

Exclusive: Avelo Airlines CEO Andrew Levy on the reanimation of Tweed Airport



BY PHIL HALL

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For many years, Tweed New Haven Airport was a relatively sleepy corner of New England's aviation space. Forced by a 2009 state law to maintain a relatively short 5,600-foot runway – that law was voided in a

2019 federal court decision – the airport's toehold into the commercial aviation sector was American Airlines' service connecting New Haven with Philadelphia International Airport. But that service, which began in 2013, was discontinued last September.

AVELO 4

Photo courtesy Avelo Airlines.

Zoning change approved for condo project in Hastings-on-Hudson



Rendering of a proposed condo building for the west side of Warburton Avenue in Hastings-on-Hudson.

BY PETER KATZ

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The Board of Trustees of the Village of Hastings-on-Hudson has approved a zoning change that would allow a 21-unit condominium project to be built along Warburton Avenue at the border with Yonkers. A docu-

ment filed with the village identifies the applicant as "Warburton 1 LLC (Neil J. DeLuca)." The village's Planning Board has been reviewing the project.

The site was in two zoning districts, MR-1.5 and R-10. The developer petitioned to have the MR-1.5 district expanded to cover

the entire site, which would allow the project to be built.

Plans call for units to be built on parcels totaling 2.67-acres on the east and west sides of Warburton Avenue. The site on the west side of the avenue is where The Riverview catering

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Sweet Ashley's of Norwalk scooping under new management

BY JUSTIN MCGOWN

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An iconic Norwalk ice cream shop in operation since 1992 has come under new ownership - Frank and Judy Lanzo purchased Sweet Ashley's ahead of the seasonal reopening on March 29.

"We have been coming here since our 15-year-old son went to camp at the Marvin School in the summertime," Judy Lanzo recalled.

"We're both really excited to keep it alive," Frank Lanzo added. "We're not going anywhere. Norwalk is growing and it's a great area."

Sweet Ashley's, located on the corner of Van Zant Street and East Avenue, is adjacent to the 1 Cemetery lot where a controversial mixed-use development has been proposed. The Lanzas decided to purchase the business after Stephen Tyminski, the original founder and owner, announced his intention to retire in 2022.

The Lanzas intend to hire back the dozen seasonal staff members from last summer, and work with them to implement some of their planned changes.

"We were looking for something new to do," Frank Lanzo explained. "I've been in the fishing industry my whole life, but this opportunity kind of presented itself. Judy and I have both been residents here in Norwalk for about 20 years and I heard that Steve was selling. We wanted to take over and pick up where he left off and keep this going."

Frank Lanzo previously ran a charter fishing boat and founded a fish market in Fairfield. He intends to bring his business experience forward with him into the new venture.

"I try to train almost every day," Frank Lanzo said. "So, I do a lot of protein shakes and I've got great ideas coming. Maybe we will do some protein shakes or smoothies as well as ice cream."

The Lanzas are also considering launching vegan ice cream options and non-dairy flavors which customers can share with their dogs. It might strike some as strange to make a maple-bacon peanut butter ice cream with a vegan base and real bacon, but Frank said the price of the coconut based non-dairy ice cream has encouraged him to explore new ways to put it to use.



Judy and Frank Lanzo. Photograph by Justin McGown.

"What better way to cool your pet off than with a nice cold ice cream?" he asked.

Humans interested in vegan ice cream will be able to enjoy new formulations like lavender chocolate chip and peanut butter banana.

Several businesses, primarily country clubs, also serve Sweet Ashley's ice cream after buying it wholesale. Those contracts keep the ice cream equipment busy even when there isn't a line out the door, the Lanzas explained.

Ahead of the March 29 soft re-opening, the Lanzas have been busy preparing huge batches of ice cream. The Sweet Ashley's menu includes more than 70 different flavors, although limited

counter space limits the menu to only 24 options at a time. One of the few changes planned ahead of the opening is replacing the menu board with one which will only display the current choices, supplemented by QR codes and a social media presence that will let customers start deciding on their order before getting to the front of the line.

"We want the same quality, if not better than, what Steve had," Judy Lanzo said. "We don't want customers to have a different experience, but you know, we're learning as we serve so, please be patient with us."

A grand re-opening of the shop with festivities is planned for April 6.

Murphy offers bill incentivizing healthier living via exercise and sports

BY PHIL HALL

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U.S. Sen. Chris Murphy has reintroduced bipartisan legislation to incentivize healthier living through physical activity.

The Connecticut Democrat teamed with Sen. John Thune (R-SD) and U.S. Reps Mike Kelly (R-PA) and Jimmy Panetta (D-CA) in presenting the Personal Health Investment Today Act, which would allow Americans to use a portion of the money saved

in their pre-tax health savings account and flexible spending account toward qualified sports and fitness purchases, such as gym memberships, fitness equipment, and youth sports league fees.

However, qualified expenses do not include private clubs owned and operated by members or clubs with golf, hunting, sailing, or riding facilities. In the case of sports equipment - other than exercise equipment - reimbursement for a single item cannot exceed \$250 and those pre-



tax dollars cannot be used for general fitness apparel or footwear.

"Joining a local gym or signing your kids up for little league are great ways for families to get healthy and connect with their community, but those fees can be really expensive," said Murphy. "This bipartisan legislation would allow people to use their flexible spending accounts to cover those expenses. It's a smart investment that would help more Americans prioritize their health, lead active lives, and connect with others."

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Orange County real estate investor asks bankruptcy court to compel \$1.5M sale

BY BILL HELTZEL

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An Orange County real estate entity has sued a potential buyer for allegedly defying a court order to buy a property in Monroe for \$1.5 million.

Pamela Brown-Lee, the owner and manager of 6 Turtle Knoll LLC, is asking U.S. Bankruptcy Court to order Joel Levi of Monroe to consummate a deal to buy the property.

Levi allegedly exploited the facts that 6 Turtle Knoll is in foreclosure and under bankruptcy protection to pressure the company for a lower price, according to Brown-Lee's complaint filed March 13 in U.S. Bankruptcy Court in Poughkeepsie.

His conduct, the complaint declares, "is calculated and malicious and the very essence of bad faith."

Levi's attorney, Benzion Frankel of Brooklyn, did not reply to a request for comment.

The property at 6 Turtle Knoll for which the single-asset real estate entity is named consists of 18 acres and 5-bedroom house built in 1987.

Brown-Lee, of Blooming Grove, bought 6 Turtle Knoll as an investment property. Her idea was to subdivide the site and market it for residences, according to an affidavit she submitted when she filed for Chapter 11 bankruptcy protection in February 2022.

But zoning and subdivision approvals required her to connect the property's private road to public roads, a cost that she was "unable to bear."

She fell behind on mortgage payments, according to her account of events, and in 2020 Wilmington Savings Fund Society filed a foreclosure action in Orange County Supreme Court.

The property was supposed to be sold at a public auction last year. But Brown-Lee lined up a deal to sell it to Levi.

Levi is a "sophisticated real estate investor who buys, sells, negotiates and closes multi-million-dollar real estate transactions," the 6 Turtle Knoll complaint states.

He visited the property several times, reviewed government property records and signed a contract last August to buy it for \$1.5 million.

On Nov. 18, bankruptcy court approved the deal and ordered the transaction to close within 30 days.

Then Levi allegedly refused to set up a closing unless the price was reduced to \$1.2 million, and later to \$1 million.

According to 6 Turtle Knoll LLC's bankruptcy petition, the property was worth \$465,000 in February 2022. The Redfin online real estate marketplace estimates the property is now worth \$693,842.

Before the deal was struck, the complaint states, Levi had all the information he needed at his disposal and had failed to raise any objections or issues.

Attorney Joseph E. Ruyack III, representing 6 Turtle Knoll, set the closing for Jan. 17 at his law office in Middletown. If Levi didn't appear, he declared in a letter to attorney Frankel, 6 Turtle Knoll would retain the \$150,000 down payment.

Frankel responded that the title report shows a problem with the condition of the property. He had cancelled the contract, his

letter stated, and he demanded the return of the down payment.

The closing was held on Jan. 17. Levi did not appear.

The complaint accuses Levi of breaches of contract and asks bankruptcy court to award the \$150,000 down payment to 6 Turtle Knoll LLC and direct Levi to complete the transaction.



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Two months after American departed for good, the startup Avelo Airlines began service with routes to four cities in Florida. Earlier this month, Avelo announced its 15th Tweed route, connecting the shoreline to South Carolina's Greenville-Spartanburg International Airport beginning on June 22. For Fairfield County residents who needed to drive across Connecticut for flights out of Bradley International Airport or drive across the state line for service from the New York airports, having a wider selection of Tweed flights on a budget carrier like Avelo has offered considerable time and cost savings for travel.

In an exclusive interview with the Business Journals, Avelo CEO Andrew Levy discussed this company's focus on Tweed and his plans for the airline's near future.

Avelo has enjoyed much success at the airport. What is that your company saw in Tweed that other airlines didn't see?

I don't know if I'd put it that way, because the key thing that enabled us to get to Tweed and do what we're doing isn't that maybe others didn't see this. Without the investment that we made and Avports made, we wouldn't be there either.

Because of the way it was set up before we went in there, you couldn't have possibly handled our presence. There may be a flight or two a day – it was tiny. I think what was important was this public-private partnership between the airport authority and Avports, which is a long-term manager of the airport, and then us as the airline willing to come in and commit to putting the airplanes in there. So, the stars kind of aligned for this all to happen.

And there were a lot of hurdles we had to overcome. But there was about \$12 million invested into the existing terminal facility to enable it to be built up to a size and scale that allowed us to come in and do what we're doing. And then on top of that, there's very few kinds of mainline aircraft that can handle the short runway at Tweed.

We have some 737-700s, and Avelo has a CEO – namely me – who is very comfortable and willing to take a risk with new airports. I've done that forever, so that doesn't scare me. But it's different from a lot of other airlines. And at the same time, you had a private entity – namely Avports – that was willing to put the capital in there. And it's all tied into a much larger deal, which involves them putting a lot more money to expand the runway and build a new terminal on the other side of the field.

So, it's not that others didn't think Tweed could be a really great market, because I think that's been universally believed by many. But it was really kind of getting every-



Andrew Levy. Photo courtesy of Avelo Airlines

thing to come together to enable this to happen. And we're very happy we are there – it has exceeded our expectations.

Avelo's service from Tweed is primarily along the East Coast. Do you have any plans to begin flights to the West Coast?

Maybe one day, but there's certainly no plans in the near term or even in the intermediate term. For flying really far distances like that, it's hard to get the revenue you need to make that work, for a number of different reasons. It's just really challenging.

The other challenge we have for now is that the runway is on the short side. And so, as the runway gets extended, that certainly enables flying further distances to become economically viable from an aircraft consideration. The runway being lengthened certainly opens up to more aircraft and economic capability, and it's possible we would look something further out west – certainly Denver and Las Vegas are markets where people would be quite interested, and then L.A. as well. But you've still got to get the revenue to travel that far. And it's sometimes it's tough to get that, especially when you're flying an all-coach configuration like we do – we don't have a first-class product to help pay the freight on that kind of stuff. It's just a little harder to make those numbers work.

The way that we've approached the market so far is we like to be a short-haul airline – everything we do is about a short-haul flight. And we define short-haul as two to three hours. If you get further in the air, you start

to appreciate or of demand things like WiFi or food or power in the seats – but when you only fly a couple hours, for the most part it is not viewed as a big sacrifice not have any of those things.

With that in mind, how did you determine your Tweed routes?

We started off from Connecticut to Florida – that seemed like a pretty safe bet, so those were the first six routes we operated and they're doing quite well. We think we can do two or more markets in Florida, so stay tuned for more on that front, but for now we're going to six.

And then, the other markets we've served are similar in nature – they have a very strong leisure component, like Savannah, Charleston, Myrtle Beach. That's where a lot of people like to go – they either have second homes or they like to go vacation there or have a getaway.

Wilmington, North Carolina, is a place where there happens to be a lot of second homeownership and a lot of general migration. Raleigh-Durham is same thing with a lot of migration, so those have worked quite well.

We also serve Washington through BWI, which has been a challenging market for us. It's such a short trip, and we sure love to be in Reagan, but it's hard to get slots to go to Reagan. So, at the moment, we're in BWI.

We also serve Chicago Midway, which has been kind of mediocre. As a result, we moved it being seasonally, starting right after the year-end holidays, and we'll be coming

back for the summer. We're optimistic we could make it work in the summer. We'll see over time, but if it's just a seasonal market we're okay with that.

What do you see as the overall state of today's airline industry?

I think that we're still not through with the kind of normalization of traffic post-Covid. I think on the domestic side we absolutely are, but on the international side we're not.

As the larger legacy airlines start to put more and more of their seats back in the markets, where they fly all around the world, oftentimes those seats come from places that has a direct effect on us. So, there has been a shift back to what's more normal for them, and I think that'll continue to play itself out throughout the year as most of the world has now been opened up again.

There's certainly been a fair share of challenges that evolved back to the pandemic, whether it be pilots or labor shortages, which we're still working through, there's still some of that out there, although it seems to be getting better. Obviously, energy prices up until recently have been pretty high, especially in the last year. But I'd say the industry in general is pretty good. It's not what it was pre-pandemic, and we'll see over time how the industry in general performs.

About a half-hour west of Tweed is Sikorsky Memorial Airport. For years, there has been much talk about trying to bring that back as a commercial airport – it used to have commercial flights until the 1990s. Do you see Sikorsky ever becoming a major competitor to Tweed?

I don't think it's viable. Maybe it will become viable, but I'm not sure how that happens. It's kind of landlocked, and my understanding is that the path to extending the runway – which is substantially shorter than Tweed is – would be incredibly difficult.

If it does become viable, we'll be there. We'll serve Sikorsky as well as Tweed.

If we were to pick up this conversation a year from now, where do you see your company at that point?

I think that we're going to be doing more of the same. I think that for now, until the new terminal is built in New Haven – which will be on the other side of the airfield – there's some growth opportunities that remain for us.

I expect that we'll continue to expand our footprint – we have five bases, with New Haven being our biggest of the five. But we recently started up Wilmington, Delaware and Raleigh-Durham, North Carolina. Not even a year ago, this past summer, we started up Orlando, and we've had a presence for almost two years out in Burbank in Los Angeles. I do expect us to add growth in those different bases, as well as potentially adding another base later this year.

Connecticut lawmakers address media literacy and civics education

BY JUSTIN MCGOWN

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Thomas Jefferson believed that an informed citizenry was key to the proper operation of a democracy. Jefferson, however, lived in an era where mass media consisted of hand-cranked printing presses and reams of cheap paper. A new bill before the Connecticut legislature seeks to provide students with more instruction in how to develop the media literacy necessary to be good citizens.

House Bill 6760 “An Act Regarding Civics Education and Media Literacy” will establish a Task Force to help define and implement a new section of the state’s curriculum about learning how to seek, examine, and understand media both online and offline.

Khara Boender, the state policy director of the Computer and Communications Industry Association (CCIA), hailed the bill as a needed measure. The CCIA is an industry group made up of telecommunications and electronics producers which predates the internet and pushes for open markets, networks, and competition. The organization sent a letter in support of the bill describing it as essential to protecting children online and enabling them to be good online citizens.

“Children’s safety online is an increasingly prevalent topic across state legislatures,” said Boender, pointing to HB 6760 as part of a welcome trend to address a growing problem. “There is sometimes a gap between what parents know is available to kids at school, and the reality of kids being online more, the internet and online services are more and more ubiquitous parts of our lives.”

Providing this sort of training in schools is necessary, according to Boender, because it cannot be assumed that parents will have the background to be effective teachers of online behavior. She added the goal of the task force formed by HB 6760 should be “making sure that kids are armed with the ability to recognize what is and what is not good behavior online. ‘What shouldn’t I be doing online? What information shouldn’t I be giving out?’ We teach kids to look both ways when they cross the street, and just like that we need to be building common sense tools that children can use when they’re navigating digital spaces.”

The task force, which is to be composed of 16 members appointed by major-

ity and minority leaders as well as the Speaker of the House of Representatives and the Senate President Pro Tempore plus several commissioners, is required to include at least four certified teachers or administrators.

State legislators placed an emphasis on the civics aspect of the bill. Rep. Kadeem Roberts, a Norwalk Democrat representing the 137th District and a member of the Education Committee, described the bill as important for the future of the state’s children.

“I see this bill as strengthening the education system and helping people understand where everyone comes from

and different backgrounds,” said Roberts, who praised the requirement for the task force to include certified educators, noting that it was important that the decisions be made with direct input from those involved with teaching the courses. He also pointed to the civics portion of the bill as an important component.

“I feel that you might have a lot more kids understanding the purpose of voting, the purpose of being a community advocate, and to understand why it might be harder for one person to get where they need to be than for them – you know you can’t hide everything forever,” Roberts said, recalling how his nephew has taken

to watching videos on the family iPad. “Kids are finding loopholes to everything and now it’s up to the teachers, the parents and mentors to say that this is right or wrong.”

“I’m encouraged by the discussions that House Bill 6760 has generated,” said State Sen. Douglas McCorry (D-2nd District), the co-chairman of the Education Committee when asked for comment about the bill. “Civics education is a vital part of helping our students become active leaders in their communities, in addition to, understanding the procedures, structures and history that their government is built on.”



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How to nail your pitch to angel investors

BY SANDY WOLLMAN

I've heard countless pitches to angel investors – some really good, some not so good, and some so painfully bad that you'd want to scream.

Pitches are not business plans. Your pitch won't answer every investor question, no matter how much information you attempt to cram in. Instead, your pitch should create interest so investors want to learn more. Well-crafted pitches tell an easy-to-understand and compelling story about the potential to scale a startup for an exit.

A pitch consists of two essential parts: a slide deck (usually a PowerPoint) and your verbal presentation. It's essential that the slide deck and verbal are in sync. And, as with any presentation, an effective slide deck enhances but does not distract.

In judging a pitch, all angel groups have the same basic four-step process:

1. Virtual Application: Some angel groups receive hundreds of applications per month. A bad slide deck usually stops the conversation here.

2. Screening: You pitch to angel group's screening committees – this is usually done virtually. This will be the first time you need to nail your pitch.

3. Investor Meeting: So far, you made it to the investor meeting despite the fierce competition for pitching slots. You may be pitching either virtually, in person, or both at the same time. Many angel groups hold hybrid investor meetings and record the meeting for members who cannot attend.

4. Due Diligence (DD): Congrats if you made it to DD. That means you nailed your pitch at the investor meeting and have investors wanting to learn more. Fasten your seat belts! This is where investors start to dig in. The process can take weeks or months. While every angel group has its own way of performing DD, rest assured you will be tested.

The following is a list of best practices to help you nail your pitch to angel investors.

Relax: Practice, practice, practice your pitch so you know it really well.

Less Is More: Your slide deck should be simple and easy to understand. A complicated slide deck will distract your audience's attention. White spaces, pictures, and bullet points will enhance your slide



Photo by Marisa04 / Pixabay.

deck and keep investors focused on your verbal presentation.

Font Size: The font size on your slide deck should be large enough so investors can read it easily. Small fonts waste valuable real estate on your slide deck and will frustrate your audience.

Make a BIG Statement at the Beginning of Your Pitch: A big, bold statement on the first slide immediately grabs your audience's attention. Once an investor loses interest, it's hard to get them back. For example, one of the groups we invested in had a bold statement that sparked tremendous interest: Loliware: "Advancing the Planet Towards a Plastic-Free Future with Products That Will Disappear."

It's Not About You: Make sure your pitch is based on your audience's point of view, not yours! What would you want to hear if you were an investor listening to your pitch?

Always Be Transparent: You must remain transparent at all times. No one knows everything! It's OK to say, "I don't know. Please let me get back to you." Remember you are pitching experienced business professionals who know instantly when a startup is not being transparent.

Go to Market Strategy: This critical topic is typically neglected and should be addressed. How are you going to sell your product or platform? And how are you

going to potentially contact clients, regardless if you're a B2B or B2C startup?

Make Several Slide Decks: Some angel groups allow a four-minute pitch, while others allow a 10-minute pitch or more. Know the time allowed before you pitch and create several versions of your slide deck. Be sure you practice each, so you stay within the time allotment.

Keep It Simple: I can't stress this point enough. Keep your pitch simple and easy to understand. Make sure you present your "secret sauce" so all can understand. Many in the audience may not have experience in your industry. Dr. Silvia Mah, managing partner at Stella Impact Capital, said it best when she urged start-ups to "pretend you are giving your pitch to a third-grader."

Videos: Embed a short and informative video into your slide deck. Angel investors like short-form videos, particularly if the video includes your clients sharing how much they like the startup's product or platform.

Anticipate Questions: It's a good idea to include an appendix in your slide deck that answers anticipated investor's questions.

Practice Will Make You Perfect: To overcome jitters, practice your pitch until it runs through your veins! Practice your pitch out loud repeatedly. Presenting in person is very different than presenting

virtually. When you pitch in person, your body language is now part of your pitch!

Look at Your Audience, Not the Slide Deck: If you are pitching in person, try to encourage aggressive listening by glancing into the eyes of individual audience members. An alternative tip is to focus on your audience beyond the last row.

Angel investing is risky, with over 66% investments ending up as failures. To compensate for this risk, angel groups have a process that takes time. You will be asked questions you could never anticipate, challenging your leadership ability and why somebody will accept your startup's special sauce in the marketplace. However, this is all done in a respectful and helpful manner.

