & McHugh PC, Farmington, for Specialized Loan Servicing LLC. Property: 360 Thunder Hill Drive, Stamford. Action: foreclose defendants' mortgage. Filed Feb. 9.

Prindle, Dennis, et al, Stamford. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for Mortgage Assets Management LLC. Property: 34 Lewelyn Road, Stamford. Action: foreclose defendants' mortgage. Filed Feb. 8.

Riley, Nikki, et al, Stamford. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for PHH Mortgage Corp. Property: 18 Ridgeway St., Stamford. Action: foreclose defendants' mortgage. Filed Feb. 8.

Salinas, Jennifer, Greenwich. Filed by Demerle Hoeger LLP, Boston, Massachusetts, for US Bank NA. Property: 67 Caroline Place, Greenwich. Action: foreclose defendant's mortgage. Filed Feb. 21.

Smith, Stacey J., et al, Stamford. Filed by Bendett & McHugh PC, Farmington, for Wilmington Savings Fund Society. Property: 17 Peak St., Stamford. Action: foreclose defendants' mortgage. Filed Feb. 9.

Solomon, Steve G., et al, Stamford. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for Nationstar Mortgage LLC. Property: 99 Prospect St., Unit 4F, Stamford. Action: foreclose defendants' mortgage. Filed Feb. 9.

Young, Andre P., et al, Stamford. Filed by Ackerly & Ward, Stamford, for Stamford Water Pollution Control Authority. Property: 9 Maryanne Lane, Stamford. Action: foreclose defendants' mortgage. Filed Feb. 6.

MORTGAGES

391 Romanock Road LLC, Fairfield, by N/A. Lender: ABL RPC Residential Credit Acquisition LLC, 30 Montgomery St., Suite 150, Jersey City, New Jersey. Property: 391 Romanock Road, Fairfield. Amount: \$892,500. Filed Feb. 7.

Alamgir, Mohammad, Stamford, by Antoinette R. Kaine. Lender: Caliber Home Loans Inc., 1525 S. Belt Line Road, Coppell, Texas. Property: 293 Fairfield Ave., Stamford. Amount: \$485,000. Filed Feb. 2.

Austin, Denise, Stamford, by Robert B. Bellitto Jr. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 31 Perna Lane, Stamford. Amount: \$605,768. Filed Feb. 2.

BCW Family LLC and Joanna Bronfman, Greenwich, by Judith Barrett. Lender: Sachem Capital Corp, 698 Main St., Branford. Property: 6 Old Mill Road and 37 N. Porchuck Road, Greenwich. Amount: \$416,000. Filed Feb. 24.

Bragg, Brian and Jill Bragg, Fairfield, by Terriann Walker. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 960 Mill Hill Terrace, Southport. Amount: \$447,000. Filed Feb. 1.

Brandt, Jason and Caroline Gellene, Stamford, by Ricky M. Capozza. Lender: Loandepot.com LLC, 6561 Irvine Center Drive, Irvine, California. Property: 27 Ogden Road, Stamford. Amount: \$450,400. Filed Jan. 31.

Carey, Sarah A. and Timothy A. Carey, Stamford, by Seth J. Arnowitz. Lender: Newrez LLC, 1100 Virginia Drive, Suite 125, Fort Washington, Pennsylvania. Property: 62 Fox Ridge Road, Stamford. Amount: \$1,025,000. Filed Feb. 3.

Facts & Figures

Cianciulli, Scott V. and **Brittney A. Cianciulli**, Fairfield, by Kathryn L. Braun. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 137 Middlebrook Drive, Fairfield. Amount: \$85,000. Filed Feb. 6.

Cingari-Cavalier, Debranne, Fairfield, by Brian Pruden. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 401 Springer Road, Fairfield. Amount: \$200,000. Filed Feb. 2.

Daniels, Michael and **Carla Ritagliati**, Trumbull, by Harry Hirsch. Lender: Cross Country Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 1452 Riverbank Road, Stamford. Amount: \$600,000. Filed Feb. 3.

Disa, Joseph, Greenwich, by M. Cassin Maloney Jr. Lender: JPMorgan Chase Bank NA, 1111Polaris Pkwy., Columbus, Ohio. Property: 63 Byram Terrace Drive, B, Greenwich. Amount: \$564,800. Filed Feb. 24.

Fay, Melissa and **Kevin Fay**, Stamford, by Regina Volynski. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 22 Country Club Road, Stamford. Amount: \$632,500. Filed Feb. 1.

Filardi, Holly A., West Harrison, New York, by Donna M. Kelly. Lender: Keybank National Association, 127 Public Square, Cleveland, Ohio. Property: 123 Harbor Drive, Apt. 102, Stamford. Amount: \$325,000. Filed Jan. 31.