Business is about people, and angels primarily invest in good teams with the potential to scale. By nailing your pitch, complete with a compelling story to scale for an exit, it is likely that angels will want to continue the conversation, mentor you in areas of your weakness, and make warm introductions on your behalf. We may even write out a check!

Sandy Wollman is managing director of Westchester Angels and a member of the board of directors of Angel Capital Association.

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Focus on mental health

BY GEORGETTE GOUVEIA

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If there is one overarching trend in wellness today, it is an emphasis on mental health. Go to your doctor for an annual checkup, and among the questions you'll be asked is, Are you depressed?

Small wonder: A rise in anxiety and depression appears to cut across every age group but is particularly troubling among the young. According to the Centers for Disease Control and Prevention (CDC), there was a 40% increase in persistent feelings of sadness or hopelessness among American high school students between 2009 and 2019 – pre-Covid. That figure jumped another 20% in 2021, amid the pandemic.

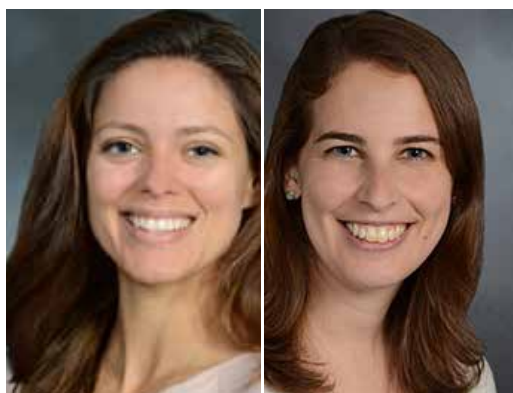
Their older siblings don't seem to be any better off. A recent study by the Mary Christie Institute – a young adult wellness organization based in Lexington, Massachusetts – in partnership with the Healthy Minds Network, the American Association of Colleges and Universities (AAC&U) and the National Association of Colleges and Employers (NACE), asked young graduates (between 22 and 28) about their mental and emotional well-being, with troubling results:

- 51% said they needed help for mental health problems in the past year;
- 43% suffered from anxiety;
- 31% suffered from depression;
- 53% reported feeling burned out at least once a week;
- 38% viewed their work environment as a negative contributor to their well-being;
- 39% say their college did not help prepare them emotionally for the future.

"The young people in today's workforce grew up during some incredibly tough years," said David Magee, author of "Things Have Changed: What Every Parent (and Educator) Should Know About the Student Mental Health and Substance Misuse Crisis," to be published by Matt Holt in August. "It's no surprise they're anxious and depressed. They have faced intense academic pressures and economic worries. They've been exposed to alcohol and drugs at an early age. They've consumed far too much social media. Their traditional support networks have been dismantled. They've absorbed a lot of stress and very little joy. Oh, and let's not forget Covid-19."

Or, for that matter, exposure to gun violence in and out of the classroom. Compounding the challenge is the difficulty many parents have had in securing a therapist for their children.

Among those in demand on the frontlines of the crisis are Stephanie Rohring, Ph.D., and Madeline Levitt, Ph.D., clinical psychologists with the Youth Anxiety Center at NewYork-Presbyterian and Weill Cornell Medicine. On



Stephanie Rohring, Ph.D., and Madeline Levitt, Ph.D., clinical psychologists with the Youth Anxiety Center at NewYork-Presbyterian and Weill Cornell Medicine, conducted a seminar at the March 10 Westchester Women's Summit that addressed anxiety and offered coping mechanisms for channeling it. *Courtesy NewYork-Presbyterian and Weill Cornell Medicine.*

March 10, they offered an "Anxiety 101" lecture as part of the Westchester Women's Summit at the Sonesta White Plains Downtown hotel, dispelling the mythology surrounding anxiety.

"Anxiety is not a bad thing," Rohring said. "We can hone it to be our superpower." As Levitt continued, anxiety has been hard-wired into our DNA as part of "the internal alarm system we need to be safe and survive." It's an aspect of evolution's "fight, flight, freeze" response to danger and the reason our ancestors were not devoured by some saber-toothed tiger. In other words, it's the reason that we're here today.

The trouble arises, they said, when you're always in "fight or flight" mode. The two offered some coping mechanisms for harnessing your anxiety:

Reframe the situation – Instead of seeing the glass as half-empty, Rohring said, see it as half-full. Assess the situation for what it is, without exaggeration. Acknowledge when you've done your best with it, rather than beat yourself up over what you haven't done.

Go to the breath – Learn to breathe from your diaphragm (belly breathing), rather than from your chest. Levitt led this exercise – inhale on a count of five, hold your breath on a count of four, exhale on a count of six and hold your breath for a count of four, repeating the cycle.

Try this grounding exercise – What five things can you see right now? What four can you touch? What three do you hear? What two do you scent? And what one can you taste? Using the senses to center you distracts then stills the mind. "The mind is important in coping with stress," Levitt said.

Confront the challenge – "Anxiety builds the urge to avoid, to escape," Rohring said. But avoidance is short-term. Confront the situations in which you find yourself, she added, to keep your anxiety in check.

TIPS FOR HELPING PARENTS, CHILDREN COPE WITH MENTAL STRESS

Don't protect children from stress or try to solve problems for them – "Talk to them about how they're feeling, and be a safe place for them to land," said David Magee, creator of the William Magee Institute for Student Wellbeing at the University of Mississippi. "Show compassion. Tell them stories about your own adversities and how you overcame them. But also, hold them accountable for what they are supposed to be doing."

Help children fill their joy deficit, and don't assume you know what will bring them joy – "Sustaining joy is a life-long pursuit," he said. "Parents can help by encouraging children to find their passions and letting them choose their own path, rather than dictating it for them.... Don't assume you know what brings them joy or tell them what they need. Do help them put time and energy into building strong connections and relationships rather than staring at devices all day."

Delay smartphones until at least eighth grade – "The nonprofit Wait Until 8th urges parents to wait until children are in the eighth grade before giving them a smartphone," Magee said. "It lists reasons for delaying, including that smartphones are changing childhood; are addictive; impair sleep; interfere with relationships; increase risk for anxiety, depression and cyberbullying; and are an academic distraction. In short, smartphones aren't doing your children any favors in the mental health department."

Give them a well-being "toolbox" and insist they use it – In that toolbox, Magee said, place eight hours of sleep, exercise and a connection to a higher purpose. It doesn't have to be organized religion but can be the peace achieved through meditation or yoga, or the commitment to a deeply cherished cause. "Believing in something greater than yourself provides a deep sense of meaning, purpose and contented joy."

"Encourage them to add to their toolbox throughout life," he continued. "It will strengthen their well-being in countless ways and give them a sense of resilience, rejuvenation and power that will serve them in the workplace and throughout life."

Have hard conversations on tough subjects like substance misuse. "Work and other aspects of adult life will bring stress," Magee said. "There will be anxiety. But if we get intentional about building emotional resilience in our children early, we'll help improve the odds that (young people) can cope with anxiety, get through stressful work situations and go on to build successful careers and lives."

— *Georgette Gouveia*

Bilotta embezzler sentenced to 3 years in federal prison

BY BILL HELTZEL

Bheltzel@westfairinc.com

Former Bilotta Kitchen & Home bookkeeper Susana Rivera has been sentenced to prison for three years and ordered to pay restitution of \$643,077 that a prosecutor says the company is unlikely to ever see.

U.S. District Judge Vincent L. Briccetti also ordered Rivera on March 7 to participate in drug and mental health programs while incarcerated and to serve three years of supervision after she is released.

Rivera, 41, pled guilty to wire fraud for embezzling funds beginning one month after Bilotta hired her in 2019 as director of accounting and human resources at \$80,000 a year.

Bilotta is a second-generation family-run enterprise based in Mamaroneck and with showrooms in Greenwich, Connecticut, Mount Kisco and New York City.

Rivera devised three schemes.

She diverted \$453,575 to fake vendors and used the funds to pay for luxuries such as plastic surgery and payments for an Alfa Romeo and a BMW.

She placed more than 500 charges on company credit cards totaling \$177,503 for jewelry, beauty treatments, travel and pay-

ments on the Alfa Romeo and a Corvette. When the bank suspected fraud, she posed as one of Bilotta's owners and got the bank to lift restrictions on the account.

She paid nearly \$3,000 in personal Con Edison bills directly from one of the company's bank accounts.

Attorney Elizabeth K. Quinn of Federal Defenders of New York Inc. attributed Rivera's behavior to a lifetime of chronic violence and emotional trauma: physically abusive parents and lovers, exposure to prevalent crime in public housing in the Bronx, rape when she was 13, attempted suicide at 15, drug abuse, unplanned pregnancies, and the removal of her children from her custody by New York City Administration for Children's Services.

She secretly married the man she had dated as a teen when he was in prison for attempted murder and continued the relationship after he was released. He allegedly abused her emotionally and physically, and when he learned of her embezzlements he blackmailed her into putting him on Bilotta's payroll.

"Feeling increasingly hopeless," Quinn states in a sentencing memorandum, "Ms. Rivera stopped caring about her conduct and began spending money on herself through beauty treatments and luxury items."

When her husband threatened to expose the embezzlement, Quinn states, Rivera felt her situation was hopeless and she "went off the rails" and began spending money "to buy happiness."

A psychologist reported that Rivera "is inexplicitly drawn to men who repeatedly physically assault, emotionally abuse and financially drain her. ... She often finds herself mired in a repetitive cycle of violence with her romantic partner. She breaks free by finding a new partner but quickly learns that her new partner is eerily similar to the one she left behind."

Quinn also noted that despite Rivera's toxic relationships and continual setbacks, she managed to pull herself out of poverty, get a college degree in business administration while raising young children, and repeatedly assumed the role of family breadwinner.

She thrived while in custody at the Westchester County Jail, holding two jobs and keeping up with mental health appointments and psychotropic medication.

Quinn recommended a prison sentence of less than the 41 to 51 months called for in federal sentencing guidelines.

Assistant U.S. Attorney James McMahon recommended a prison sentence within the guidelines.

For 21 months, he states in a sentencing memorandum, Rivera systematically stole from her employer.

She used purloined funds on frivolous things, like plastic surgery and luxury cars, and not on rent, groceries or giving her children a better education.

She abused the trust of an employer that like many small companies has few internal accounting controls and relies on the integrity of their employees.

She flaunted her thefts, posing on social media with the items she bought.

She falsely blamed her husband for her thefts and lied to her psychologist.

She has a long criminal history dating back to when she was 15. Each of her five children at one time had a court order protecting them from her.

She repeatedly failed to comply with court directives. Even after she pleaded guilty and was awaiting sentencing, for instance, she "callously and repeatedly failed to appear for her presentence interview."

"Multiple arrests, failure to comply with her curfew more than 20 times, positive drug tests, facially false excuses and general lack of cooperation," McMahon states, "all show that the defendant simply does not care what the court says."

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What CEOs can learn from the banking crisis

BY JOE HART

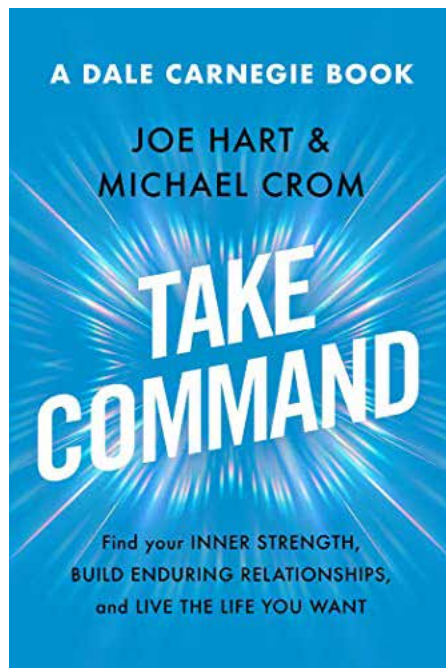
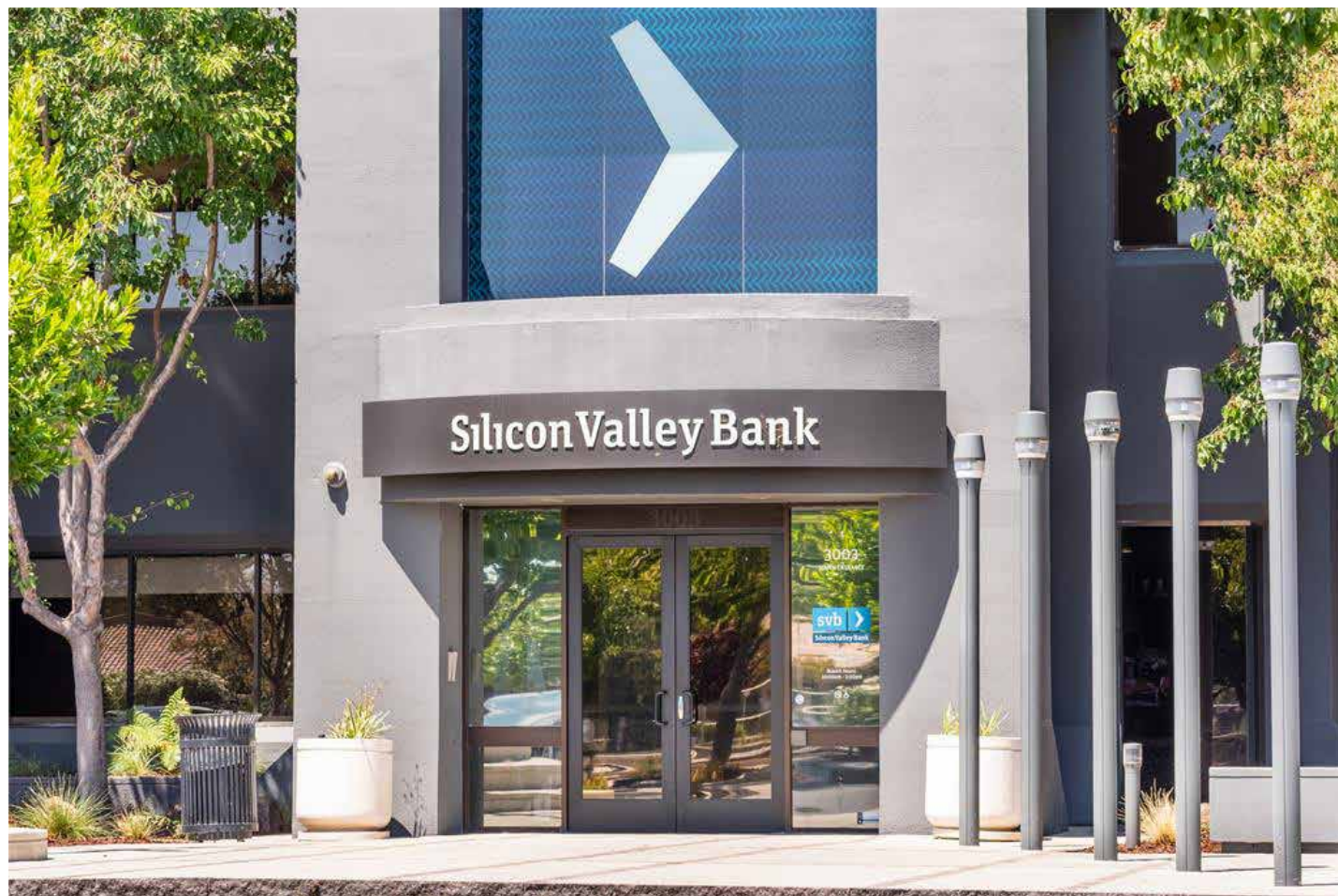
The collapse of Silicon Valley Bank (SVB) and Signature Bank; the uncertain fate of First Republic Bank, which has sent the stock price plummeting; and the takeover of Credit Suisse by UBS have underscored the importance of leadership, relationships and resilience in the start-up world. As CEOs and entrepreneurs seek to navigate this complex ecosystem, we at the 111-year-old Dale Carnegie Training – one of the oldest and largest training companies in the world, with locations in more than 75 countries – believe that in an environment rife with uncertainty, leaders must communicate swiftly, with clarity and confidence. Leaders must take command of their vision, their key relationships and their risk management respectively. Here's our advice on how to do so:

Take command of your vision

This means developing a clear and compelling vision for your organization and aligning your strategies, resources and operations to achieve that vision. In the case of SVB, the bank's leadership failed to recognize the risks inherent in its lending practices and investments and, as a result, the institution crumbled under the weight of bad debt and poor management. CEOs can learn from this by taking a proactive approach to risk management and by cultivating a culture of accountability and responsibility within their organizations. This means aligning their business strategies and operations with a clear, compelling vision that reflects their purpose, values and aspirations.

Take command of your relationships

This means recognizing the importance of collaboration, communication and trust in achieving success. In the case of SVB, the bank's collapse was not just the result of poor internal management but also of external pressures from the wider financial ecosystem. CEOs can learn from this by cultivating strong relationships with partners, investors, customers and other stakeholders and by maintaining open lines of communication and transparency. This means building a strong network of allies and advocates who can provide support and guidance in times of need, and who can help to mitigate risks and amplify opportunities.



Take command of your risk management

This means developing strategies to identify and mitigate potential threats and vulnerabilities as well as cultivating a culture of accountability and responsibility within the organization. In the case of SVB, the bank's leadership failed to manage risk adequately, which left the institution vul-



Joe Hart, CEO of Dale Carnegie Training and coauthor of the new "Take Command: Find Your Inner Strength, Build Enduring Relationships and Live the Life You Want," offers advice to CEOs dealing with the latest banking crisis, which began with the collapse of Silicon Valley Bank (SVB).

nerable to shocks and disruptions. CEOs can learn from this by taking a proactive approach to risk management and by developing policies and procedures that promote transparency and accountability. This means conducting regular assessments of potential threats and vulnerabilities, empowering employees to speak up about concerns and maintaining a strong sense of purpose and vision that can guide decision-making even in difficult times.

The collapse of Silicon Valley Bank serves as a reminder of the importance of leadership, relationships and risk management in the start-up world and beyond. By

taking command of their entrepreneurial vision, relationships and risk management, CEOs and entrepreneurs can build organizations that are resilient, adaptive and sustainable, even in the face of adversity. By embracing these principles, business leaders can create a culture of accountability, transparency and growth that can help them succeed in an ever-changing business landscape.

Joe Hart, CEO of Dale Carnegie Training, dalecarnegie.com/en has released the new book "Take Command: Find Your Inner Strength, Build Enduring Relationships and Live the Life You Want," co-authored by Michael Crom, grandson of Dale Carnegie. It's a modern take on many of the principles from the Carnegie best seller "How to Win Friends and Influence People."

Ex-customer agrees to pay \$1.6M to Tarrytown computer supplier

BY BILL HELTZEL

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A Chicago telecom services company has agreed to pay \$1.6 million to its Tarrytown equipment supplier weeks before their legal dispute was scheduled for trial in federal court in White Plains.

U.S. District Judge Phillip M. Halpern had already ruled that Westcon-Comstor Americas had established that CCC Technologies Inc. had breached a contract. A bench trial was to begin on March 20 to determine just how much CCC would have to pay in “an issue riddled with factual disputes.”

Westcon, founded in 1985 by Thomas Dolan, Philip Raffiani and Roman Michalowski to sell ethernet services from a garage, was sold in 2017 for \$2.18 billion to Synnex Corp. Now the Westcon-Comstor division in Tarrytown sells business technology worldwide.

CCC Technologies was founded in 1984 as Chicago Consolidated Communications to provide telecom services in the Midwest.

The companies struck a deal in 2015 by which Westcon would sell equipment to CCC that CCC would resell to its customers.

In 2017, CCC decided it would no longer buy goods from Westcon.

At that point, according to court records, Westcon had sold more than \$7.4 million in products and services to CCC. Westcon claimed it was still owed nearly \$1.1 million. CCC said it owed about \$365,000.

Westcon sued CCC in 2019 in U.S. District Court, White Plains, for breach of contract and conversion of property. It demanded \$1,085,320 in actual damages and \$2 million in punitive damages.

Both companies filed motions for summary judgment.

Judge Halpern expressed annoyance with both sides in a Sept. 12 opinion for not providing affidavits in support of exhibits, as required by court rules.

“Judges are not like pigs hunting for truffles buried in briefs or the record,” he said, in citing a 2015 court opinion.

And in his own words he said, “The parties should not expect any court to rummage through a muddled mass of papers like those here which were, for the most part, improperly filed on this docket.”

But he had enough, as permitted by law, to rule on the motions for summary judgment. He issued a split decision.

He dismissed Westcon’s conversion charge and along with it the demand for punitive damages.

There was confusion on both sides as to how they calculated what was owed, Halpern stated about the demand for punitive damages, and “there was nothing that would indicate any malicious refusal or ill-intent on CCC’s part to not pay what was owed.”

But on the breach of contract charge he said there was no dispute that CCC had

agreed to a computer reseller deal and still owed something.

The issue of damages “remains open and unresolved,” he said, and “that issue will, consequently, proceed to a bench trial.”

CCC offered to settle the dispute for \$1,622,381 on Feb. 7. Westcon-Comstor accepted the offer on Feb. 21. Judge Halpern signed off on March 6.



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Everything everywhere all at once in design-rich Morocco

BY CAMI WEINSTEIN

I love to travel, as it gives you the chance to experience new cultures and meet new people. It really sparks creativity.

I just came back from a trip to Morocco where I had a sense of having stepped back in time and of a modern country innovating, building and looking forward. We traveled to Fes, Rabat, Marrakesh and into the Atlas Mountains. Each area has its own distinctive

vibe to it. My first thought was how long these ancient cities and peoples have been there. They have gone through harsh living conditions in the deserts, fighting and invasions and now live in relative peace with other cultures. Everywhere you look there are influences of the Berbers (the pre-Arab peoples of North Africa), Romans, French and English – sometimes all at once. In several antique shops we visited, you could find ancient swords and daggers next to rugs and Berber women's handmade jewelry along with porcelain and glass from England and France.

There is both the modern Morocco, then, which wants to be energy-independent by 2050, with solar panels being constructed everywhere; and the time-honored ancient craftsmanship that is passed down from family to family. Our first stop was a pottery/ tile factory. There artisans were creating zellige tiles in an array of beautiful colors and then hand-cutting the tiles into shapes to create the intricate tile patterns that Morocco is known for. The sheer amount of tile used is incredible and the patterns themselves are patterns that have been handed down for generations.

There were also some newer designs and colors being used in some of the buildings. What was so interesting was the combinations of patterns used in one home, or riad, for floors, walls, doors and archways. Riads are constructed around central courtyards and have been in the same families for generations, often with three generations living in one riad alone.

We traveled through the winding, narrow medinas – the old parts of Morocco's cities – dodging bicycles, electric bikes, scooters and small motorcycles. The alleys of the medinas are so narrow that there is no way to get a car or truck through them. They were constructed purposely to be narrow to avoid a neighboring tribe from taking over the city in ancient times. Most cities and villages were also constructed



Westfair interior design columnist Cami Weinstein examining rugs in Morocco and trying her hand at the loom. Photographs courtesy Cami Weinstein.

with large walls surrounding them to keep invaders out. Donkeys still carry the burden of getting construction materials through the enclosed, serpentine medinas.

Yes, we were dodging donkeys, too – all in pursuit of the ancient art of rug making, which is alive and well in Morocco. Indeed, we went to several rug shops to look at their wares (and, of course, purchased a few).

The rug designs and clothing are specific to different tribes. It was so much fun to see these rugs laid out and to learn about them. I visited one shop in which a Berber

woman showed me the technique of making a rug by hand. Weaving rugs on a loom and hand-knotting them in patterns are time-consuming processes that nonetheless yield beautiful results. Having tea with a Berber family in their home in the Atlas Mountains made me realize that the rugs were not purely decorative; they were a necessity. Some homes in the mountains do not have heat and these rugs are utilitarian.

The entire floor of the one-room home was covered in layered rugs along with some being made into cushions for seating. Berbers were and are nomadic, so their vintage rugs are often small in size to be carried easily by camel or donkey.

We also visited what is the equivalent of a farmers' market. We went to one at

the base of the Atlas Mountains, in which members of the Berber tribes come down from the mountains to shop for what they need, be it vegetables, meat, clothing, rugs or shoes. The market is mostly filled with men in traditional clothing.

Morocco was a fantastic place to visit. The people are warm, open and curious. They are proud of their country and thrilled about progressing into the next centuries, while still seeming to manage to keep their customs and traditions alive. The layering of colors, rugs, textiles and designs has definitely opened up new areas of continued creativity in my work for clients.

For more, contact Cami at 914-447-6904 or at Cami@camidesigns.com.

Important tax changes for 2023, Part 2

Editor's note: The first half of this column ran last week and covered a number of tax law changes for 2023. This half of the column describes more key changes that may help you reduce your taxes.

Estate and gift taxes: For an estate of any decedent during calendar year 2023, the basic exclusion amount is \$12.92 million, indexed for inflation (up from \$12.06 million in 2022). The maximum tax rate remains at 40%. The annual exclusion for gifts increases to \$17,000.

Adoption credit: In 2023, a nonrefundable (only those individuals with tax liability will benefit) credit of up to \$15,950 is available for qualified adoption expenses for each eligible child.

Earned Income Tax Credit: For tax year 2023, the maximum Earned Income Tax Credit (EITC) for low, and moderate-income workers and working families increases to \$7,430 (up from \$6,935 in 2022). The credit varies by family size, filing status, and other factors, with the maximum credit going to joint filers with three or more qualifying children.

Child Tax Credit: For 2023, the child tax credit reverts to \$2,000 per child, age 17 or younger. The refundable portion of the credit increases to \$1,600 in 2023, so that even if taxpayers do not owe any tax, they can still claim the credit. A \$500 nonrefundable credit is also available for dependents who do not qualify for the Child Tax Credit (e.g., dependents age 17 and older).

Child and Dependent Care Tax Credit: If you pay someone to take care of your dependent (defined as being under the age of 13 at the end of the tax year or incapable of self-care) to work or look for work, you may qualify for a credit of up to \$1,050 or 35% of \$3,000 of eligible expenses in 2023. For two or more qualifying dependents, you can claim up to 35% of \$6,000 (or \$2,100) of eligible expenses.

For higher-income earners (AGI of \$43,000 or more), the credit percentage is reduced, but not below 20%, regardless of the amount of adjusted gross income. This tax credit is nonrefundable.

Clean Vehicle Tax Credit: The Inflation Reduction Act makes several additional changes to the electric vehicle tax credit that took effect on New Year's Day. Vehicles eligible for the Clean Vehicle Tax Credit now include both EVs (electric vehicles) and FCEVs (fuel cell electric vehicles) but must meet two requirements to be eligible for the tax credit. The critical minerals component



Photo: Anna / Pixabay.

refers to sourcing requirements for critical mineral extraction, processing, and recycling. The battery components requirement refers to vehicles that include a traction battery that has at least seven kilowatt-hours (kWh).

Vehicles that meet critical mineral requirements are eligible for \$3,750 tax credit, and vehicles that meet battery component requirements are eligible for a \$3,750 tax credit. Vehicles meeting both requirements are eligible for a nonrefundable tax credit of up to \$7,500; however, there are additional requirements regarding manufacturer suggested retail price (MSRP) thresholds for modified adjusted gross income (MAGI).

American Opportunity Tax Credit and Lifetime Learning Credit: The maximum credit is \$2,500 per student for the American Opportunity Tax Credit. The Lifetime Learning Credit remains at \$2,000 per return. Both credits phase out for taxpayers with modified adjusted gross income between \$80,000 and \$90,000 (between \$160,000 and \$180,000 for joint filers). To claim the full credit for either, your modified adjusted gross income (MAGI) must be \$80,000 or less (\$160,000 or less for married filing jointly).

While the phaseout limits for Lifetime Learning Credit increased, taxpayers should note that the qualified tuition and expenses deduction was repealed starting in 2022.

Interest on educational loans: In 2023, the maximum deduction for interest paid on student loans is \$2,500. The deduction begins to be phased out for higher-income taxpayers with modified adjusted gross income of more than \$75,000 (\$150,500 for joint filers) and is completely eliminated for taxpayers with modified adjusted gross income of \$90,000 (\$185,000 joint filers).

Contribution limits: The elective deferral (contribution) limit for employees who participate in 401(k), 403(b), most 457 plans, and the federal government's Thrift Savings Plan increases to \$22,500. Contribution limits for SIMPLE plans also increase to \$15,500. The maximum compensation used to determine contributions increases to \$330,000 (up from \$305,000 in 2022).

Income phase-out ranges: The deduction for taxpayers making contributions to a traditional IRA is phased out for singles and heads of household who are covered by an employer-sponsored retirement plan and have modified AGI between \$73,000 and \$83,000.

For married couples filing jointly, in which the spouse who makes the IRA contribution is covered by an employer-sponsored retirement plan, the phase-out range increases to \$116,000 and \$136,000. For an IRA contributor who is not covered by an employer-sponsored retirement plan and is married to someone who is covered, the deduction is phased out if the cou-

ple's modified AGI is between \$218,000 and \$228,000.

The modified AGI phase-out range for taxpayers making contributions to a Roth IRA is \$138,000 and \$153,000 for singles and heads of household, up from \$129,000 to \$144,000. For married couples filing jointly, the income phase-out range is \$218,000 and \$228,000, up from \$204,000 to \$214,000. The phase-out range for a married individual filing a separate return who makes contributions to a Roth IRA is not subject to an annual cost-of-living adjustment and remains \$0 to \$10,000.

Saver's Credit: In 2023, the AGI limit for the Saver's Credit (also known as the Retirement Savings Contribution Credit) for low and moderate-income workers is \$73,000 for married couples filing jointly, up from \$68,000 in 2022; \$54,700 for heads of household, up from \$51,000 in 2022; and \$36,500 for singles and married individuals filing separately, up from \$34,000 in 2022.

This column is for information only and should not be considered as 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.

Horsing around at an Armonk favorite

BY JEREMY WAYNE

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It seems like only yesterday that the Livanos Restaurant Group, of Molyvos and Oceana in Manhattan and City Limits in White Plains fame, opened Moderne Barn, on the edge of horse country in Armonk. Indeed, the restaurant is 13 years old and still galloping along.

Very much part of their local communities – one branch of the family actually lives in Armonk, another nearby – the Livanoses know their market and their offerings are always on point, with special menus throughout the year. (More on this later.) They also open for lunch, which gives them an edge, as many of the region's more upscale restaurants, especially in the wake of Covid, do not.

The barn itself, a former furniture store – the “Yellow Barn” sign still hangs on the stairs – is a massive space, divided into more intimate sections, all under a soaring, vaulted roof. You can sit at banquettes, which have recently been reupholstered in jazzy, key patterns; in booths; at large square tables with white tablecloths; at high tables; or on comfortable stools at the bar. There is yet more seating on the mezzanine level, a space often used for private parties. Large, circular light fixtures seem to float like halos above the room. At first glance, they look as if they are made of upturned wine glasses – or perhaps I just have a one-track mind.

From a crowd-pleasing menu of salads, pizzas, pastas and entrées, four of us recently enjoyed a Barn salad with sherry vinaigrette (a best seller, our server told us); tuna tartare with guacamole and fried wonton chips; a generous mezze plate; and a punchy rigatoni Bolognese. High-quality ground beef goes into the hamburgers, which are served with piping hot, golden French fries.

In other entrées, roast “Free Bird” chicken with roast potatoes and fennel and a beautiful tranche of pan-seared black seabass won plaudits.

Weaker links, but not ones to break the general chain of excellence, were woolly bread and overly soft butter, although both were nicely presented, the bread in waxed paper and the butter on a marble slab, sprinkled with salt. A Caesar salad lacked its anchovies, or any discernible anchovy paste in the dressing, and was flecked with a Parmesan substitute. And I had to settle for Pepsi rather than my beloved Diet Coke. (Perhaps the Pepsi should not have been a



Main dining room. Courtesy Moderne Barn.



Tuna tartare. Photograph by Jeremy Wayne



Caesar salad. Photograph by Jeremy Wayne

surprise given the proximity of PepsiCo's world headquarters in Purchase.) Oh well, life is full of disappointments. Desserts, a specialty of all Livanos restaurants, are rich and indulgent, heavy on cream and chocolate.

The crowd runs the gamut from spry seniors to golfers – V-neck Argyle sweaters always the giveaway – to lunching ladies to babes in arms. Just minutes from Bedford, Westchester's equestrian heartland, I convinced myself that the high-spirited guys at a neighboring table were horse traders or trainers, celebrating some horsey success, a purchase or a win perhaps, as their lunch took an increasingly bibulous turn. That's easy enough to do at Moderne Barn, which prides itself on a wine list with more than 700 wines. You can see many of them along the impressive wall of wine on the mezzanine level, reached by a long, broad staircase.

Back at ground level, three blown-up images from “The Wild Horses of Sable

Island” series, by the Romanian Canadian photographer/filmmaker Roberto Dutesco, <https://www.wagmag.com/where-the-wild-things-are/> decorate one of the restaurant's walls, adding to the gently “horsey” – or, at any rate, sporty – vibe.

But Moderne Barn's appeal extends to a wider market than just a sporty or a local one. On Wednesday April 5 – the first night of Passover – the restaurant will serve a special set Passover seder menu, with an à la carte version available for takeout. (Order by Sunday, April 2.)

On Easter Sunday, April 9, the restaurant will serve its dinner menu – including a magnificent-sounding grilled leg of lamb – throughout the day, with a special holiday brunch menu replacing the usual Sunday Brunch. (The Barn is also a participant in Hudson Valley Restaurant Week, which continues through Palm Sunday, April 2.)

Whether you're a lover of the turf, the fairways, religiously inclined or simply

looking for an enjoyable lunch or dinner at prices which won't frighten the horses, be sure to consider this Armonk Thoroughbred in the upcoming season.

For reservations, visit modernebarn.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.”

White Plains investment firm says \$16M deal based on deception

BY BILL HELTZEL

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A Troob Capital Management affiliate that invested more than \$16 million in a California manufacturing company claims that the seller sealed the deal by concealing legal and financial problems.

Context TCM Riviera Acquisition, of White Plains, accused Sidney E. Anderson, former majority owner of Riviera Bronze MFG, of fraud, in a complaint filed last month in Westchester Supreme Court.

Anderson courted Context TCM to buy a controlling stake in Riviera by “portraying himself as an honest, forthright and trustworthy business owner eager to grow and expand his business,” the complaint states, “while intentionally obfuscating and hiding numerous material liabilities that should have been disclosed.”

Anderson’s attorneys at Glenn Agre Bergman & Fuentes, Manhattan, did not reply to a request for comment.

Context TCM is an affiliate of Troob Capital Management, a White Plains investment firm founded in 2002 by Douglas and Peter Troob.

Riviera Bronze in Santa Barbara, California bills itself as a premier designer and manufacturer of custom steel doors and windows. It was founded in 2003 and purchased by Anderson in 2011.

The Troob affiliate saw potential for making Riviera a “true nationwide presence in its industry that could achieve a meaningful return on investment,” the complaint states.

A deal was struck in December 2020 to buy 55% of Riviera for \$16,225,000.

Anderson allegedly insisted on retaining tight control of the due diligence process and restricted access to Riviera employees so as to avoid “spooking them.”

He represented in writing that there were no pending actions against the company, according to the complaint, and no events or circumstances that could serve as a basis for legal proceedings or government orders.

“Each one of these representations was false,” the complaint states.

Anderson allegedly knew, for instance, about several customer disputes that could lead to litigation. Six months after the deal closed, when the first of several lawsuits was filed, Anderson “feigned surprise.”

He also allegedly knew about potential liability with a type of window glass that frequently failed and that Troob now calculates will cost more than \$2 million

to replace.

The Troob affiliate also accused Anderson of manipulating financial records to make it appear as if Riviera had more than \$1.3 million in cash on hand at the closing. But weeks later the cash balance was at zero.

Troob claims it has spent more than \$4 million remedying concealed issues and

putting the company back on solid footing.

Anderson, who had stayed on as president, was fired this past December.

On Feb. 9, he allegedly rejected a demand for \$3 million in reimbursements.

The Troob company accuses Anderson of breach of contract and fraudulent inducement, and it is demanding unspecified damages to be determined at trial.



Example of Riviera Bronze windows

Troob is represented by Manhattan attorneys Samidh Guha, Alexander K. Parachini, and Rachel Fleder.

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Standardizing the self-reporting policies for businesses

BY JUSTIN MCGOWN

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After an extensive review of the Voluntary Self-Disclosure Policies in 2022, a number of U.S. Attorney's Offices (USAOs) have developed and adopted a new set of policies designed to encourage companies that discover misconduct to disclose it to their local USAO instead of attempting to conceal that misconduct in an effort to avoid punishment.

The new policies went into effect on Feb. 22 and are intended to standardize the handling of voluntary self-disclosure across all jurisdictions. These policies are designed to

timely manner before an investigation is underway and fully commit to assisting and turning over relevant materials.

For companies that voluntarily disclose and meet other conditions laid out by the USAO, the benefits include knowing that the USAO will not seek a guilty plea and may choose not to impose any criminal penalty - or, at least, will keep all penalties below 50% of the low end of the fine range defined by federal sentencing guidelines. The policy will also guide USAOs not to impose a compliance monitor if the company can demonstrate the implementation of a robust and effective compliance program.

There are three "aggravating factors" which can lead the USAO to seek a guilty plea, although other benefits including reductions on imposed fines and exemption from outside monitors can still be expected. A USAO may also choose not to seek a guilty plea after assessing the situation.

"We hope that even if companies are in a situation where they might have an aggravating factor that they understand that's not necessarily a bar to the potential benefits here," explained Avery. "We want companies to know that even if they had issues in the past they still potentially benefit from this program."

Those aggravating factors include situations where the misconduct poses grave threats to national security, public health or the environment, or if misconduct is pervasive throughout the company and/or includes the involvement of the current executive management.

Avery noted that these regulations are particularly useful in areas such as Fairfield and Westchester Counties where business entities are likely to have a presence on both sides of the border. Consistent regulations make the decision easier by removing questions about where to report misconduct.

"We have tried to make sure that these policies are flexible enough to encompass small businesses as well as large com-

"WE HOPE THAT EVEN IF COMPANIES ARE IN A SITUATION WHERE THEY MIGHT HAVE AN AGGRAVATING FACTOR THAT THEY UNDERSTAND THAT'S NOT NECESSARILY A BAR TO THE POTENTIAL BENEFITS HERE."

panies," Avery added. "The message we want to send is that if you identify misconduct within the company and voluntarily self-disclose it without any preexisting obligation to disclose and you do that in a timely manner while you share all the relevant facts there are potential benefits such as significantly reduced penalties. Especially for smaller businesses the prospect of not having the need for a monitor is attractive."

make self-disclosure more likely by offering clear the benefits for a company that may be faced with a difficult situation.

Vanessa Roberts Avery, the U.S. Attorney for the District of Connecticut, explained the new policy which she helped develop, discussed the need for the update.

"We are hoping that companies will take a close look at the policy and understand that there are benefits if they engage in appropriate remediation," Avery said. "I think probably the biggest thing that's new is just trying to make sure that we have standardization and some uniformity across the U.S. Attorney's Offices community so that there's more predictability and transparency to make sure that folks know what to expect."



Vanessa Roberts Avery

panies," Avery added. "The message we want to send is that if you identify misconduct within the company and voluntarily self-disclose it without any preexisting obligation to disclose and you do that in a timely manner while you share all the relevant facts there are potential benefits such as significantly reduced penalties. Especially for smaller businesses the prospect of not having the need for a monitor is attractive."

Avery also noted that the goal of these policies is to protect the public rather than

punish companies.

"As a general public we benefit when corporations engage in responsible conduct," Avery said. "We want to incentivize a culture where people have effective compliance programs that are capable of identifying misconduct expeditiously when it does occur so that people feel that there is an incentive to remediate misconduct. We are here to help businesses succeed. We want to see businesses being good citizens and a part of our communities."

1 Hastings-on-Hudson —

facility had been operating for many years. Riverview closed during the Covid-19 pandemic.

Michael Stein of Hudson Engineering & Consulting told the Planning Board that slopes greater than 15% comprise the majority of the site and there are limited options for positioning the development to avoid steep slopes.

“Care has been taken by the design team to propose site improvements that will be stable, minimize erosion and sedimentation, control on-site stormwater runoff, and protect adjacent properties,” Stein said.

Attorney Marc Blanchard of the White Plains-based law firm Blanchard & Wilson LLP told the Planning Board that there are some front yard deficiencies in terms of setbacks for which the developer will need variances from the village’s Zoning Board of Appeals.

Architect John Sullivan of Sullivan Architecture in White Plains said that adjustments have been made to the plan based on feedback from Hastings officials, while adding, “The plan is not 100% set.”

Sullivan pointed out that 20 of the units are in the Village of Hasting-on-Hudson while one unit is in the City of Yonkers. The dividing line between Hastings and Yonkers passes through the property situated on the west side of Warburton. The units on the west side were designed so that the dividing line between Hastings and Yonkers places an entire unit on the Yonkers side of the border and no unit straddles the border.

“There are about three different unit types that we have,” Sullivan said. He said that most of the units have a two-car garage that is accessed from the rear of the unit. He said there are three units that will be priced to be in the affordable housing category that have a one-car garage.

Sullivan said that the five units that would be built on the west side of



Rendering of a proposed condo building for the west side of Warburton Avenue in Hastings-on-Hudson.

Warburton Avenue would be in the footprint occupied by the catering facility. He said that the property on the east side was used as a parking lot for buses and the proposed condominium units would be built on the area that previously had been paved over.

Sullivan explained that the height on the east side of the avenue would be three stories while on the west side it would be two stories. He added that because of the slope of the terrain each west side unit would have a walk-out lower level resulting in there appearing to be a third story when viewed from the rear.

“We don’t have peaked roofs,” Sullivan said “We did this purposely. The back portion of it has on the roof a rooftop terrace for each one of the individual units.”

Sullivan said that all of the outdoor lighting in the project would be “dark sky” compliant with fixtures that direct light downward and are placed on comparatively short stanchions. He also said that the developer would clean up certain rock outcroppings that are features of the site.

“While we’re excavating down, we’re

not going into the face of that rock,” Sullivan said. “We’re preserving that. If anything, we’re going to enhance it. It needs to be cleaned up a bit. It has vegetation growing through fissures in the rock. There are invasive vines growing all over it. Things like that will get improved but

not excavated. We’re not disturbing it.”

Sullivan said that most of the units will have two bedrooms, some with a den and a few would be three-bedroom units. He said the units would average between 2,100 and 2,500 square feet of living space.