Firmender, Elizabeth and **Seth Firmender**, Fairfield, by Benjamin Connor. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 17 Robert Lane, Fairfield. Amount: \$75,000. Filed Feb. 8.

Galkin, Marlis L. and **Steven B. Galkin**, Greenwich, by Bethany B. Karas. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 19 Ridge St., Greenwich. Amount: \$480,000. Filed Feb. 22.

Geotes, Michael Alexander and **Megan Lindsay Geotes**, Stamford, by Aleksandr Y. Troyb. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 56 Crestwood Drive, Stamford. Amount: \$416,000. Filed Jan. 31.

Giarratana, Gessi and **Leah Jeanne N. Daubert**, Greenwich, by Steven D. Grushkim. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 16 Northfield St., Greenwich. Amount: \$620,000. Filed Feb. 23.

Gifty, John and **John Varghese**, Fairfield, by Wilma Vitale. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 146 Flushing Ave., Fairfield. Amount: \$20,000. Filed Feb. 8.

GPFS LLC, Greenwich, by Tanya Cruz. Lender: The First Bank of Greenwich, 444 E. Putnam Ave., Cos Cob. Property: 16 Doubling Road, Greenwich. Amount: \$3,500,000. Filed Feb. 22.

Graber, Stuart and **Debra Ann Graber**, Stamford, by Vincent J. Freccia III. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 164 Janes Lane, Stamford. Amount: \$500,000. Filed Jan. 31.

Guzman, Ruben and **Hilda Cecilia Guzman**, Stamford, by Adam Hirsch. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 4 Hearthstone Court, Stamford. Amount: \$522,500. Filed Feb. 1.

Hagan, John and **Joan M. Hogan**, Stamford, by Olive Cassandra Denton. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 2539 Bedford St., Unit 35F, Stamford. Amount: \$200,000. Filed Feb. 1.

Harris, Hope Diane, Fairfield, by William P. Tone. Lender: Jet Direct Funding Corp, 111 W. Main St., Suite 110, Bay Shore, New York. Property: 246 Church Hill Road, Fairfield. Amount: \$569,494. Filed Feb. 1.

Horlacher, Scott W. and **Kimberly Horlacher**, Greenwich, by John R. Fiore. Lender: GHA Federal Credit Union, 5 Perryridge Road, Greenwich. Property: 73 Valley Road, Unit 2, Cos Cob. Amount: \$100,000. Filed Feb. 22.

Howden, Gary N. and **Heidi S. Howden**, Fairfield, by Mark C. Valentine. Lender: AFM Properties LLC, 600 Hoydens Lane, Fairfield. Property: 600 Hoydens Lane, Fairfield. Amount: \$113,114. Filed Feb. 1.

Lee, Alexander J. and **Sharon S. Lee**, Greenwich, by Konstantin Vayneris. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 11 Annjim Drive, Greenwich. Amount: \$313,000. Filed Feb. 21.

Levtchenko, Michael and **Jennifer Levtchenko**, Fairfield, by David L. Dennis. Lender: Bethpage Federal Credit Union, 899 S. Oyster Bay Road, Bethpage, New York. Property: 3473 Redding Road, Fairfield. Amount: \$75,000. Filed Feb. 2.

Manly, Justin and **Emily Manly**, Chicago, Illinois, by Jeremy E. Kaye. Lender: US Bank NA, 4801 Frederica St., Owensboro, Kentucky. Property: 433 and 445 Riversville Road, Greenwich. Amount: \$3,150,000. Filed Feb. 24.

Margenot, Richard J. and **Joan E. Margenot**, Greenwich, by Robert B. Potash. Lender: First County Bank, 117 Prospect St., Stamford. Property: 1465 E. Putnam Ave., Unit 605, Greenwich. Amount: \$287,750. Filed Feb. 21.

Martello, Sisto and **Toniann Martello**, Stamford, by Adam Hirsch. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 54 W. Hill Lane, Stamford. Amount: \$715,000. Filed Jan. 31.

Michilena, Eric and **Claribel Michilena**, Greenwich, by Eric Anthony Avellaneda. Lender: Sikorsky Financial Credit Union, 1000 Oronoque Lane, Stratford. Property: 26 Nicholas Ave., Greenwich. Amount: \$75,000. Filed Feb. 22.

Myles-Till, Elliott and **Jennifer Myles-Till**, Brooklyn, New York, by Philip V. D'Alessio. Lender: US Bank NA, 4801 Frederica St., Owensboro, Kentucky. Property: 12 Brookdale Road, Fairfield. Amount: \$430,000. Filed Feb. 2.