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Stamford lawyer receives prestigious award for service to the federal court

BY PHIL HALL

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Stanley A. Twardy Jr., an attorney in the Stamford office of Day Pitney LLP, was honored last week during a special dinner of the Connecticut Bar Association's (CBA) Federal Practice Section with the 2023 Richard Law Award.

The judges of the District of Connecticut designated the award winner, who is cited for exemplary service

to the federal court within the state. But while the award was inaugurated in 2018, Twardy is only the second person to ever receive this honor – and he described it as being an “out of left field” experience.

“Chief Judge Michael Shea called me earlier this year to inform me and I was speechless,” Twardy said. “He said that the judges have gotten together and we voted on awarding you the Richard Law Award. And I knew what the award was – when Paul Thomas was the first recipient,



Stanley A. Twardy Jr.

I was at the dinner for him. And I said, ‘Judge, I’m honored. I don’t know what to say.’ And that’s literally what my response was – I’m honored, I don’t know what more to say other than ‘Thank you.’”

For Twardy, the award offers a lifetime achievement tribute in a career that was originally shaped by Lowell Weicker.

“I worked with him for three and a half years as a senator and two and a half years when he was governor,” he said – the latter job found him as Weicker’s chief of staff. “And he had a profound influence on my life, probably the most other than my father. Just in all positive ways. I consider him a mentor – I’m still in touch with him.”

While Twardy enjoyed government work – he had also served as U.S. Attorney for the District of Connecticut – the commute from his Stamford home to Hartford became onerous – especially after the birth of his daughter in 1989. He joined Day Pitney, where he gained prominence as a corporate litigator with a client base that included Fortune 500 companies and their executive leadership. His work took him state and federal appellate courts, and on several cases he was counsel of record before the U.S. Supreme Court – the latter experience left him in awe of the judicial process.

“Regardless of one’s political bent, to be in chambers that are so historic and to watch the back and forth between judges and the litigants is inspiring,” he said. “You know the case being argued is something that is going to go down in history – there are not all that many cases that are argued in the Supreme Court, and it could impact millions of people by how the court rules.”

Twardy rose to become managing partner at Day Pitney, but he stepped down from that position at the end of 2021 because the law firm does not permit its attorneys to remain as a partner once they hit their 70th birthday. He still maintains an active practice with the firm, serving under the title of counsel, and he encourages the next generation of attorneys to “follow your love in the area of law that you want for your practice” – advice that he still embraces.

“I do love going to work every day,” he said.

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Changing Energy Landscape Focus of BCW Conference

The BCW's 2023 Energy Conference—Planning for Westchester's New Energy Landscape—brought together nine speakers from the private sector and government to discuss on-going measures to ensure that New York meets its green energy targets.



Attendees at the half-day conference heard presentations from New York State Department of Environmental Conservation Commissioner Basil Seggos; Con Edison's Vice President of Westchester Electric Operations Patrick Burke; Westchester County Executive George Latimer; Robison President Dan Singer; EarthKind Energy Consulting CEO Ron Kamen; Paraco Senior Director of Sales Strategy and National Accounts Charles Buonincontri; Sustainable Westchester Program Director Rachel Carpitella; NYPA Economic Development Program Manager Shawn Harrison; Green Business Bureau New York Development Director Maria Genovesi; and Green Business Bureau CEO Tom Permatteo.

"Westchester's changing energy landscape continues to be one of our top priorities," said BCW Executive Vice President and COO John Ravitz, who moderated the event. "We understand in order to be able to recruit and retain businesses, we need to be able to show that Westchester has an energy grid that is strong, that we are not going to have reliability issues, and that we're dealing with cost issues."



Basil Seggos

Keynote speaker Seggos opened the virtual conference with a discussion of his agency's work last year gathering public comment as part of the state's Climate Leadership & Community Protection Act, which requires the state to reduce its greenhouse gas emissions by targeted dates.

"We're thinking about this and we're trying to do it in a really deliberative way that keeps the state competitive, keeps our communities healthy and really gives us a chance to lead nationally," said Seggos.

Burke described Con Edison's work to build the electricity grid of the future. The utility is a longtime BCW member.

"We were among the first utilities to adopt and publish a clean energy

commitment as a way of holding ourselves accountable for the changes that we want to see both on our system and in our industry" he explained. "We will be investing in our infrastructure so that our system can reliably deliver clean energy to all of our customers."

Latimer summarized the many efforts his administration has underway to shrink Westchester's carbon footprint, from eliminating diesel-powered Bee-Line buses to electrifying the county's fleet of vehicles and installing electric vehicle charging stations for the public in county parks.

"We're trying to do those things that are within our lane," said Latimer. "We don't really set policies as much as we perform certain functions, and in those functions what we are trying to do is to reduce our reliance on fossil fuels."

Singer of Robison, a longtime BCW member, noted the difficulty of achieving the state's clean energy targets because of fossil fuels' dominance in the energy market. Still, Singer said many of his consumers would prefer an alternative to oil because of price and availability are so volatile.

"Oil as a primary fuel source to keep people comfortable in their homes... will continue to present challenges and consumers will be looking for alternatives regardless of their motivation to reduce their carbon footprint," said Singer, who pointed to biofuels and renewable diesel as components of the state's transition to carbon-free energy.

Buonincontri of Paraco, a longtime BCW member, said that the propane his company supplies will be part of the clean energy transition because propane has a lower carbon content than other fossil fuels like home heating oil and diesel. For example, propane is now used to power electric vehicle charging stations in areas without electricity.

"I have not seen this industry advance as quickly as it has in probably the past seven years," said Buonincontri. "Propane still has a purpose. There still has to be a combination...to bring us to a zero-carbon footprint."

The Presenting Sponsor was Con Edison. The Contributing Sponsors were Paraco, Robison, and EarthKind Energy Consulting. The Event Partner was New York Power Authority.

The Business Council of Westchester is the county's only business membership organization focusing on economic development and advocacy. It is the county's largest and most prestigious business membership organization representing more than 1,000 members, including multinational corporations, hospitals, universities, biotech pioneers, not-for-profits, entrepreneurs and companies of all sizes. As the most influential economic development and advocacy organization in Westchester, The Business Council of Westchester's members enjoy unparalleled access to today's top thought leaders, diverse business development opportunities and lawmakers at all levels of government. The BCW Data Exchange provides the latest demographic research to help guide smart business decisions. The LEAP program, a one-of-a-kind initiative, gives members direct access to lobbying efforts at the county, state and national levels on issues that directly affect their businesses. Build, Connect and Win with The Business Council of Westchester.

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Nonprofit Hudson Valley program readies tomorrow's wave of film production talent

BY PHIL HALL

Phall@westfairinc.com

When Brendan Fraser recently won the Academy Award for his performance in “The Whale,” an audible cheer could be heard in Newburgh – parts of the film were shot at Umbra Stages, a facility managed by the production company Choice Films.

Choice Films has worked with several of Hollywood's top film and television studios, including A24 (the company behind “The Whale”), HBO Films, Peacock, Netflix and Hallmark Channel – the popular titles “Poker Face” and “Pretty Little Liars” are also among its credits. The company has been credited as being one of the driving forces in bringing A-list productions to the Hudson Valley and building a lucrative high-profile industry in the region.

But Choice Films is also preparing the next generation of potential award-winning filmmaking talent. Since 2018, the company's nonprofit division Below the Line Bootcamp has provided local youth with the training needed for this industry, as well as job placement in the Hudson Valley-based film world.

“It initially started off as a sort of an outreach to the community, where we were reaching out to vendors in the area for people to let them know a little bit about film business,” recalled Tony Glazer, co-founder and managing partner of Choice Films. “And it very quickly turned into this desire to involve local kids.”

Glazer noted the program specifically sought out “kids at risk, people that are underserved, and give them an open door to walk into the film business on a production assistant level.” The boot camp does not require fees or tuition, and it provides transportation for those who lack the means to travel on their own.

“It became for us a way to let the people in the community know that there's something in it for them, that the film business isn't just a movie that comes into town like the circus and then leaves behind the mask,” he added.

Glazer stated that the program does not mandate specific academic requirements of its participants.

“All they need to do is show up,” he explained. “They really just have to have a desire to come to be on set. The course is free, and then we give them an actual job so they can be on-site to decide if this is some-



Daniel Wanamaker, a 2022 graduate of the Below the Line Bootcamp, works the clapper board on a Hudson Valley-based production. Photo courtesy of Choice Films.



Summer Crockett Moore and Tony Glazer, co-founders and managing partners of Choice Films, brainstorming in a temporary workspace during a recent Hudson Valley-based production. Photo courtesy of Choice Films.

thing they want to. But at the end of the day, it's not contingent on any kind of academic credit. You don't need to be at a school, you don't need to be a graduate.”

Summer Crockett Moore, also a co-founder and managing partner in Choice Films, stressed that the program should not be viewed as a rival to film schools where students pay thousands of dollars to learn and become part of the filmmaking process.

“I would say that we are definitely not a rival,” she said. “We are looking for the ability to serve a community, specifically that couldn't afford to go to film school and that might not be on the regular education track. The great thing about the film and television trades is that they are really technical. So, it's almost like a technical program. And the unions themselves have great training programs and are willing to bring people in and lift them up.”

Since starting the program, Moore has witnessed a new wave of film production professionals going into the workforce.

“We've had 137 that we've trained so far,” she said. “And from that number, we've had 21 join different local unions in the industry. And our retention and employment rate are around 55% to 63%.”

And other production companies have sought to replicate what Choice Films has created.

“We get a lot of calls from companies, certainly from the productions that come into our stages,” said Glazer. “Sometimes, there will be a department that calls us and says, ‘I hear you have a program. What is that like? What do you do?’ They ask us questions and I'm sure they go ahead and try to do something similar. Because it really is a great thing to do for people locally, really is a great thing to do for people in general. It's really just the more the merrier – the more people doing it, the better it is for everyone.”

However, Moore gave credit to Newburgh's municipal government for creating a business environment to enable this type of endeavor to take root.

“They have a seamless permit process,” she said. “They have a dedicated film office staff. There's a great local workforce – we're about 300 or so deep on the union level and about 120 on the non-union level. And lastly, I would say the additional tax incentive – Newburgh is the first stop in that 35% below-the-line zone for the State of New York. That also was a real incentive.”



Developments at Poughkeepsie City Hall

BY PETER KATZ

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There's been a personnel development at Poughkeepsie City Hall as the mayor sets his sights on bringing more development to the city and other issues while also preparing to run for a full four-year term. The city's Development Director Natalie Quinn left the city as of March 17 and Joe Donat, a former city manager in Newburgh, has been brought in as interim development director. Donat's career includes a stint as chief of staff for U.S. Rep. Sean Patrick Maloney, who was defeated in the 2022 election.

Poughkeepsie's Mayor Marc Nelson served as city administrator while former Mayor Rob Rolison was in office. Rolison last November was elected to the New York State Senate. Nelson told the Business Journals that he expects to be in a three-way primary in June for the Democratic

nomination to run in November for a full term as mayor.

"Back in November and December I had appointed a transition team to review the organization top to bottom and since I took office in January we've been making some subtle changes not so much in terms of staffing but in terms of priorities and refocusing the activities of various departments to be in line with my vision as the new mayor," Nelson said. "It is certainly part and parcel of all the work that has been going on in the city and will continue."

Nelson said that new leadership in the mayor's office as well as on the Common Council gives Poughkeepsie an opportunity to build stronger relations between the two branches of government.

"The development community and investment community look at how we are running the city and what are we doing to facilitate smart, strategic growth," Nelson said. "Obviously we want to send the right



Poughkeepsie Mayor Marc Nelson.

message and we hope that we're doing that."

Nelson noted that the council recently adopted an updated Comprehensive Plan for the city.

"We've been making progress and I think the change at the senior level is simply focusing on what still is not done," Nelson said. "We're in the middle of looking to rezone with some major changes

to our zoning code. That work is going to continue. Development is one of the key things we're going to be looking at."

Nelson said he had been city administrator in Poughkeepsie since 2016 and he views what he is doing now as mayor as building on what he had accomplished in the administrator's position. He identified key issues as including development, housing and job creation.

"The primary thing that I have focused on as city administrator and will continue to do it as mayor is restoring the fiscal health of the city," Nelson said. "We are turning the city around; our finances are strong. We have steadily been chipping away at the general fund deficit. When Mayor Rolison took office in 2016 our deficit was \$13.2 million; that's down to approximately \$2.3 million now and we're very confident that we will be able to completely erase that deficit by the end of this year, early next year. That's a big milestone for the City of Poughkeepsie."

Angels in the Hudson Valley

BY PETER KATZ

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There really are angels living in the Hudson Valley, according to calculations by the Hudson Valley Venture Hub (HVVH) at SUNY New Paltz. They're the kind of angels who invest in businesses. The HVVH recently launched the HV Angel Hub, an angel investor education program.

"HV Angel Hub educates current and prospective angel investors in the mechanics and strategies of angel investing, while connecting them to entrepreneurs and other investors," according to Kristin Backhaus, dean of the School of Business at SUNY New Paltz. "Programs that educate prospective angel investors are rare but essential to support and sustain the startup ecosystem. Access to capital for entrepreneurs is a chronic problem and frequently results in startups failing. We want to help Hudson Valley startups by increasing the pool of potential investors."

Eliza Edge, director of the Venture Hub, told the Business Journals, "The Hudson Valley Venture Hub started HV Angel Hub

in 2023 with the theory that if we provided angel investment education as well as a network we could start to unlock some of the wealth that we all know is here. We did the calculations that Michael Shuman provides in (the book) 'The Local Economy Solution.' We estimate that taking just 1% of our 2.3 million Hudson Valley population means that there are approximately 23,000 potential angel investors in our region."

Edge said that for many people being involved in a startup or small business is exciting and very rewarding.

"Being an angel investor allows folks with a day job to be involved in growing a startup that aligns with their values, without all of the sweat equity," Edge said. "With HV Angel Hub, we're looking to empower and inspire people looking for investment opportunities that align with their values."

The program's sessions cover subjects such as: investing strategies and processes for angels; investor risks and returns; the entrepreneur's perspective; upstate New York entrepreneur and investor ecosystems; and alternative investment models. More program details are on the SUNY New Paltz website.



Part of the SUNY New Paltz campus.

2023 POET LAUREATE NAMED



Stephanie JT Russell

Dutchess County Executive William F.X. O'Neil has appointed Poughkeepsie resident Stephanie JT Russell as the county's 2023 Poet Laureate.

"Dutchess County's arts," said O'Neil, "enriches the lives of our residents, helps students find their creative voices and contributes to our thriving tourism industry. My appointment of Stephanie Russell as the next poet laureate is an extension of our continued support of the arts and those in our community who help promote artists from all walks of life. We are proud that this program has brought poetry to our residents and young people for nearly a decade and I look forward to Stephanie's contributions."

Russell, a multiracial native New Yorker, says she stays grounded in poetry that "underscores our essential common humanity and offers a lifeline to empathy."

"Connecting people has always informed and driven my artistic life," Russell said. "As Dutchess County Poet Laureate, I will bring poets and multidisciplinary artists together in collaborative exhibits, performances and workshops, to broaden audiences and build new connections across the disciplines...."

A prolific interdisciplinary artist, author and cultural worker, Russell received the Overall Winner Award from the 2022 Wirral Poetry Festival in the UK.

The Dutchess County Poet Laureate program was instituted in 2016 by former County Executive Marc Molinaro and is an unpaid, one-year role. Arts Mid-Hudson manages the process of the public call for nominations, inviting a panel of literary professionals and community members to select from the nominations and promoting the appointment.

NEWBURGH TOY COLLECTORS' SHOW

Before you toss those comics, posters and giveaway toys your kids collected from fast-food drive-throughs, you might want to check on their value. Hundreds of comic book/toy aficionados and collectors descended upon Newburgh's Hudson Valley Hotel on Sunday, March 19, to browse through thousands of collectibles. Those with the original packaging or in mint condition got top dollar. Hourly games of chance also kept customers' attention. According to a recent article in "Forbes" magazine, vintage comics and original comic book art prices have skyrocketed and reports from dealers and collectors suggest that smaller venues and private sellers are seeing business boom. Transactions have increased over 100%, the jump taking place during the 2020 pandemic.

Comics and cartoon collectibles may be a thing of the past to some, but for enthusiasts, there's nothing better than finding a copy of Marvel No.1 (which debuted Spider Man). A copy sold last year for \$2.4 million.



Check out those old comics, they may be a collector's item. Photo by Kathy Kahn.

HEALTH-CARE INDUSTRY POST-PANDEMIC PRIORITIES



Dr. Mark Geller, CEO, Montefiore/Nyack Hospital; Wendy Darwell, CEO, Suburban Hospital Alliance of New York State; and Dr. Mary Leahy, CEO, Westchester Medical Center/Good Samaritan Hospital. Photo by Kathy Kahn.

Wendy Darwell, the new CEO of the Suburban Hospital Alliance of New York (SHANY) state, gave local business owners and leaders an overview of the changes hospitals faced during the pandemic, as well as goals to achieve moving forward. Darwell has been

working closely with Westchester Medical Center/ Good Samaritan Hospital's CEO Dr. Mary Leahy and Montefiore /Nyack Hospital's CEO Dr. Mark Geller since her promotion at SHANY. Darwell says local hospitals have been working overtime to keep pace with the rising cost of health care and out-

lined the industry's four major challenges: finances, aging communities, workforce shortages and a competitive marketplace. Hospitals are also facing competition from wages being paid by big box retailers, as well as from Google, Amazon and telehealth companies that are hiring across the country and also from those who transitioned from in-person workplace to remote workspace. Area hospitals are also indispensable to the health and economic welfare of their respective communities: "Hudson Valley hospitals employ 53,000 people, contribute \$1.2 billion in community benefits and generate \$13 billion in economic activity," said Darwell while speaking to the Rockland Business Association at Paramount Country Club on March 16.

One lesson learned from the crisis was the need to rethink how to grow the next generation of health-care workers, Darwell told the audience. "We must be more creative...perhaps we've gone too far with our education requirements; for example, a four-year degree is needed to be a lab technician...in states surrounding us, only a two-year degree is required. Not everyone can afford to go to school for four years... we need more flexibility in the curriculum and rethink educational requirements."

FUNDS FOR SAVING THE SOUND



Save the Sound will receive nearly \$750,000 through New York's Water Quality Improvement Program for the Big Rock Wetland Restoration Project in Queens. It's part of a recent package from the New York State Department of Environmental Conservation (NYS DEC), which has awarded approximately \$110 million to 86 projects across the state aiming to protect drinking water, combat harmful algal blooms, update aging water infrastructure and improve aquatic habitat in communities statewide.

Big Rock will undergo an ecological transformation process to restore eroding shoreline with living structures that mitigate and prevent erosion and adapt to rising sea levels. Four acres of salt will be restored artificial structures that encourage oyster spat to attach and form reefs and vegetation along 1,100 linear feet of shoreline will be installed. The oyster castles and vegetation will help to filter nutrients from stormwater and stabilize marsh banks in this wetland inlet off of Little Neck Bay known as Udalls Cove. With this support from the NYS DEC, construction of the full project is slated to begin in early 2024.

Living shorelines are those comprised of native vegetation and ecosystem builders such as oysters and (in other parts of the country) mangroves to perform the same protective function as manmade sea walls and bulkheads – flood prevention and erosion control. However, living shorelines do it better. As nature-based solutions, they adapt to changes in the environment and largely maintain themselves. Oyster reefs, mangroves, and native marsh grasses absorb wave energy rather than reflecting it as sea walls do, resulting in a more resilient coastline and better protected coastal communities. The benefits of a living shoreline are needed at Douglas Manor, as the community's playing field and a main road are currently eroding into the Sound.



VOLUNTEER SPIRIT AWARDS



Volunteer New York! recently announced that it will be giving out six Volunteer Spirit Awards by category and one Legacy Award during the 43rd annual Volunteer Spirit Awards breakfast benefit, presented by Regeneron. This is the largest volunteer recognition event of the lower Hudson Valley and will take place at the Westchester Marriott on Friday, May 5, from 8-10 a.m., with a free post-event networking component for guests.

"I am in awe of all of the extraordinary work that each award recipient has done to strengthen our community," said Jeanette Gisbert, executive director of Volunteer New York!.

Tickets, congratulatory journal ads and event sponsorship opportunities are currently available. For all inquiries and award winner names, contact Matt Soper at 914-227-9307 or matt@volunteernewyork.org.

"As we come together to celebrate the remarkable volunteers who tirelessly dedicate their time and energy to advancing equity across Westchester, we're reminded of the tremendous impact of giving back. Regeneron stands with Volunteer New York! and all those who embody the spirit of volunteerism as we work hand in hand to create brighter, more sustainable communities," said Christina Chan, senior vice president, corporate communications and citizenship at Regeneron.

The core mission of Volunteer New York! is to mobilize the community to address its greatest challenges. For more than 70 years, the organization has encouraged adults to serve youth to build character, families to bond, young professionals to lead, mature adults to share their wisdom and businesses to engage through volunteerism.

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

BIENNIAL ALEXANDER RUTSCH AWARDEE SELECTED

Colorado-based Haley Hasler works in the realm of the painted self-portrait and represents herself as a central point in an endlessly revolving domestic drama. Hasler illustrates the joys, fantasies, theatrics, realities and challenges of being both a devoted mother and an artist in a world that tells women that they can have it all with a flourishing career and parenthood. She has taught at Colorado State University, University of Virginia, Piedmont Virginia Community College, College of Fine Arts (Boston), and at the University of the West Indies as part of the US Fulbright Program.