Nasir, Muhammad, Fairfield, by Antoinette R. Kaine. Lender: First World Mortgage Corp., 127 Prospect Ave., West Hartford. Property: 3919 Park Ave., Unit 56, Fairfield. Amount: \$150,000. Filed Feb. 1.

Parry, Mark N., Riverside, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 10 Long Meadow Road, Riverside. Amount: \$350,000. Filed Feb. 23.

Plue, Kimberly and **Scott LeGrande Nelson**, Norwalk, by Bruce D. Jackson. Lender: Sikorsky Financial Credit Union, 1000 Oronoque Lane, Stratford. Property: 11 Woody Lane, Fairfield. Amount: \$657,000. Filed Feb. 2.

Pomfret-Pudelsky, Julian and **Jessica Pomfret-Pudelsky**, Greenwich, by Douglas Seltzer. Lender: Service Federal Credit Union, 2032 Lafayette Road, Portsmouth, New Hampshire. Property: 26 Baldwin Farms South, Greenwich. Amount: \$480,000. Filed Feb. 21.

Preschlack, David C. and **Alexandra B. Preschlack**, Fairfield, by Myrna McNeil. Lender: Baycoast Bank, 330 Swansea Mall Drive, Swansea, Massachusetts. Property: 600 Warner Hill Road, Fairfield. Amount: \$460,000. Filed Feb. 8.

Rago, Armin, Stamford, by Adam Hirsch. Lender: First County Bank, 117 Prospect St., Stamford. Property: 150-152 Brentwood Ave., Fairfield. Amount: \$576,000. Filed Feb. 2.

Sotomayor, Charles A. and **Cheryl L. Sotomayor**, Fairfield, by John S. DeMetre. Lender: Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Dallas, Texas. Property: 65 Harris St., Fairfield. Amount: \$267,000. Filed Feb. 7.

Stone, Jennifer L., Pine Hill, New Jersey, by Andrew L. Wallach. Lender: US Bank NA,

4801 Frederica St., Owensboro, Kentucky. Property: 1633 Washington Blvd., No. 6B, Stamford. Amount: \$175,800. Filed Feb. 2.

Sugin, Stephanie L., Fairfield, by Marisa Dooney. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 940 S. Pine Creek Road, Fairfield. Amount: \$750,000. Filed Feb. 3.

Uleske, Shawn P., Stamford, by John K. Stewart Jr. Lender: First County Bank, 117 Prospect St., Stamford. Property: 51 Brownley Drive, Stamford. Amount: \$350,000. Filed Feb. 3.

Vega, Ivan and **Necolle Morgado-Vega**, Flint, Michigan, by Kathryn L. Braun. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 89 Adley Road, Fairfield. Amount: \$150,000. Filed Feb. 1.

Vita, Nicholas, Greenwich, by Michael Culki. Lender: Needham Bank, 1063 Great Plain Ave., Needham, Massachusetts. Property: 4 Lauder Way, Greenwich. Amount: \$2,500,000. Filed Feb. 22.

Wilkinson, David and **Maria Wilkinson**, Nyack, New York, by Daniel E. Jacobs. Lender: Wood End Development LLC, 250 Winton Road, Fairfield. Property: 60 Mona Terrace, Fairfield. Amount: \$1,000,000. Filed Feb. 1.

Zimmermann, John H., Fairfield, by John M. Eichholz. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 172 Stillson Road, Fairfield. Amount: \$511,000. Filed Feb. 8.

NEW BUSINESSES

A+ Painting, 14 North St., First floor, Stamford 06902, c/o A+Painting LLC. Filed Feb. 10.

Align Your Life, 26 Belden Ave., Unit 1136, Norwalk 06850, c/o Tracy Galvez. Filed Feb. 6.

Bright Future Child Day Care, 74 McMullen Ave., Stamford 06902, c/o Aoun Jafri. Filed Feb. 8.

Chile Loko, 11 Avery St., Stamford 06902, c/o Chile Loko Food Truck LLC. Filed Feb. 9.

Colorcity Nails & Spa LLC, 603 Newfield Ave., Stamford 06905, c/o Jin Rui Ma. Filed Feb. 7.

Crumbl Cookies-Norwalk, 360 Connecticut Ave., Unit 4, Norwalk 06854, c/o Aaron Lawrie. Filed Feb. 3.

Family's Kitchen, 62 Dyke Lane, Apt 1, Stamford 06902, c/o Family's Kitchen LLC. Filed Feb. 6.

Fayomi Enterprises LLC, 1295 Riverbank Road, Stamford 06903, c/o Athlos Sport Augustine Fayomi. Filed Feb. 13.