"I cannot remember a time in my life when painting has felt as urgent to me as the present," Hasler said. "The email I received letting me know that I had won the 2023 Alexander Rutsch Award arrived at a time in my life when I have been working under some constraint. The Alexander Rutsch Award exhibition at the Pelham Art Center will greatly expand the conversation I am able to have with viewers of my work. That is the artist's dream."

Hasler was selected for the 2023 Alexander Rutsch Award from among eight finalists and approximately 400 total applicants nationwide.

The Alexander Rutsch Award is a juried competition open to U.S.-based artists aged 19 and older. The winner is awarded



Haley Hasler at work in her studio.

a cash prize, a solo exhibition and printed catalog at Pelham Art Center. Pelham Art Center is proud to sponsor this competition and award honoring the memory and artistic achievement of artist Alexander Rutsch (1916 – 1997). Rutsch actively supported Pelham Art Center for more than 25 years. After his death, friends, family and supporters established a generous fund to support a biennial, open, juried

competition in painting.

Rutsch was born in Vienna, Austria. After studying voice in Austria, he became an opera singer like his parents, but after WWII, Rutsch's love for visual expression propelled him to change careers. He was a painter, sculptor, philosopher, musician, singer and poet. His life as a romantic is reflected in his work, as he sought to perfect his soul and humanity. "I paint

my dreams," said Rutsch. "My dreams are color and life. They soar in my head like millions of symphonies. I can never stop building dreams."

In 1952, after studying under Josef Dorowsky, Josef Hoffmann, and Herbert Boeckl at the Vienna Academy of Fine Arts, Alexander Rutsch received a scholarship to study in France, where he made contacts and began collaborations with his contemporaries Picasso and Dali, among others. In 1954, he exhibited his work at the Salon Artistique International de Saxeux and won first prize for abstract painting, the first of many awards during his prolific career.

The Alexander Rutsch Award and Exhibition program continues Rutsch's belief that art transcends all of our humanity. Rutsch saw art as "the stone in the water sending ripples throughout the universe." His extraordinary work, rich in the celebration of life and our shared human experiences, is included in many public and private collections throughout the U.S. and Europe.

Pelham Art Center is a nonprofit educational and cultural institution committed to providing public access to see, study and experience the arts, foster lifelong arts appreciation and thereby strengthen the community.

LOCAL HISTORIAN HONORED

No better time than Women's History Month to celebrate local author Collette C. Fulton as she received the 2023 Martha Washington Woman of History Award given annually by Washington's Headquarters State Historic Site to a woman who has made a contribution to the history of the Hudson Valley through education, promotion or preservation. The honor was inspired by Martha Washington, an outstanding woman in history who resided in the Hudson Valley with her husband, General George Washington, during the last days of the Revolutionary War. The awards presentation took place at Washington's Headquarters Museum, the first historic site to be opened to the public in America.

She founded the Cornwall Historical society in 1999 and continues to archive at the Cornwall Public Library. Fulton was the village historian for 37 years.



Sue Gardner, Collette C. Fulton, Mary McTamany and MaryEllen Menise.

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

LAW FIRM LAUNCHES ANOTHER PRACTICE



Ryan A. O'Donnell



Maria Rapp

Pullman & Comley LLC announced the addition of attorney Ryan O'Donnell as a member and attorney Maria Rapp as an associate. O'Donnell will serve as chair of the firm's new hospitality practice group, which will include Rapp as vice chair and attorneys from across Pullman's other practice areas already working in the restaurant and hospitality industries.

O'Donnell is a member of the firm's labor and employment practice and focuses his legal practice on the representation of management in both public and private sector labor and employment matters.

Rapp is an associate in the firm's labor and employment practice and represents businesses and governmental entities in state and federal courts and before administrative agencies. She litigates a wide range of employment law claims, including allegations of discrimination, retaliation and wage and hour violations.

Named the Connecticut Restaurant Association Vendor of the Year in 2021, O'Donnell is a member of the Canton Board of Education. He graduated from College of the Holy Cross and University of Connecticut School of Law, where he earned his Juris Doctorate. Rapp graduated from St. John's University, with honors, and New York Law School, where she earned her Juris Doctorate.

With more than 90 attorneys, Pullman & Comley, founded in 1919, is one of Connecticut's largest firms with offices in Bridgeport, Hartford, Waterbury and Westport, Connecticut; Springfield, Massachusetts; Wakefield, Rhode Island; and White Plains, New York.

RETHINK WASTE FAIR

Saturday, April 1, 2023 (11am-3pm)
Christ Church Parish Hall

Waste Free Greenwich, in partnership with the Greenwich Conservation Commission, is hosting the second annual ReThink Waste Fair on Saturday, April 1, from 11 a.m. to 3 p.m. at the Christ Church Parish Hall. The fair is an engaging, family-friendly event that explores creative ways to "rethink" waste through the 6Rs: Refuse, Reduce, Reuse, Repair, Recycle and Rot.

"The event aims to empower residents to adopt simple, sustainable practices, like composting and recycling right and to support solutions to Connecticut's waste crisis. There's a better way than throw away," said Julie DesChamps, founder of Waste Free Greenwich.

At noon, First Selectman Camillo and town officials will issue an Earth Day Proclamation, and the Greenwich Sustainability Committee will announce the recipients of its newly established Sustainability Award, which recognizes Greenwich residents who embody the principles of the



committee.

The fair also features a recycling drive for batteries, makeup containers, plastic bags and film, textiles and other hard to recycle items.

A full list of accepted items, donation guidelines and partners are available online. Visit <https://www.wastefreegreenwich.org/events/2023/1/15/rethink-waste-fair>.

IMAGINE 6,000 CANDY-FILLED EASTER EGGS

In a welcome sign of spring, The Osborn announced its Easter Egg Hunt, a much-loved tradition for the community, to be held Saturday, April 8 on its campus at 101 Theall Road in Rye. The annual event is held in memory of long-time board member and former Chair, Jack Miller, who personified the spirit of the season.

During the festivities, 6,000 candy-filled Easter eggs will be hidden for children to find, gather and enjoy.

Residents of The Osborn line the sidelines of the south lawn and porch to have a bird's eye view of the lively fun, allowing seniors and children to interact in a mutually joyful way. For nearly two decades, this event has been drawing hundreds of participants from all over Westchester County as well as southern Fairfield County, Connecticut.

The Easter Egg Hunt is free and open to the public; pre-registration is not required. The Hunt begins promptly at 11:15 a.m. with gates opening at 10:45 a.m. Participants should bring their own baskets



The Osborn Easter Egg Hunt.

to gather eggs.

The Easter Bunny will make a special appearance and be available for photos. The festivities will also feature carnival games and refreshments available for purchase. For information, call 914-925-8218 or visit theosborn.org/events.

The Osborn is a private, nonprofit,

continuum of care community, founded in 1908 offering independent living, assisted living, memory care, a Five-Star Skilled Nursing Facility, as well as inpatient and outpatient rehabilitation care. The organization also provides home care in Westchester and Fairfield counties through Osborn Home Care.



Horace E. Anderson Jr.

LAW DEAN NAMED TO WCA BOARD

Horace E. Anderson Jr., dean of the Elisabeth Haub School of Law at Pace University in White Plains, has been named to the Board of Directors of the Westchester County Association (WCA).

Anderson's appointment is a reflection of the long-standing partnership between the law school and the WCA on policy and programming, including collaborations with its Land Use Law Center and Energy and Climate Center. Together, they launched the "Clean Energy Program Portal," which was recognized by Westchester County last year at its third annual ECO Awards.

"...The law school and WCA have forged several successful collaborations over the years. We are excited to continue providing the ideas, expertise and energy of our students, faculty and staff – especially in the vital areas of sustainable business development, renewable energy and health care," said Anderson.

Haub Law launched its Environmental Law Program in 1978, and it has long been ranked among the world's leading university programs, with a current No.1 ranking by "U.S. News & World Report."

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Asha Curran



Carla Harris

UNITED WAY OF WESTCHESTER SUMMIT HEADLINERS

Asha Curran, founder and CEO of Giving Tuesday and Carla Harris, author, speaker and senior client advisor with Morgan Stanley will share the secrets of their success with nonprofit leaders locally and globally at United Way of Westchester and Putnam's Nonprofit Leadership Summit 2023.

The two women will headline the event Tuesday, April 4, from 8 a.m. – 4 p.m. at The Performing Arts Center at Purchase College. Now in its 21st year, the Nonprofit Leadership Summit builds professional excellence in the purpose-driven organizations of Westchester and Putnam counties. The Summit attracts a diverse audience of professionals and volunteer leaders in the nonprofit sector – across disciplines, fields and experience levels, providing them with professional development at an affordable cost. Tickets are now on sale. The event is underwritten in part by TD Bank.

The Nonprofit Leadership Summit 2023 will be live streamed to viewers from around the world so participants both near and far can experience this year's thought-provoking lineup of speakers and events.

In-person tickets include admission, plus breakfast and lunch. Additionally, the first 500 ticketholders get a swag bag

and a signed copy of Carla Harris' book «Lead to Win.» Tickets are \$75 per person. In-person groups of five or more will get tickets for \$65 per person.

Virtual participants will be able to stream the speakers, panel and Ted-like talks. Virtual tickets are \$25 per person. To see the schedule and a full list of panelists, moderators, interviewers and speakers, visit <https://www.uwwp.org/summit-2023>.

Curran, founder and CEO of Giving Tuesday and the morning keynote speaker serves as chair of the Board of Guardian.org and is a fellow at Stanford University's Center for Philanthropy and Civil Society and a Marla and Barry Beck Visiting Social Innovator at the Social Innovation and Change Initiative at the Harvard Kennedy School. She was a Tällberg-SNF-Eliasson Global Leadership Finalist in 2021 and was named to the Nonprofit Times' Top Fifty Power and Influence list in 2019, 2020, 2021 and 2022.

Harris' 2018 TedTalk about mentorship has over 4.7 million views. The internationally renowned public speaker and author is a senior client advisor at Morgan Stanley and was vice chairman of global wealth management at Morgan Stanley from 2013 to 2021.

GRANTS SUPPORT WORK SKILLS TRAINING

Robin L. Davies-Small, director of Yes She Can Inc., recently announced that two new grants from the New York State Developmental Disabilities Planning Council (DDPC), including a \$150,000 annual grant for three consecutive years to expand its mentorship program, and The Doug Flutie Jr. Foundation for Autism, which has provided a \$12,500 Impact Grant, to support work skills training, have been awarded to the organization.

The new program creates a process for providing mentors from local business-

es to support and mentor young adults with autism. Young women who have communications and social challenges, have very little interaction with neuro-typical peers in the workplace. Almost all of the direction and coaching they receive is from family and clinical professionals and comes with a "disability lens." The mentorship program will provide women with autism an opportunity to be supported by neurotypical people in the community that are not paid staff or family members. The Doug Flutie Jr. Foundation for Au-



Robin L. Davies-Small

tism, based in Framingham, Massachusetts, awards grants annually through a competitive application and review process.

STUDENTS LEARN WHERE THEY WILL CONTINUE THEIR MEDICAL EDUCATION



Seniors at New York Medical College (NYMC) School of Medicine (SOM), along with graduating medical students across the nation, learned recently where they were matched to medical residency programs and will continue their training for the next several years in their chosen specialty. Conducted annually by the National Residency Matching Program (NRMP), the Match uses a computer algorithm to match the preferences of applicants with the preferences of residency programs, to fill the available training positions at U.S. teaching

hospitals. This year's match was the largest in NRMP's 70-year history, with a record number 42,952 applicants who certified a rank order list (active applicants) and 40,375 certified positions.

The Class of 2023 will go on to train in 25 states at 103 different institutions, including several of New York Medical College's major clinical affiliated sites: Westchester Medical Center and NYC Health + Hospitals/Metropolitan as well as clinical affiliated sites, NYC Health + Hospitals/Lincoln, Greenwich Hospital, Lenox Hill Hos-

pital and Landmark Medical Center. NYMC students also matched at academic medical centers across the country, including Beth Israel-Deaconess of the Harvard Medical School, Brown, Cleveland Clinic, Mayo Clinic, Mount Sinai, Johns Hopkins, Columbia, Weil Cornell, New York University, Tufts, UCLA and Yale.

The top career choices for the Class of 2023 were internal medicine, pediatrics, emergency medicine, psychiatry, general surgery, anesthesiology, radiology, obstetrics and gynecology and neurology.

Members of the SOM administration offered their congratulations during the Match Day ceremony. "Today is the day you've been waiting for, the day you find out where you'll be continuing your education and training. And, let's be honest, it's also the day you'll finally stop refreshing your inbox every five seconds," said Jane Ponterio, M.D. '81, SOM dean of students.

Founded in 1860, New York Medical College is one of the oldest and largest health sciences colleges in the country with nearly 1,500 students and 330 residents and clinical fellows, more than 2,600 faculty members and 23,200 living alumni.

LOCAL SPECIAL OLYMPICS HONOREES

Special Olympics New York recently announced that a local coach and athlete have each earned national honors from Special Olympics North America.

Will Smith, 34, of Brewster, was selected as an athlete representative on the 2026 USA Games Board of Directors. He will assist the board in planning the USA Games to be hosted in Minnesota, which will bring togeth-

er 4,000 athletes, 1,500 coaches and 10,000 volunteers as they compete in 19 sports at the University of Minnesota and other premier locations across the Twin Cities.

Joe Bellini, 57, of Katonah, was selected as the 2022 Outstanding Coach of the Year. The annual recipient of this award is selected from nominees by Special Olympics chapters throughout the country. Bellini was

nominated by Special Olympics New York after being named the state's 2022 Coach of the Year.

Smith has been an athlete with Special Olympics New York since 1998 and is an athlete/staff liaison on the Statewide Athlete Leadership Council (ALC).

Bellini has coached Special Olympics New York athletes for more than 25 years in numerous sports and at almost every level of competition, including two stints at

the Special Olympics World Games. He also carried on training athletes virtually during the health pandemic to help them stay fit physically, socially and emotionally.

Special Olympics New York is the largest state chapter in the country, serving more than 42,000 athletes across New York with year-round sports training, athletic competition and health screenings. The organization also partners with more than 200 schools statewide to offer Unified Sports, where

students with and without disabilities compete as teammates. All Special Olympics New York programs are offered at no cost to athletes, their families or caregivers. The organization has earned the Platinum Seal of Transparency from GuideStar.com, making it one of the most trusted charities in the business nationally. For additional information about Special Olympics New York, to learn more about getting involved, or to make a donation, visit specialolympicsNY.org.

CREDIT UNION NAMES BRANCH MANAGERS

Hudson Valley Credit Union (HVCU) announced that Maria Lobo has been promoted to Brewster branch manager, and Patrick Oji has joined HVCU as Fishkill branch manager. Combined, they bring nearly 40 years of experience in financial services to their new roles.

Lobo joined HVCU as assistant branch manager of the credit union's Brewster and Carmel branches in 2016. She previously served in retail and branch management roles, most recently for First Niagara. With more than 20 years of banking experience, Lobo holds an Associate's Degree of Applied Science in business administration and management from Westchester Community College and is a Certified Notary Public.

Oji has worked in financial services



Maria Lobo

for nearly 20 years, most recently as a lead branch manager for Mid-Hudson Valley Federal Credit Union. He serves on The Arc of Ulster-Greene Foundation Board of Directors and is a graduate of the Ulster Leadership Development Institute. He earned his Bachelor of Science degree in urban planning and development from the University of Science and Technology at Port Harcourt.



Patrick Oji

With over \$6.7 billion in assets, Hudson Valley Credit Union has been a community partner in the region for nearly 60 years. The credit union serves individuals and businesses in Albany, Columbia, Dutchess, Greene, Orange, Putnam, Rensselaer, Rockland, Saratoga, Schenectady, Ulster, and Westchester counties with a wide variety of financial services.



POUGHKEEPSIE NATIVE IN NAVY SUBMARINE FORCE

Seaman Byiswan Smith, a native of Poughkeepsie, New York, is one of the sailors continuing a 123-year tradition of service under the sea aboard USS Springfield, operating out of Naval Base Guam.

Smith, a 2014 graduate of Poughkeepsie High School, joined the Navy two years ago. "I joined the Navy to travel and pay for college," said Smith. Skills and values learned in the Navy are similar to those found in Poughkeepsie."

"Growing up in I learned to never give up and don't let anyone tell you that you can't do something," said Smith.

Today, Smith serves as a sonar technician (submarine). "The best part of my job is listening to the sounds that the



1st Class Bryan Niegel

ocean produces," said Smith. Known as America's "Apex Predators!," the Navy's submarine force operates a large fleet of technically advanced vessels. These submarines are capable of conducting rapid defensive and offensive operations around the world, in furtherance of U.S. national security.

CONTEST EXPLORED CONNECTIONS AND MISPERCEPTIONS BETWEEN MENTAL HEALTH AND HOMELESSNESS

Lifting Up Westchester, a nonprofit agency committed to helping individuals experiencing homelessness and hunger achieve self-sufficiency, recently announced the winners of its sixth annual student essay contest. Students attending school in Westchester in the 7th to 12th grades were invited to think about the connections between, and misperceptions about, mental health and homelessness and how we might end the stigmas attached to both.

The essay contest was established in 2017 in memory of Beth Massey Rubens,

a 40-year resident of Scarsdale and a lifelong teacher, tutor and mentor.

"With a nationally increased focus on the importance of mental health, this year's topic clearly struck a chord for students," said Anahaita Kotval, CEO of Lifting Up Westchester. "Students shared deeply personal stories about their own challenges with mental health. But as they researched the underlying causes of homelessness, they learned that mental health issues are not the primary cause of individuals becoming homeless. With this knowledge, many of them suggested

ways to help end the stigmas attached to both mental health and homelessness so that we can all work toward a better future for everyone."

A panel of 49 judges reviewed the essays to select the ultimate winners.

Founded more than 40 years ago, Lifting Up Westchester is a 501(c)3 nonprofit providing life-changing support to people who have lost their housing or are struggling to meet other basic needs.

For more information about Lifting Up Westchester and winners of the contest, visit liftingupwestchester.org or connect on Facebook, Instagram, or Twitter. Contact Lauren Candela-Katz at lcandela-katz@liftingupwestchester.org or 914-949-3098, ext. 9737.



AUTOMOTIVE GROUP DONATES TO RONALD MCDONALD HOUSE

Darcars Automotive Group, with local showrooms in Mount Kisco and Greenwich, recently purchased and donated the remaining items on the holiday Amazon Wish List for Ronald McDonald House of the Greater Hudson Valley (RMHGHV). The Wish List was compiled with everyday household items needed to keep families comfortable during their stay at the House. The total value of the donation was over \$6,000 and included Target gift cards.

According to Christina Riley, execu-

tive director at RMHGHV, the team from Darcars arrived at the House with several carloads of donations and helped to unload and unpack all the items.

The House, located just steps away from the Maria Fareri Children's Hospital in Valhalla, provides a home-away-from-home for families of children in need of critical care. When families face medical challenges the House offers an atmosphere of comfort, hope and courage, keeping them close to the care and resources they need. The House has 12

bedrooms that are filled to capacity almost every night and provides meals, laundry and respite services for families during their stay.

Founded in 1977, Darcars is based in Bethesda, Maryland. A family-owned business, owners John Darvish and Jamie Darvish have led the company to becoming one of the nation's top-ranked privately owned automotive groups in the country. Darcars sells one out of approximately every 600 new cars sold in the United States. It has locations throughout Maryland; Virginia; Washington, D.C.; Florida; Connecticut; New Jersey; and New York.

CEO STEPPING DOWN

Community Foundations of the Hudson Valley President and CEO Sally Cross announced last week that she will be stepping down in May from the post she has held for the past three years after having witnessed profound growth and impact at the regional charitable organization during her nine-year tenure.

"It has been an honor and a privilege to have served the Community Foundations of the Hudson Valley in various capacities, not the least of which was being selected to serve as president and CEO in 2020.... I am leaving the Foundations stronger and even more effective than when I joined in 2014," said Cross, who decided to transition out of the leadership role for personal reasons. "In nine years, our assets and our philanthropic impact have more than doubled, from \$47 million to over \$100 million dollars."

Community Foundations of the Hudson Valley (CFHV) provides essential support to the region's nonprofit community, administering more than \$16 million in local grants and scholarships last year. Under Cross' leadership CFHV also adopted a new strategic plan that will serve as the Foundations' roadmap and guide its growth well into the future.



Sally Cross

Charles "Chip" Simon, chair of the Board of Trustees, said a transition committee has been formed to ensure the continuity of CFHV's day-to-day operations as well as to work with the board, staff, and community partners to conduct a formal and thorough search for a new president and CEO.

Community Foundations of the Hudson Valley is a charitable, tax-exempt organization that delivers community and philanthropic leadership to inspire and celebrate charitable giving in the Mid-Hudson Valley. Since its origin as the Area Fund in 1969, CFHV currently administers and invests nearly 600 charitable funds for individuals and organizations and helps match community resources with community focused in Dutchess, Ulster, and Putnam counties.

GOOD THINGS

DAE WELCOMES NEW BOARD MEMBERS

DAE, a Connecticut nonprofit democratizing access to 21st century digital career and life skills for underrepresented youth, has announced the addition of two new board members: Claire O'Hare of New Canaan, and Stuart Sidle, Ph.D. of Hamden, who will be instrumental in guiding DAE's mission to equip young people with the skills, mindsets, and interpersonal capabilities needed to be successful upon graduation and form healthy, humane communities.

O'Hare has spent her career building nascent businesses into industry leaders. She joined Facebook in 2008 where she launched and led sales development and strategy for the rapidly growing global sales teams. On the management side,



Claire O'Hare

O'Hare created tentpole programs to increase engagement and alignment between Facebook and its customers, catapulting the company into the upper echelon of partners for the world's largest advertisers. She is perhaps best known, however, for the development of the Client Council, a first-of-its-kind business collaboration between Facebook



Stuart Sidle, Ph.D.

and its most influential global marketing partners.

Prior to Facebook, O'Hare launched Yahoo!'s first sales training and executive leadership development initiative, YES (Yahoo! Enrichment Series). She also founded Livewell Design, an e-commerce fine jewelry line, which scaled to over \$3 million in sales and was sold to

OpenStore in January 2022. Early this year, O'Hare created COH & Co, a consulting firm based on her mantra "you can't create the future without trust."

An industrial-organizational psychologist, Sidle is the dean of social and behavioral sciences and a professor at Mercy College. In addition to these roles, he is currently directing a significant government grant-funded initiative designed to increase the number of Hispanic and low-income students attaining degrees in STEM majors. Sidle was previously at the University of New Haven, where he wore many hats. He also held faculty positions at DePaul University and Saint Xavier University.

Sidle's research interests include the impact of leadership behavior on worker job satisfaction, engagement, and job



stress, leadership assessment and development, employee surveys, and stereotyping in the employee selection process.

Open to all high school students, DAE's programming is designed to both rapidly increase the mastery of technology skills and develop the personal and interpersonal skills required to form healthy and humane communities and workplaces. With a 91% retention rate, the nonprofit is giving students the tools and support needed to shape their own future and the world around them.

DAE is located within the Synchrony Skills Academy at 777 Long Ridge Road in Stamford and at 770 Chapel St. in New Haven.

PROMOTION AT CHARTER

Stephanie Babin has been promoted to senior vice president, billing strategy and design at Charter Communications in Stamford, where she will help lead the creation of a converged customer ordering platform for Charter's cable and mobile products while also continuing to redesign the customer billing experience. She will continue to report to Cliff Hagan, executive vice president, Customer Operations.

"Stephanie's expertise, strategic mindset and deep industry knowledge have resulted in major advancements to our billing strategy and design, which has contributed directly to our company's success in the marketplace," Hagan said.

Babin rejoined Charter in 2021 as group vice president of billing strategy and design, where she focused on reorganizing the company's billing design teams. She initially worked for Charter from 2005 through 2012 in customer operations and business intelligence roles. From 2012 until she returned to Charter in 2021, she led Information Systems Design and Strategy for Comcast's residential, mobile and business services units, as well as managing multiple billing platforms and overseeing business intelligence in Comcast's Central Division. She earned a Bachelor of Science degree from Frostburg State University.

Charter Communications Inc. is a



Stephanie Babin

broadband connectivity company and cable operator serving more than 32 million customers in 41 states through its Spectrum brand. Over an advanced communications network, the company offers a full range of state-of-the-art residential and business services, including Spectrum Internet®, TV, Mobile and Voice.

For small and medium-sized companies, Spectrum Business® delivers the same suite of broadband products and services coupled with special features and applications to enhance productivity, while for larger businesses and government entities, Spectrum Enterprise provides highly customized, fiber-based solutions. Spectrum Reach® delivers tailored advertising and production for the modern media landscape. The company also distributes award-winning news coverage and sports programming to its customers through Spectrum Networks.

A COMPANY WITH A MISSION

New Crystal Restoration in Port Chester is committed to helping improve the lives of individuals and families with autism. April is Autism Awareness Month and one of the reasons the company became Westchester County's first restoration company to use green products is because it has been touched with a loved one with autism.

Individuals with autism often struggle with sensory overload. They also tend to dislike any physical changes to their environment such as any alterations to their schedule and routine. Products used by other restoration companies contain old-school, harsh chemicals, which often have a strong, lingering odor that can be upsetting; additionally, they leave toxic residues on surfaces, which means they shouldn't be touched or otherwise interacted with. This is obviously an untenable



The New Crystal Restoration team supporting individuals with autism, from left, Austin Walsh, Nick Calderon, Louis Cordasco, Alberto Gonzalez, Don O'Dell, Henry Sanchez and Anthony Villani.

situation for a child with autism or special needs. New Crystal makes every effort to minimize triggers and avoid tantrums.

The EPA cites poisoning as the No.1

cause of death in children. That's why New Crystal Restoration features green cleaning and restoration products that are highly effective, safe and nontoxic.

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From left: Burke's Associate Chief Medical Officer Dr. Erika Trovato, 1st Place winner and Rye High School student Odessa Meulbroek and Burke's Brain Injury Program Director Rachel Feld-Glazman OT.

THE BRAIN BEE COMPETITION

Burke Rehabilitation in White Plains hosted The Brain Bee Competition on March 15 for the first time in three years. Students from area high schools competed for the opportunity to advance to the National Brain Bee Championship, answering questions on brain facts, memory, emotions and degenerative disease. The contest is designed to encourage students to gain knowledge and pursue careers in neuroscience.

COMPANY SPEEDING UP TEMPO OF ITS FIBER BROADBAND ROLLOUT

Archtop Fiber in Kingston is hitting all the right notes as it announces three additional members of its leadership team, bolstering its plan to bring 100%-fiber internet and phone service to communities across the Northeast. New members of Archtop team include Mike Scardina, vice president of engineering and technology; Kevin Culver, vice president of finance; and Alex Harris, vice president of network and systems planning.

"We couldn't be more pleased to have Mike, Kevin and Alex in the Archtop Fiber family. These experienced telecommunications pros bring the right experience, drive and attitude to help us propel our mission forward to bring fast, reliable, environmentally friendly and affordable internet access to underserved and overlooked markets across a 100%-fiber XGS PON network," said Jeff DeMond, CEO of Archtop Fiber.

Archtop's marquee lineup includes: Scardina brings more than 20 years of progressive and diverse telecommunications, engineering and planning experience serving as Archtop's "composer," leading the best-in-class design and development of Archtop's 100%-fiber network across the



Northeast. Prior to joining Archtop, Scardina spent nearly a decade at Armstrong Group of Companies, most recently as second in command, overseeing multiple network strategy and IP technology teams. Over the years, he has reached "telecom legend" status, serving in multiple leadership roles across a wide variety of areas in the telecom field, including network development, OSP engineering and construction. He is also a licensed professional engineer in the Commonwealth of Pennsylvania.

Culver is no stranger to the telecommunications industry or startup environment. He plays a critical role in all areas of finance, including financial modeling, accounting, reporting and analysis. He also leverages his extensive financial expertise to contribute to the development and execution of the company's expansive transformation strategy and rapid growth plans.

Harris has decades of experience in the broadband, cable, telecommunications and tech industries, and keeps the Archtop team in sync, ensuring all internal technical operations are running smoothly. Since joining Archtop in August 2022, Harris has put the company's IT and cybersecurity operations in motion and has led the design, evaluation and selection of key vendors and products for integration into the BSS/OSS stack. Prior to Archtop, he served in executive leadership roles at multiple telecommunications companies.

Archtop Fiber's rollout plans include markets across New York's Hudson Valley, most recently the city of Kingston, town of Ulster and town/village of Saugerties. Beyond Hudson Valley, Archtop Fiber's planned markets include New York, Massachusetts and Pennsylvania.

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AT WARTBURG, YOU CAN LIVE YOUR BEST LIFE

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

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

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



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.



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JANUARY

23

Women in Power



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

JUNE

06

Commercial Real Estate



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

JUNE

15

40 Under Forty



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

SEPTEMBER

19

Doctors of Distinction



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

OCTOBER

10

C-Suite Awards



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

NOVEMBER

09

Gen Z Awards



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

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

For more information, visit westfaironline.com

WESTCHESTER

COURT CASES

U.S. Bankruptcy Court
White Plains & Poughkeepsie
Local business cases, March 15 - 21

Susan Stanley, d.b.a. Real Estate Partners, Spring Valley, 23-22204-SHL: Chapter 11, assets and liabilities \$1 million - \$10 million. Attorney: pro se.

Carrie Shu-Chuen Kong, re. iFresh International Corp. and Orange Shop Corp., Wappengers Falls, 23-35211-CGM: Chapter 7, assets \$14,257, liabilities \$973,790. Attorney: Michelle L. Trier.

Michael J. Kelly Jr. re. AMK Flour Shop LLC and AMK Restaurant Group LLC, Newburgh, 23-35216-CGM: Chapter 7, assets \$121,884, liabilities \$1,128,773. Attorney: Richard Schisano.

U.S. District Court, White Plains
Local business cases, March 15 - 21

Jallissa Rodriguez, Orange County vs. Hook & Reel Seafood and Bar, Middletown, 23-cv-2217-KMK: Fair Labor Standards Act. Attorney: Yale B. Pollack.

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:

Sebastian Flores
Westfair Communications Inc.
701 Westchester Ave, Suite 100 J
White Plains, NY. 10604-3407
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City of Delray Beach, Florida vs. Dynax Corp., Elmsford, et al, 23-cv-2241-VB: Product liability, removal from Westchester Supreme Court. Attorney: Nicole G. McDonough.

Estate of Nancy Jarvis, et al, vs. The Pines at Poughkeepsie Center for Nursing and Rehabilitation, 23-cv-2274-KMK: Personal injury, removal from Dutchess Supreme Court. Attorneys: Joseph Ciaccio for plaintiff, Lori R. Semlies for defendant.

Sheet Metal Workers Local Union 38, Brewster vs. Bell Heating & Air Conditioning, Mahopac, et al. 23-cv-2275-NSR: Employment Retirement Income Security Act. Attorney: Matthew I. Henzi.

Laborers International Union of North America, Elmsford vs. AWE Inc., Brooklyn, et al, 23-cv-2298-VB: Employment Retirement Income Security Act. Attorney: Michele J Harari.

District 9 Painting Industry Insurance Fund, White Plains, et al vs. Madison Painting and Decorating Group Inc., Manhattan, 23-cv-2356-CS: Employment Retirement Income Security Act. Attorney: Dana L. Henke.

Occidental Fire & Casualty Company of North Carolina, Raleigh, North Carolina, vs. Danny's Floor Service, et al, 23-cv-2382-NSR: Negligence. Attorney: Bradley J. Levien.

Thompson's Transport, Mapleton, Maine vs. Lisi's Towing Service Inc., Brewster, 23-cv-2385-VB: Negligence. Attorney: Nicholas A. Duston.

Village of Monroe vs. Dynax Corp., Elmsford, et al, 23-cv-2398-PMH: Product liability, removal from Orange Supreme Court. Attorney: Nicole G. McDonough.

Olivet Academy, Amenia vs. Dynax Corp., Elmsford, et al, 23-cv-2401-NSR: Product liability, removal from Dutchess Supreme Court. Attorney: Nicole G. McDonough.

DEEDS

Above \$1 million

140 Owners LLC, Port Chester. Seller: Port Chester Oz Fund III QOZB LLC, Port Chester. Property: 140 Westchester Ave., Rye Town. Amount: \$3.5 million. Filed March 8.

148-150 Westchester Avenue LLC, Port Chester. Seller: Port Chester Oz Fund III QOZB LLC, Port Chester. Property: 148-150 Westchester Ave., Rye Town. Amount: \$3.7 million. Filed March 8.

16 Jennifer Lane LLC, Harrison. Seller: Joseph A. Nerenberg, Scarsdale. Property: 9 Country Ridge Drive, Rye Town. Amount: \$1.1 million. Filed March 10.

32 Orchard Drive LLC, Armonk. Seller: Wael M. Alesawy, Pleasantville. Property: 32 Orchard Ave., North Castle. Amount: \$3.1 million. Filed March 8.

530 Oakhurst LLC, Larchmont. Seller: Christopher and Erin Hagstrom, Mamaroneck. Property: 530 Oakhurst Road, Rye Town. Amount: \$2.9 million. Filed March 9.

A&R Real Estate Holdings LLC, Armonk. Seller: WMG Armonk Warehouse Owner LLC, Coconut Grove, Florida. Property: 100 Business Park Drive, North Castle. Amount: \$28 million. Filed March 8.

Chagares Holding Corp., Wyckoff, New Jersey. Seller: 15 Franklin NR LLC, New Rochelle. Property: 65 Traverse Ave., Rye Town. Amount: \$1.2 million. Filed March 9.

Hilbert, Hella M., South Salem. Seller: 1156 DVLP LLC, Thornwood. Property: 1156 Route 35, Lewisboro. Amount: \$4 million. Filed March 8.

Hillside Street LLC, Dobbs Ferry. Seller: Erica Grundish and Cameron Fincher, Cincinnati, Ohio. Property: 6 Hillside St., Greenburgh. Amount: \$1.1 million. Filed March 9.

HPN LLC, Spring Hill, Florida. Seller: Blest One LLC, New York. Property: 146 Fifth Ave., Pelham. Amount: \$1.3 million. Filed March 7.

Luppino, Carmelo and Susan Luppino, Mount Kisco. Seller: Bedford South Realty LLC, Yonkers. Property: 57 S. Bedford Road, New Castle. Amount: \$1.4 million. Filed March 7.

Oakwood 3505 LLC, Spring, Texas. Seller: Alina Baum and Adam Vigil, Pleasantville. Property: 46 Franklin Road, Scarsdale. Amount: \$2 million. Filed March 8.

Rockledge LLC, Rye. Seller: 61 Orchard Apartments LLC, White Plains. Property: 61 Orchard Ave., Rye City. Amount: \$2.2 million. Filed March 10.

Somers Crossings LLC, Goldens Bridge. Seller: Joseph F. Dursi Jr, White Plains. Property: 10 Amber Lane, Somers. Amount: \$1.1 million. Filed March 6.

Tendler Development Group LLC, Tarrytown. Seller: Frank and Lydia Snyder, Greenwich, Connecticut. Property: 127 Oliver Road, Bedford. Amount: \$1.2 million. Filed March 8.

Below \$1 million

10 W. Fourth LLC, Brooklyn. Seller: Chaim Hechel, Mount Vernon. Property: 10 W. 4th St., Mount Vernon. Amount: \$627,000. Filed March 10.

261 Westchester LLC, Tuckahoe. Seller: Jacqueline Kraselnik, Larchmont. Property: 261 Westchester Ave., Yonkers. Amount: \$999,000. Filed March 8.

490 Nanhook LLC, Rye. Seller: Elahe Ohebshalom, Mamaroneck. Property: 490 Bleeker Ave., Mamaroneck. Amount: \$490,000. Filed March 7.

Berger, Laurie E. and Leslie P. Schneiderman, Rye Brook. Seller: Lake Development Company LLC, Stamford, Connecticut. Property: 11 Old Orchard Road, Rye Town. Amount: \$725,000. Filed March 9.

Blackhaven Enterprises LLC, Cortlandt Manor. Seller: J&A Renos LLC, Harrison. Property: 362 Furnace Dock Road, Cortlandt. Amount: \$330,000. Filed March 9.

Clearwater Gary, et al, Peekskill. Seller: Hudson Home Buyers LLC, Salisbury Mills. Property: 719 Lindbergh Ave., Peekskill. Amount: \$280,000. Filed March 7.

Coast To Coast LLC, Scarsdale. Seller: Sally A. and Ronald Ball, White Plains. Property: 10 City Place, 2D, White Plains. Amount: \$495,000. Filed March 9.

Cook Elizabeth, et al, Cortlandt. Seller: JDAD 123 LLC, White Plains. Property: 13 Meadow Road, Cortlandt. Amount: \$213,000. Filed March 9.

Dedvukaj, Gjon, Old Greenwich. Seller: S&S Estates LLC, Yonkers. Property: 156 Amackassin Terrace, Yonkers. Amount: \$25,000. Filed March 9.

DLJ Mortgage Capital Inc., Salt Lake City, Utah. Seller: Colonel Cecilia, Peekskill. Property: 656 Ridge St., Peekskill. Amount: \$315,000. Filed March 7.

Dorfman Builders LLC, Bronx. Seller: Van Gova Group LLC, Yonkers. Property: 43 Pershing Ave., Yonkers. Amount: \$210,000. Filed March 7.

Gambelli, Marianne, Briarcliff Manor. Seller: Pleasant Properties LLC, Bronx. Property: 818 Sleepy Hollow Road, Mount Pleasant. Amount: \$600,000. Filed March 7.

Hidden Meadows at Somers LLC, Baldwin Place. Seller: Jonathan and Erica Corti, White Plains. Property: 27 Muscoot Road, Somers. Amount: \$729,000. Filed March 8.

Ingicco, Antoinette, Peekskill. Seller: Revalc LLC, Cortlandt Manor. Property: 822 John St., Peekskill. Amount: \$240,000. Filed March 8.

Kielkucki, Philip J. and Christine Gauthie, Travelers Rest, South Carolina. Seller: Otto Realty & Management Corp., Mahopac. Property: 5109 Villa at the Woods Peekskill. Amount: \$125,000. Filed March 7.

Kings Buy LLC, Yonkers. Seller: Ahmad A. Hawari, Yonkers. Property: 67 Bacon Place, Yonkers. Amount: \$500,000. Filed March 8.

Lotus Rose LLC, White Plains. Seller: Stephanie Alves and Ilza M. Dos Santos, New Rochelle. Property: 46 Lawrence Ave., Greenburgh. Amount: \$514,000. Filed March 7.

Markowitz, Linda, White Plains. Seller: North State Bank, Raleigh, North Carolina. Property: 13 Dunham Greenburgh. Amount: \$175,000. Filed March 8.

Matthews, Andre, Yonkers. Seller: 194 BVY LLC, Brooklyn. Property: 194 Buena Vista Ave., Yonkers. Amount: \$535,000. Filed March 7.

McCabe, Mary A., Bayside. Seller: KACG Properties LLC, Round Ridge. Property: 15 Saddle Ridge Road, Bedford. Pound Ridge. Amount: \$220,000. Filed March 6.

Miles Realty LLC, Bronx. Seller: Waseda Academy Company Ltd, Mamaroneck. Property: 175 Huguenot St., New Rochelle. Amount: \$415,000. Filed March 10.

Mtqlq Investors LP, Dallas, Texas. Seller: Robert and Carmela Goetz, Pleasantville. Property: 36 Forest Ave., Somers. Amount: \$330,000. Filed March 8.

Paolicelli, Anthony J., and Margaret L, Tarrytown. Seller: Kevin and Christina O'Neill, Eastchester. Property: 2602 Watch Hill Drive, Greenburgh. Amount: \$579,000. Filed March 7.

Sgb Realty Group LLC, Monroe. Seller: Jaime Gallegos and Fabiola Molina and Jose Luis Gallegos, Mount Vernon. Property: 201 Waverly Road, New Rochelle. Amount: \$690,000. Filed March 7.

US Bank Trust NA, Dallas, Texas. Seller: Crystal A. Haynes, Brooklyn. Property: 36 Centre St., Yonkers. Amount: \$325,000. Filed March 9.

US Bank Trust NA, Dallas, Texas. Seller: Luis and Susana Perez, Yonkers. Property: 117 Hoover Road, Yonkers. Amount: \$573,000. Filed March 6.

Wilmington Trust NA, Chicago, Illinois. Seller: CEJ Home Solutions Corp, White Plains. Property: 24 Winthrop Ave., Greenburgh. Amount: \$410,000. Filed March 9.

JUDGMENTS

Adames, Carlos, Yonkers. \$12,005 in favor of Capital One NA, Glen Allen, Virginia. Filed March 6.

Albano, Alicia, Somers. \$2,045 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed March 6.

Albano, Carmine, Harrison. \$5,383 in favor of Capital One NA, Glen Allen, Virginia. Filed March 6.

Alberto, Carmen, Mount Vernon. \$4,253 in favor of Citibank NA, Sioux Falls, South Dakota. Filed March 8.

Almonte, Elias, Ossining. \$3,956 in favor of Cavalry SPV I LLC, Greenwich. Filed March 7.

Altena, Gabrielle, Briarcliff. \$2,215 in favor of Discover Bank, New Albany, Ohio. Filed March 7.

Arce, Hector, Valhalla. \$11,001 in favor of Bank of America NA, Charlotte, North Carolina. Filed March 7.

Belli, Joseph Jr., Somers. \$7,838 in favor of Bank of America NA, Charlotte, North Carolina. Filed March 8.

Bennett, Doniqua, Mount Vernon. \$1,999 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed March 6.

Facts & Figures

Blake, Janet V., Mount Vernon. \$5,008 in favor of Bank of America NA, Charlotte, North Carolina. Filed March 7.

Blanco, Cesar, Tarrytown. \$4,319 in favor of Cavalry SPV I LLC, Greenwich. Filed March 10.

Bravo, Julio I. Sr., Bedford Hills. \$3,503 in favor of Discover Bank, New Albany, Ohio. Filed March 6.

Campbell, Michael, Chappaqua. \$1,869 in favor of American Express National Bank, Sandy, Utah. Filed March 10.

Castillo, Wendy M., Ossining. \$5,489 in favor of Discover Bank, New Albany, Ohio. Filed March 6.