Ginger's Seoul, 927 High Ridge Road, Stamford 06905, c/o Ginger's Seoul Bar and Grill LLC. Filed Feb. 10.

Go2car, 122 Clay Hill Road, Stamford 06905, c/o Go2car LLC. Filed Feb. 10.

High Ridge Convenience Services, 910 High Ridge Road, Stamford 06905, c/o High Ridge Convenience, LLC. Filed Feb. 2.

Iron Health, 78 Southfield Ave., Stamford 06902, c/o Iron Health Stamford PLLC. Filed Feb. 6.

JS Painting Services LLC, 68 Ferris Ave., Norwalk 06854, c/o Julio M. Sandi Rodriguez. Filed Feb. 6.

Miles of Smiles Childcare, 29 Ivy Place, Norwalk 06854, c/o Souad Erguigue. Filed Feb. 1.

PSV, 413 Courtland Ave., Stamford 06906, c/o Serhii Pavliuk. Filed Feb. 3.

Regis, Saget LMT, 9 Priscilla Road, Norwalk 06850, c/o Regis Saget. Filed Feb. 6.

Smoothie Naturale, 100 Greystone Place, Stamford 06905, c/o Smoothie Naturale Ltd. Filed Feb. 10.

Sugar Walk LLC, 360 Connecticut Ave., Unit 4, Norwalk 06854, c/o Tucker Bartone. Filed Feb. 3.

The Paleo Box, 1 Tarone Drive, Norwalk 06851, c/o Edith Romanello. Filed Feb. 3.

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LEGAL NOTICES

Notice of Formation of TM Paracord Shop LLC. Articles of Organization filed with Secretary of State of NY (SSNY) on 2023-01-12. Office location Westchester County. SSNY designated as agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to Anthony D Mendez 3333 Crompond Rd, 1039 Yorktown NY 10598. Purpose Any lawful purpose. #63323

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

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 of Formation of DomPro618Main LLC, filed with SSNY on 1/17/2023. Office located in Westchester County. SSNY 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 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

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 Limited Liability Company. Name CL 346 Connecticut LLC (iLLC). Articles of Organization filed with the Secretary of State of New York (iSSNY) 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. #63340

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

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

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). ATA Partners, LLC filed Articles of Organization with the Secretary of State of New York (SSNY) on 02/01/23. Office location Fairfield County, CT. 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 Michael Acerbo, ATA Partners, LLC, 7 Essex Road, Greenwich, CT 06831, the principal business location of the LLC. #63348

NOTICE OF FORMATION OF The Little Liquor Store, I, LLC. Articles of Organization were filed with the Secretary of State of New York (SSNY) on 03/01/23. Office location Westchester County. SSNY has been designated as agent of the limited liability company (LLC) upon whom process against it may be served. SSNY shall mail a copy of process to Erika Parra 147 Main St, Apt. 3E. Ossining, NY 10562. Purpose any lawful business activity. #63349

A Q Maintenance Management LLC Filed 1/6/23 Office Westchester Co. SSNY designated as agent for process & shall mail to 50 Yonkers Terrace 3H, Yonkers, NY 10704 Purpose all lawful #63350

Emily Bohlander Consulting LLC Filed 1/11/23 Office Westchester Co. SSNY designated as agent for process & shall mail to PO Box 207, Waccabuc, NY 10597 Purpose all lawful #63351

The Lice Lady of Westchester, LLC Filed 1/13/23 Office Westchester Co. SSNY designated as agent for process & shall mail to 416 Pine Grove LN, Hartsdale, NY 10530 Purpose all lawful #63352

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

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. 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. 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. 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%

A R T S W E S T C H E S T E R

ARTS AWARD CELEBRATION

Wednesday, April 19, 2023

Reception & Boutique 11:30am

Luncheon & Awards 12:30pm

BUY TICKETS TODAY

H O N O R I N G :

★ **Samara Joy** ★

EMERGING ARTIST AWARD

★ **Farooq Kathwari** ★

EMILY & EUGENE GRANT ARTS PATRON AWARD

★ **Carole Alexis** ★

ARTIST AWARD

★ **Georgette Gouveia** ★

PRESIDENT'S AWARD

Westchester

★ **Children's Chorus** ★

SOPHIA ABELES ARTS EDUCATION AWARD

★ **The Picture House** ★

Regional Film Center

ARTS ORGANIZATION AWARD

★ **Lisa Levart**
& **Todd Shapera** ★

LARRY SALLEY PHOTOGRAPHY AWARD

★ **Haifa Bint-Kadi &**
The LOFT LGBTQ+ ★
Community Center

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