Complete Risk Management, et al, Keatchie, Los Angeles. \$289,310 in favor of Fox Capital Group Inc, New York. Filed March 9.

Conte, Robert, Stamford, Connecticut. \$11,203 in favor of American Express National Bank, Sandy, Utah. Filed March 7.

Crespin, Sherry, Briarcliff Manor. \$8,309 in favor of Citibank NA, Sioux Falls, South Dakota. Filed March 7.

Cruz, Luis, Yonkers. \$3,976 in favor of Cavalry SPV I LLC, Greenwich. Filed March 10.

Curtis, Tony, New York. \$199,626 in favor of Lenox Ave Judgments LLC, New York. Filed March 7.

Davin, Laura A., Montrose. \$6,591 in favor of Citibank NA, Sioux Falls, South Dakota. Filed March 7.

Domenech, Alicia, Yonkers. \$2,493 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed March 6.

Elhalwany, Ahmed G. et al, Mount Vernon. \$2,779 in favor of Geico General Insurance Co., Woodbury. Filed March 7.

Gagne, Pierre J., Yorktown Heights. \$30,235 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 7.

Graj, Noah, Pleasantville. \$2,016 in favor of Capital One NA, Glen Allen, Virginia. Filed March 7.

Guerrero, Jacqueline A., New Rochelle. \$6,869 in favor of Discover Bank, New Albany, Ohio. Filed March 6.

Gunn, Delores, Bronx. \$5,030 in favor of Bank of America NA, Charlotte, North Carolina. Filed March 8.

Gutierrez, Alberto, Port Chester. \$10,579 in favor of Cavalry SPV I LLC, Greenwich. Filed March 9.

Hernandez, Monica, Ossining. \$2,105 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed March 6.

Hernandez, Wally R., Yonkers. \$4,304 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 6.

Kaufman, Howard, Montrose. \$14,656 in favor of Cavalry SPV I LLC, Greenwich. Filed March 7.

L&L Taxi Service Inc., et al, Putnam Valley. \$3,746 in favor of Geico General Insurance Co., Woodbury. Filed March 9.

Lais, Rodney, Chappaqua. \$19,844 in favor of American Express National Bank, Sandy, Utah. Filed March 6.

Lee, Donald R., Yonkers. \$1,938 in favor of Capital One NA, Glen Allen, Virginia. Filed March 6.

Levy, Jacqueline, Yonkers. \$3,094 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed March 6.

Logan, William, Tarrytown. \$1,377 in favor of Jefferson Capital Systems LLC, St. Cloud, Minnesota. Filed March 6.

Lora, Steven, Yonkers. \$5,141 in favor of Capital One NA, Glen Allen, Virginia. Filed March 6.

Luemba, Thomas P., Yonkers. \$3,964 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed March 6.

Malota, Bashkim, Harrison. \$3,859 in favor of Bank of America NA, Charlotte, North Carolina. Filed March 10.

Mantle, Cornelius, Hartsdale. \$3,674 in favor of Capital One Bank USA NA, Glen Allen, Virginia. Filed March 6.

Mcgregor, Natasha M., Mount Vernon. \$9,266 in favor of Discover Bank, New Albany, Ohio. Filed March 7.

Murray, Tamicka L., Hartsdale. \$1,902 in favor of Capital One NA, Glen Allen, Virginia. Filed March 6.

Nardozzi, Paula L., Rye Brook. \$6,557 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed March 7.

Nwogwugwu, Akunna, New Rochelle. \$2,360 in favor of Government Employees Insurance Co., Woodbury. Filed March 6.

Ocana, Joaquin Jr., Yonkers. \$11,734 in favor of American Express National Bank, Sandy, Utah. Filed March 6.

Ohanlon, James, Shrub Oak. \$2,691 in favor of Capital One NA, Glen Allen, Virginia. Filed March 7.

Parham, Sherry, Port Chester. \$7,919 in favor of Discover Bank, New Albany, Ohio. Filed March 6.

Paruolo, Emily A., Pleasantville. \$17,680 in favor of Capital One Bank USA NA, Glen Allen, Virginia. Filed March 6.

Paul-Pascal, Joanne K., Port Chester. \$10,543 in favor of Discover Bank, New Albany, Ohio. Filed March 7.

Pujols, Brendy L., Port Chester. \$2,236 in favor of Cavalry SPV I LLC, Greenwich. Filed March 7.

Rhodes, Gabrielle N., Mamaroneck. \$2,597 in favor of Capital One Bank USA NA, Glen Allen, Virginia. Filed March 8.

Rodriguez, Kimberly, Yonkers. \$1,872 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed March 6.

Rogers, David, Yonkers. \$2,659 in favor of Absolute Resolutions Investments, Bloomington, Minnesota. Filed March 6.

Rosas, Celina C., Elmsford. \$8,016 in favor of Discover Bank, New Albany, Ohio. Filed March 7.

Roth, Jeffrey H., New York. \$102,619 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 10.

Saunders, Velma, Mount Vernon. \$3,062 in favor of Capital One Bank USA NA, Glen Allen, Virginia. Filed March 8.

Savage, Mary E., Yonkers. \$2,035 in favor of Capital One NA, Glen Allen, Virginia. Filed March 6.

Southerland, Acholi A., Yonkers. \$3,706 in favor of Bank of America NA, Charlotte, North Carolina. Filed March 10.

Starr, Alexa B., Yonkers. \$5,848 in favor of Cavalry SPV I LLC, Greenwich. Filed March 10.

Swanson, Eileen, Yonkers. \$2,822 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed March 6.

Trejo, Maria, Yonkers. \$3,264 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed March 6.

Vargas, Jesus, Yonkers. \$2,764 in favor of Capital One NA, Glen Allen, Virginia. Filed March 6.

Velez, Patricia, Peekskill. \$11,665 in favor of Bank of America NA, Charlotte, North Carolina. Filed March 7.

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

Aslani, Ali, as owner. Filed by The Bank of New York Mellon. Action: Foreclosure of a mortgage in the principal amount of \$460,000 affecting property located at 1805 Amazon Road, Mohegan Lake. Filed March 6.

Asset Acceptance LLC, as owner. Filed by Wilmington Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$335,000 affecting property located at 681 N. Broadway, Yonkers. Filed March 10.

Bridges, Johnnie, as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$440,000 affecting property located at 467 S. Columbus Ave., Mount Vernon. Filed March 3.

Calvi, Michael, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$500,000 affecting property located at 152 Ridgewood Terrace, Chappaqua. Filed March 6.

Capital One Bank USA NA, as owner. Filed by Bank of America NA. Action: Foreclosure of a mortgage in the principal amount of \$689,000 affecting property located at 85 Rose Hill Ave., New Rochelle. Filed March 7.

Carnsew, Melanie J., as owner. Filed by Wilmington Savings Fund Society Trust. Action: Foreclosure of a mortgage in the principal amount of \$200,000 affecting property located at 19 Dawning Lane, New Castle. Filed March 6.

Castillo, Hector, as owner. Filed by Arcpe 1 LLC. Action: Foreclosure of a mortgage in the principal amount of \$120,000 affecting property located at 10 Chamberlin Ave., Yonkers. Filed March 8.

Chisolm, Alevetta, as owner. Filed by Citibank NA. Action: Foreclosure of a mortgage in the principal amount of \$150,000 affecting property located at 273 Old Kensico Road, White Plains. Filed March 9.

Cit Financial Services Corp., as owner. Filed by Bank of America NA. Action: Foreclosure of a mortgage in the principal amount of \$75,000 affecting property located at 7 Summit Circle, Somers. Filed March 3.

Citifinancial Mortgage Company Inc., as owner. Filed by Cenlar FSB. Action: Foreclosure of a mortgage in the principal amount of \$190,000 affecting property located at 327 Union Ave., Mount Vernon. Filed March 9.

Discover Bank, as owner. Filed by Cardinal Financial Company Limited Partnership. Action: Foreclosure of a mortgage in the principal amount of \$420,000 affecting property located at 140 Park View Road, Pound Ridge. Filed March 10.

Gamble, Samuel E., as owner. Filed by Bank of America NA. Action: Foreclosure of a mortgage in the principal amount of \$847,000 affecting property located at 11 Roberta Place White Plains. Filed March 3.

GE Capital Mortgage Services Inc., as owner. Filed by Citibank NA. Action: Foreclosure of a mortgage in the principal amount of \$70,000 affecting property located at 25 Rockledge Ave., Unit 512, White Plains. Filed March 8.

Hatfield, Christine, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$50,000 affecting property located at 65 Red Oak Lane, Mount Kisco. Filed March 6.

HSBC Bank USA NA, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$300,000 affecting property located at 3150 Cedar Road, Yorktown. Filed March 6.

JPMorgan Chase Bank NA, as owner. Filed by The Bank of New York Mellon Trust Company NA. Action: Foreclosure of a mortgage in the principal amount of \$1,000,000 affecting property located at 60 Cherry St., Katonah. Filed March 10.

Klementowicz, Stephen, as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$50,000 affecting property located at 446 Warburton Ave., Greenburgh. Filed March 7.

Kohler, Andrew J., as owner. Filed by Silvermine Asset Recovery LLC. Action: Foreclosure of a mortgage in the principal amount of \$1,162,000 affecting property located at 53 Flint Ave., Larchmont. Filed March 6.

Lewis, Thandiwe, as owner. Filed by TIAA FSB. Action: Foreclosure of a mortgage in the principal amount of \$301,000 affecting property located at 111 and 115 Highland Drive, Cortlandt Manor. Filed March 6.

LVNV Funding LLC, as owner. Filed by US Bank Trust National Association. Action: Foreclosure of a mortgage in the principal amount of \$350,000 affecting property located at 88 Serpentine Drive, New Rochelle. Filed March 10.

Malandrio, Solari Maria, as owner. Filed by The Bank of New York Mellon. Action: Foreclosure of a mortgage in the principal amount of \$420,000 affecting property located at 105 Chappaqua Road, Briarcliff Manor. Filed March 9.

Merrill Lynch Credit Corp., as owner. Filed by Citibank NA. Action: Foreclosure of a mortgage in the principal amount of \$94,000 affecting property located at 2 Windmill Circle, Scarsdale. Filed March 6.

Mills, Donna M., as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$417,000 affecting property located at 26 California Road, Mount Vernon. Filed March 8.

Pedicano, Ernest, as owner. Filed by Wilmington Savings Fund Society Trust. Action: Foreclosure of a mortgage in the principal amount of \$487,000 affecting property located at 130 Horton Ave., New Rochelle. Filed March 3.

Reina, Brenda M., as owner. Filed by Citimortgage Inc. Action: Foreclosure of a mortgage in the principal amount of \$100,000 affecting property located at 12 Hemlock Drive, Mahopac. Filed March 3.

Salazar, Manuel R., as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$408,000 affecting property located at 183 Brookdale Ave., New Rochelle. Filed March 8.

Sanzo, Eleanor, as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$300,000 affecting property located at 17 Maple St., Dobbs Ferry. Filed March 8.

Shusterman, Nina, as owner. Filed by Specialized Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of \$236,000 affecting property located at 34 Gordon Ave., Sleepy Hollow. Filed March 10.

Facts & Figures

Snowden, Easter, as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$130,000 affecting property located at 462 S. Fourth Ave., Unit 109, Mount Vernon. Filed March 8.

Swinton, Dorothy, as owner. Filed by Mortgage Assets Management LLC. Action: Foreclosure of a mortgage in the principal amount of \$390,000 affecting property located at 3 Union Place, Yonkers. Filed March 3.

Wells Fargo Home Mortgage Inc. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$30,000 affecting property located at T446-D Heritage Hills, Somers. Filed March 8.

Yosopov, Alon A., as owner. Filed by Wells Fargo Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$263,000 affecting property located at 116 Woodworth Ave., Yonkers. Filed March 3.

MECHANIC’S LIENS

440 Hamilton Developer LLC, White Plains. \$8,383 in favor of DHS Franco LLC, Sunnyside. Filed March 9.

7215-18th Ave Realty Corp., Yorktown. \$26,355 in favor of MCM Legacy Inc., Poughkeepsie. Filed March 3.

Ardasley Village Green LLC, Greenburgh. \$11,500 in favor of ROK Construction Inc., Chappaqua. Filed March 9.

AVB Harrison LLC, Harrison. \$16,000 in favor of Parkview Plumbing & Heating Inc., Bronx. Filed March 7.

Con Edison, Yonkers. \$124,415 in favor of Joe Lombardo Plumbing & Heating, Suffern. Filed March 7.

Crossroads Joint Venture, Greenburgh. \$47,103 in favor of M&D Door & Hardware, Brooklyn. Filed March 10.

Fischer, Mark and Marlene Fischer, North Castle. \$334,355 in favor of TC Builders Inc., Miller Place. Filed March 9.

Sleepy Hollow Country Club, Ossining. \$25,341 in favor of Norberto Construction Inc., Commack. Filed March 9.

Smith, Bryan and Marie Smith, Peekskill. \$293,461 in favor of Apex Contracting & Remodeling, South Tompkin. Filed March 9.

NEW BUSINESSES

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

Sole Proprietorships

690 A Funding Association, 4 W. Red Oak Lane, White Plains 10604. c/o James K. and Mary Coleman. Filed March 7.

AEP Fire Sprinkler System, 51 Pocantico St., Sleepy Hollow 10591. c/o Abel Espejo. Filed March 6.

A-Plus Cleaning Services, 47 Green Hill Road, Goldens Bridge 10526. c/o Sandra Troiani. Filed March 7.

Aventura Mexican Food, 9 Waring Row, Yonkers 10701. c/o Silvano Osorio Martinez. Filed March 6.

Charly Mobile Auto Repair, 103 Vista Place, Mount Vernon 10550. c/o Charles Burgher. Filed March 9.

Dave Bradford Creative, 19 South Road, Katonah 10536. c/o David Bradford. Filed March 8.

Dune Rune, 9 Academy St., Pleasantville 10570. c/o Francesca Varga. Filed March 8.

Flavio Landscaping, 9 Churchill St., Ossining 10562. Filed March 10.

Forever Green Growing Minds, 77 Mendham Ave., Hastings-on-Hudson 10706. c/o Elizabeth McQuaid. Filed March 3.

Geraldine Show, 27 Florence St., Yonkers 10704. c/o Geraldine Reano. Filed March 10.

Healings With Lisa, 119 Temple St., Harrison 10528. c/o Lisa Pearl-Edwards. Filed March 6.

Hernandez Tree Service & Landscaping Services, 11 Milan Ave., Apt. 2, Bedford Hills 10507. c/o Jose E. Orellana Hernandez. Filed March 6.

Jay Barber Transformer, 146 Beech St., 4E, Yonkers 10701. c/o Diennel Belony. Filed March 3.

Jill Prince Events, 15 Bisbee Lane, South Salem 10590. c/o Jill Hefflen-Teich. Filed March 7.

Jimmys Piano Restoration, 540 Nepperhan Ave., Yonkers 10701. c/o Jimmy De la Cruz. Filed March 3.

Jym Solutions, 139 Depew St., Peekskill 10566. c/o John Puchi. Filed March 10.

Kronos Limousine Transportation, 15 Granada Crescent, White Plains 10603. c/o Manuel Eduardo Martinez. Filed March 10.

Lila Accessories NY, 76 S. Regent St., No.1, Port Chester 10573. c/o Libera Alves Moreira. Filed March 8.

Little Blue Room Theatre Co., 15310 Town Green Drive, White Plains 10523. c/o Donel Dinkins. Filed March 9.

Make Up with Simplicity, 2140 Boston Post Road, Larchmont 10538. c/o Jacqui Arboleda. Filed March 7.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

30 Twin LLC, as owner. Lender: Northeast Community Bank. Property: 26 Twin Ave., Spring Valley. Amount: \$2.5 million. Filed March 8.

Farm Credit East, as owner. Lender: Goodness Gardens Inc. Property: in Minisink. Amount: \$8 million. Filed March 9.

Northeast Community Bank, as owner. Lender: S. B. Krausz Estates LLC. Property: in Orange. Amount: \$1.9 million. Filed March 7. Below \$1 million.

EH Capital LLC, as owner. Lender: Mountain View Home Builders Inc. Property: in Mount Hope. Amount: \$100,000. Filed March 10.

Ejercito, Gerrienne and Michael Ejercito, as owner. Lender: Tompkins Community Bank. Property: in Pine Plains. Amount: \$300,000. Filed March 8.

Kiavi Funding Inc., as owner. Lender: Gold Score Developers LLC. Property: 19 Cottage Ave., Newburgh. Amount: \$180,000. Filed March 7.

Loan Funder LLC Series 46462, as owner. Lender: Newburgh SHG 94 LLC, et al. Property: in Newburgh. Amount: \$895,000. Filed March 8.

Paganelli, Jason, as owner. Lender: Normandy Corp. Property: in Union Vale. Amount: \$290,000. Filed March 3.

Plog, Bryan and Gina V. Bambinelli, as owner. Lender: Homestead Funding Corp. Property: in Hyde Park. Amount: \$286,000. Filed March 7.

TD Bank, as owner. Lender: Sheila L. Marhamati and James T. Roepe. Property: 1 Walnut Hill Road, Warwick. Amount: \$760,000. Filed March 7.

TEG Federal Credit Union, as owner. Lender: Erwin and Talitha Washington. Property: 16 Candlestick Hill Road, Newburgh. Amount: \$460,000. Filed March 3.

Walden Savings Bank, as owner. Lender: Cassandra J. and Michael Garitta. Property: in Newburgh. Amount: \$450,000. Filed March 8.

DEEDS

Above \$1 million

Gataki Realty LLC, Fishkill. Seller: ARJ Management Corp., Pawling. Property: in Fishkill. Amount: \$1.4 million. Filed March 8.

Hopewell Developers LLC, Spring Valley. Seller: Hopewell Village Greene Inc., Hopewell Junction. Property: 672 Route 82, Hopewell Junction. Amount: \$9.3 million. Filed March 6.

Below \$1 million

Aijaz, Tabish, Poughkeepsie. Seller: River Ridge Associates LLC, Livingston, New Jersey. Property: in Hyde Park. Amount: \$486,500. Filed March 6.

AJ Wooster Realty LLC, Mayfield. Seller: Fannie Mae, Dallas, Texas. Property: 1 Hosner Mountain, Hopewell Junction. Amount: \$10,000. Filed March 8.

Andrick, David M. and Michelle M., Staatsburg. Seller: River Ridge Associates LLC, Livingston, New Jersey. Property: in Hyde Park. Amount: \$534,000. Filed March 7.

Bank of America NA, Mount Laurel, New Jersey. Seller: Meghan O'Donnell, Poughkeepsie. Property: in Stanford. Amount: \$539,000. Filed March 10.

Braydich, Matthew J. and Rachel Braydich, Red Hook. Seller: Lwallis LLC, Naples, Florida. Property: in Red Hook. Amount: \$75,000. Filed March 6.

Burdsall, Aimon and George Romaka, Poughkeepsie. Seller: NRZ Reo XVIII LLC, Chicago, Illinois. Property: 7 Lyons Drive, Poughkeepsie. Amount: \$154,500. Filed March 8.

Citibank NA, Mount Laurel, New Jersey. Seller: Karen E. Hagstrom, Wappingers Falls. Property: in Wappinger. Amount: \$606,000. Filed March 9.

EH Home Buyers LLC, LaGrangeville. Seller: Leonard Anthony Stephens, Fuquay-Varina, North Carolina. Property: in Wappinger. Amount: \$97,500. Filed March 6.

Habitat For Humanity of Dutchess County Inc., Wappingers Falls. Seller: Community Housing Innovations Inc., White Plains. Property: in Wappinger. Amount: \$84,500. Filed March 8.

Hill Country Ohana LLC, Austin, Texas. Seller: Robert E. and Krystina R. Lucas, Aiken, South Carolina. Property: in Washington. Amount: \$400,000. Filed March 6.

Jimbo, Adrian M. Barbecho, Fishkill. Seller: Deutsche Bank Natl Trust Co, West Palm Beach, Florida. Property: 9 Essex Road, Fishkill. Amount: \$223,000. Filed March 6.

Lot Number 7 LLC, Armonk. Seller: Robert D'Apice, White Plains. Property: in Northeast. Amount: \$185,000. Filed March 8.

McManus, Thomas and Flora McManus, Mohegan Lake. Seller: River Ridge Associates LLC, Livingston, New Jersey. Property: in Hyde Park. Amount: \$524,500. Filed March 6.

Nationstar Mortgage LLC, Coppell, Texas. Seller: Philip J. Parquet Jr., Poughkeepsie. Property: in East Fishkill. Amount: \$216,500. Filed March 7.

No Place Like Home Development Corp., Fishkill. Seller: Jason S. and Susan Emans, Albany. Property: in Poughkeepsie. Amount: \$340,000. Filed March 6.

Oyola, Tony Negron, Holmes. Seller: Elevated Realty Group LLC, Bellmore. Property: in Pawling. Amount: \$410,000. Filed March 7.

Patel Trust, Edison, New Jersey. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$910,000. Filed March 7.

Quintana, Cindia, Bronx. Seller: Mav Management Inc., Selden. Property: 29 Grandview Ave., Pawling. Amount: \$375,000. Filed March 10.

Rabbits Foot Properties LLC, East Hook. Seller: Eric F. Heitmann, Hopewell Junction. Property: in East Fishkill. Amount: \$150,000. Filed March 7.

Rhinebeck Capital LLC, New York. Seller: Tulio Vizioli Trust, Port Lucie, Florida. Property: in Red Hook. Amount: \$625,000. Filed March 6.

Small Start Investing LLC, Poughkeepsie. Seller: Ajeet and Shalini Samtani, Poughkeepsie. Property: 5 Boxwood Court, Poughkeepsie. Amount: \$235,000. Filed March 8.

TJ Height Inc., Lynbrook. Seller: TLP Associates LLC, Poughkeepsie. Property: in Poughkeepsie. Amount: \$320,000. Filed March 6.

Vales, Robert and Jennifer Vales, East Elmsfurt. Seller: Cartus Financial Corp., Danbury, Connecticut. Property: in LaGrange. Amount: \$380,000. Filed March 6.

JUDGMENTS

Acevedo, Carmen, Middletown. \$2,672 in favor of Synchrony Bank, Draper, Utah. Filed March 8.

Alston, Dexter, New Windsor. \$2,807 in favor of Capital One, McLean, Virginia. Filed March 8.

Armstrong, Febe V., New Windsor. \$11,002 in favor of Citibank, Sioux Falls, South Dakota. Filed March 6.

Avant, Loukisha N. and Vance Avant, Middletown. \$2,029 in favor of Orange Regional Medical Center, Middletown. Filed March 7.

Bakonyi, Stephani G., Goshen. \$2,620 in favor of Cavalry SPV I LLC and Department Stores National Bank, Greenwich, Connecticut. Filed March 6.

Ban, Tibor, Newburgh. \$1,785 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed March 2.

Barboni, Donald J., Pearl River. \$14,234 in favor of Bujese Sherry J, New Port Richey, Florida. Filed March 7.

Bell, Patrick, Newburgh. \$1,410 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed March 2.

Bella Donna Pizza Corp., et al, Harriman. \$34,432 in favor of PAC Western Financial LLC, Salt Lake City, Utah. Filed March 6.

Blauvelt, Steven P., Fort Montgomery \$20,128 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed March 6.

Bordanaro, Robert G., Middletown. \$11,608 in favor of Discover Bank, New Albany, Ohio. Filed March 6.

Bridges, Mia A., West Point. \$6,484 in favor of Rhinebeck Bank, Poughkeepsie. Filed March 6.

Facts & Figures

Buchanan, David O., Middletown. \$1,941 in favor of Midland Credit Management Inc., San Diego, California. Filed March 7.

Camacho, Pablo J., Maybrook. \$1,995 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed March 8.

Campos, Jose, Middletown. \$1,087 in favor of Midland Credit Management Inc., San Diego, California. Filed March 7.

Cedano, Johnathan, New Windsor. \$1,446 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed March 7.

Charles, Bianca and **Andrew M. Jones**, Middletown. \$3,306 in favor of TEG Federal Credit Union, Poughkeepsie. Filed March 6.

Collins, Richard, Port Jervis. \$12,228 in favor of Bank of America, Charlotte, North Carolina. Filed March 8.

Cozy Cottage Landscaping Inc., Albany. \$67,369 in favor of Sterling National Bank, Jericho. Filed March 6.

Dally, Daniel K., Slate Hill. \$5,469 in favor of Kirsten M. Hommen, Walden. Filed March 7.

Dally, Daniel K., Slate Hill. \$35,888 in favor of Jean R. Asprea. Filed March 7.

Dunning, Frederick G., Rhinebeck. \$41,291 in favor of Colleen Dunning, Cornwall-on-Hudson. Filed March 7.

Ebneter, Danny A., Walden. \$5,290 in favor of Sarah B. Smith, Maybrook. Filed March 7.

Ebs Deals Inc., Monroe. \$11,173 in favor of CIT Group Inc., New York. Filed March 8.

Elliott, Leroy, New Windsor. \$1,739 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed March 7.

Ellis, Eugene and **Gene Ellis Drywall**, New Windsor. \$21,390 in favor of E. Advance Services, New York. Filed March 6.

Fouet, Raymonde, Newburgh. \$1,601 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed March 2.

Gomez, Jose, Middletown. \$1,289 in favor of Midland Credit Management Inc., San Diego, California. Filed March 7.

Grosse, Denise, Port Jervis. \$2,576 in favor of Discover Bank, New Albany, Ohio. Filed March 6.

Gumbs, Ormiston A., Newburgh. \$20,511 in favor of Bank of America, Charlotte, North Carolina. Filed March 6.

Henry, Carla A. and **Carla A. Walker**, Middletown. \$3,152 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed March 7.

Henry, Natasha L., New Windsor. \$2,095 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed March 7.

Hoang, Hung Phi, Wappingers Falls. \$1,000 in favor of Debbie Tu, Garden Grove, California. Filed March 7.

Hody, Michael L., Middletown. \$22,917 in favor of Bank of America, Charlotte, North Carolina. Filed March 9.

Horowitz, Avrum S., Monroe. \$7,716 in favor of Bank of America, Charlotte, North Carolina. Filed March 6.

Jackson, Stacey V. Whitlow and **Henry Jackson**, Middletown. \$2,133 in favor of Orange Regional Medical Center, Middletown. Filed March 7.

Jennings, Amanda, Monroe. \$5,365 in favor of Discover Bank, New Albany, Ohio. Filed March 6.

Jet 60 LLC, Warwick. \$41,491 in favor of Gogo Business Aviation LLC, Broomfield, Colorado. Filed March 6.

Lanflitz, Jennifer, Westtown. \$12,122 in favor of Discover Bank, New Albany, Ohio. Filed March 6.

Laracuenta, Amy, Monroe. \$2,716 in favor of Citibank, Sioux Falls, South Dakota. Filed March 8.

Lespinasse, Scheilla, New Windsor. \$8,082 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed March 8.

Lichtman, Akiva, Monroe. \$9,311 in favor of Cavalry SPV I LLC and Citibank, Greenwich, Connecticut. Filed March 8.

Llanos, Michael, Wesley Chapel, Florida. \$44,227 in favor of Llanos Jasmine, Highland Mills. Filed March 7.

Lsx Everything LLC and **Millette Leon Derwin**, Cuming, Georgia. \$23,452 in favor of Simply Funding LLC, Chester. Filed March 6.

Maher, Donna M., Highland Mills. \$5,510 in favor of Rhinebeck Bank, Poughkeepsie. Filed March 6.

Maisonet, Tanya, Newburgh. \$1,465 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed March 2.

Martinez, Miguel, Newburgh. \$1,756 in favor of St. Lukes Cornwall Hospital, Newburgh. Filed March 2.

Mcelroy, George J., Albany. \$2,738 in favor of DeCicco Jodi, Montgomery. Filed March 6.

Mendoza, Catherine, Newburgh. \$1,779 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed March 2.

Mieczkowski, Brian J., Middletown. \$4,421 in favor of Michele L. Kornheisl, Middletown. Filed March 7.

Miller, John M. Jr., Montgomery. \$15,941 in favor of Tracy Lempka, Middletown. Filed March 7.

Mulor, Michaud, Santa Rosa, California. \$77,896 in favor of Cindy Mulor, Middletown. Filed March 7.

Neal, Charisma, Middletown. \$2,560 in favor of Cavalry SPV I LLC and Citibank, Greenwich, Connecticut. Filed March 8.

Nique, Gianjairo R., Newburgh. \$5,602 in favor of St. Lukes Cornwall Hospital, Newburgh. Filed March 2.

Noguez, Jason, New Windsor. \$2,038 in favor of St. Lukes Cornwall Hospital, Newburgh. Filed March 2.

Ordonez, Henry A., Newburgh. \$1,564 in favor of St. Lukes Cornwall Hospital, Newburgh. Filed March 2.

Orta, Ulyssis J., Walden. \$9,527 in favor of Maryann Leibmann, Walden. Filed March 7.

Ortiz, Gomez Dennis Y., Middletown. \$2,637 in favor of Citibank and department stores and National Bank, Sioux Falls, South Dakota. Filed March 8.

Patrocinioduran, Pablo A., Newburgh. \$2,650 in favor of St. Lukes Cornwall Hospital, Newburgh. Filed March 2.

Peets, Daniel M., Milford, Pennsylvania. \$8,169 in favor of Sarah B. Davison, Port Jervis. Filed March 7.

Perez, Kevin, New Windsor. \$7,586 in favor of Vianna Rosello. Filed March 7.

Perez, Ramirez Mario A. and **Lisa M. Perez**, Westtown. \$1,644 in favor of Orange Regional Medical Center, Middletown. Filed March 7.

Pina, Giancarlos, Newburgh. \$19,475 in favor of Segura Yoselin, Newburgh. Filed March 7.

Polatseck, Joseph, Monroe. \$2,164 in favor of Bank of America, Charlotte, North Carolina. Filed March 6.

Polatsek, Leah, Monroe. \$10,489 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed March 6.

Rausenberger, Scott, Newburgh. \$4,980 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed March 2.

Rich, William J. II, Newburgh. \$2,919 in favor of St. Lukes Cornwall Hospital, Newburgh. Filed March 2.

Rodriguez, Elvira, Newburgh. \$1,242 in favor of Mobile Life Support Services Inc., New Windsor. Filed March 2.

Rollo, Anthony M. Sr., New Windsor. \$3,404 in favor of Stephanie K. Secor, Washingtonville. Filed March 7.

Saladeen, Marcia Natali, Monroe. \$4,789 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed March 8.

Santana, Elizabeth, Middletown. \$2,822 in favor of Midland Credit Management Inc., San Diego, California. Filed March 7.

Sauro, Joseph, Highland Mills. \$1,216 in favor of St. Lukes Cornwall Hospital, Newburgh. Filed March 2.

Sawyer, Ronnie J., Detroit, Michigan. \$14,995 in favor of Jana D. Sawyer, New Windsor. Filed March 7.

Sheeley, Janice, Pine Bush. \$19,504 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed March 6.

Slinkowski, Lydia E. and **Lydia Cortez**, Monroe. \$4,638 in favor of Orange Regional Medical Center, Middletown. Filed March 7.

Smith, Jamie R. and **Julia A. Cupertino**, Rock Tavern. \$11,774 in favor of Syracuse University, Syracuse. Filed March 7.

Smith, Naomi and **Nathan Smith**, Port Jervis. \$2,944 in favor of Leaders Financial Co., Cranford. Filed March 7.

Smith, Thomas, New Windsor. \$5,678 in favor of Emily R. Greaven, New Windsor. Filed March 7.

Solomon, Angela D., Newburgh. \$2,290 in favor of Absolute Resolutions Investments LLC, Bloomington. Filed March 6.

Sowell, Jacob E. Jr., Bronx. \$15,969 in favor of Tarleton Whitney, Washingtonville. Filed March 7.

Speckenbach, Toniann, Middletown. \$2,629 in favor of Orange Regional Medical Center, Middletown. Filed March 2.

Stamp, Amy, Middletown. \$2,269 in favor of Discover Bank, New Albany, Ohio. Filed March 6.

Succi, Richieray, Middletown. \$27,688 in favor of Katherine Idrovo, Middletown. Filed March 7.

Walsh, John, New Windsor. \$1,406 in favor of Credit Corp Solutions Inc., Draper, Utah. Filed March 2.

Wana, Maker Michael J., Maybrook. \$3,057 in favor of Nar Inc. and Merrick Bank, West Valley City, Utah. Filed March 3.

Warren, Chiniqua, Newburgh. \$1,953 in favor of Midland Credit Management Inc., San Diego, California. Filed March 3.

White, Catherine M., Port Jervis. \$2,826 in favor of Cavalry SPV I LLC and Citibank, Greenwich, Connecticut. Filed March 8.

Wilson, Natacha A., Middletown. \$2,554 in favor of Orange Regional Medical Center, Middletown. Filed March 2.

Wilson, Richard, Westtown. \$1,524 in favor of Orange Regional Medical Center, Middletown. Filed March 7.

Woody, Dawn, Middletown. \$2,306 in favor of Orange Regional Medical Center, Middletown. Filed March 2.

MECHANIC’S LIENS

16 22 Jaybird Owner LLC, as owner. \$17,850 in favor of Akeea Electric Inc. Property: 16 Jaybird Lane, Rhinebeck. Filed March 13.

27 West Main LLC, as owner. \$25,615 in favor of Tam Enterprises Inc. Property: 27 W. Main St., Goshen. Filed March 15.

Juniper Time Owner LLC, as owner. \$74,351 in favor of Joe Lombardo Plumbing & Heating of Rockland Inc. Property: 400 High Ave., Orangetown. Filed March 16.

Sciortino, Altagracia, as owner. \$8,976 in favor of MCM Legacy Inc. Property: 850 S. Lake Blvd., Mahopac. Filed March 15.

NEW BUSINESSES

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

Partnerships

Faith K. Transport, 3 Gordon St., Port Jervis 12771. c/o Staci D. Dennison and Gaiter Thaddeus Keionashun Tyron. Filed March 9.

Hurd Empire Group, 122 Golf Links Road, No. 622. Wallkill 10940. c/o Jeffrey J. Hurd and Jessica Lynn Gerlach Hurd. Filed March 14.

Summit Exteriors, 50 Fowler St., Port Jervis 12771. c/o Robert W. Ciervo and Tyler Trudgeon. Filed March 13.

Sole Proprietorships

Busy Chasing Snacks, 10 Hay St., Monticello 12701. c/o Isaiah Hiciano. Filed March 7.

Games & Recreations, 33 Brittany Drive, Middletown 10940. c/o Miroslav Valtchev. Filed March 10.

Garcia Landscaping, 6 Utopian Trail, Monroe 10950. c/o Nellys Dera Castro. Filed March 7.

Get Booked Travel, 4209 Terrace Drive, New Windsor 12553. c/o Dwayne A. McNeil. Filed March 13.

Gordons Mid Central Construction, 34 Red Barn Road, Pine Bush 12566. c/o Michael Joseph Gordon. Filed March 10.

HD Masonary & Landscaping, 117 Coleman Road, Goshen 10924. c/o Hector Demetrio Roca Depaz. Filed March 8.

Jarrold Riker Photography, 50 Cantrell Ave., Apt 3B, Middletown 10940. c/o Jarrod Leyroy Riker. Filed March 13.

Jovial Nest, 155 Coutant Road, Circleville 10919. c/o Carmela Simons. Filed March 9.

Loyal Ivy, 27 Bloomer Road, Brewster 10509. c/o Regina Marie Mezzone. Filed March 7.

Mamies Cottage, 326 W. Main St., Goshen 10924. c/o Deserto Tracy Green. Filed March 10.

Meg Wernau Photography, 2923 Albany Post Road, Montgomery 12549. c/o Meg E. Wernau. Filed March 8.

Melendez Concrete, 14 E. Stone St., Newburgh 12550. c/o Anibal G. Melendez. Filed March 7.

Salvaty Property Maintenance, 51 E. Main St., Walden 12586. c/o Tyler D. Salvaty. Filed March 10.

Schmitty Dzyn, 204 Hustis Road, Cold Spring 10516. c/o Michael Schmidt. Filed March 2.

Scout Funding, 7 Horton Road, Washingtonville 10992. c/o Vivian Angelo Noronha. Filed March 7.

Valley Bee Farm, 5463 Route 9W, Newburgh 12550. c/o Donna Corkery. Filed March 13.

BUILDING PERMITS

Commercial

Construction Technology Group Inc., Norwalk, contractor for Norwalk Hospital Association. Alter room with CT Diagnostic Procedure at 34 Maple St., Norwalk. Estimated cost: \$223,400. Filed Feb. 7.

High Quality Builders LLC, Norwalk, contractor for Tina Ciufu. Remodel existing bathroom and replace fixtures at 16 Cove Ave., Unit 2A, Norwalk. Estimated cost: \$8,000. Filed Feb. 7.

Kolich Construction LLC, Stamford, contractor for Kolich High Ridge 1011 LLC. Convert second and third floor business areas into 23 residential units, add a new front vestibule for the existing medical office at the first floor and add office space on first floor at 1011 High Ridge Road, Stamford. Estimated cost: \$1,000,000. Filed Feb. 13.

LG Tech LLC, New York, New York, contractor for Seaview House LLC. Install all associated equipment for telecommunications at 68 Seaview Ave., Stamford. Estimated cost: \$35,000. Filed Feb. 24.

One Elmcroft Stamford LLC Stamford, contractor for One Elmcroft Stamford LLC, Renovate single-story amenity space at 126 Elmcroft Road, Stamford. Estimated cost: \$2,068,500. Filed Feb. 15.

Pavarini North East Construction Company LLC, Stamford, contractor for Seventy 2 Cummings Point Road LLC. Perform replacement alterations at 72 Cummings Point Road, Stamford. Estimated cost: \$1,250,000. Filed Feb. 21.

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

LG Tech LLC, New York, New York, contractor for Long Ridge Fire Company Inc. Install panel for antennas, cabinets and associated equipment on existing tower of fire department at 366 Old Long Ridge Road, Stamford. Estimated cost: \$40,000. Filed Feb. 28.

Luxury Necessity Services Property Management LLC, Stamford, contractor for Hair Salon. Convert a former grocery store at 157 Stillwater Ave. to a new hair salon on the ground floor, Stamford. Estimated cost: \$32,780. Filed Feb. 1.

Marlo Associates Inc., Stamford, contractor for 350 Bedford Street LLC. Renovate first and second floors and basement level for occupancy of a restaurant at 28 Spring St., Stamford. Estimated cost: \$250,000. Filed Feb. 10.

McPhee Electric Ltd. LLC, Farmington, contractor for Riley General Partners. Remove sprint equipment and install T-Mobile equipment at 69 Myrtle Ave., Stamford. Estimated cost: \$50,000. Filed Feb. 17.

Nuconn Dismantling LLC, Stamford, contractor for Rubenstein Partners. Perform replacement alterations at 208 Harbor Drive, Stamford. Estimated cost: \$275,000. Filed Feb. 16.

One Elmcroft Stamford LLC Stamford, contractor for One Elmcroft Stamford LLC, Renovate single-story amenity space at 126 Elmcroft Road, Stamford. Estimated cost: \$2,068,500. Filed Feb. 15.

Pavarini North East Construction Company LLC, Stamford, contractor for Seventy 2 Cummings Point Road LLC. Perform replacement alterations at 72 Cummings Point Road, Stamford. Estimated cost: \$1,250,000. Filed Feb. 21.

Petretti & Associates LLC, New York, New York, contractor for 600 Washington Acquisitions LLC. Perform replacement alterations at 600 Washington Blvd., Stamford. Estimated cost: \$3,500,000. Filed Feb. 6.

Treco Construction Ltd., Norwalk, contractor for McDonalds Real Estate Company. Alter kitchen area at 730 Connecticut Ave., Norwalk. Estimated cost: \$165,000. Filed Feb. 7.

Residential

Bartlett, Philip, Norwalk, contractor for Timothy J. Butler. Install a generator and two propane tanks at rear of single-family residence at 3 Redwood Road, Norwalk. Estimated cost: \$11,500. Filed Feb. 7.

Baybrook Remodelers Inc., Norwalk, contractor for Karl W. and Jennifer Cobbs. Renovate and relocate kitchen and add half bathroom at 25 Granite Drive, Norwalk. Estimated cost: \$52,000. Filed Feb. 8.

BLS Construction LLC, Norwalk, contractor for BLS Construction LLC. Remove roof and re-roof 18 Lakeview Drive, Norwalk. Estimated cost: \$18,000. Filed Feb. 7.

Calarco, Frank A. and Nicole F. Calarco, Norwalk, contractor for Frank A. and Nicole F. Calarco. Renovate addition to single-family residence at 1 Chatham Drive, Norwalk. Estimated cost: \$74,500. Filed Feb. 9.

Canales Carpentry LLC, Norwalk, contractor for 122 Woodward Avenue LLC. Remove roof and re-roof 122 Woodward Ave., Norwalk. Estimated cost: \$7,000. Filed Feb. 8.

Deak, William F., Norwalk, contractor for Nancy C. Slapin. Install a generator at side of a single-family residence at 203 Silver Creek Lane, No. 203, Norwalk. Estimated cost: \$14,000. Filed Feb. 9.

Duggan, Ian A. for John and Kerry MacNamara. Build second floor over existing garage at 8 Green Tree Lane, Stamford. Estimated cost: \$125,000. Filed Feb. 21.

Fitzwilliam, Kathy, Stamford, contractor for Kathy Fitzwilliam. Install a propane-fueled generator at 140 Riverbank Drive, Stamford. Estimated cost: \$15,000. Filed Feb. 14.

Flood, Gerard T., Stamford, contractor for Jacqueline Silver Living Trust. Remove roof and re-roof 55 Glendale Road, Stamford. Estimated cost: \$10,500. Filed Feb. 13.

G.A. Castro Construction LLC, Stamford, contractor for Mark D. and Beth P. Schottland. Remove roof and re-roof 35 Ayres Drive, Stamford. Estimated cost: \$15,000. Filed Feb. 12.

G.A. Castro Construction LLC, Stamford, contractor for Marta and Amilcar Negron. Remove roof and re-roof at 41 Hubbard Ave., Stamford. Estimated cost: \$23,985. Filed Feb. 23.

G.A. Castro Construction LLC, Stamford, contractor for Manuel R. Suasnavas. Remove roof and re-roof 76 Frank St., Stamford. Estimated cost: \$3,000. Filed Feb. 24.

Giannotto, Ronald A., Stamford, contractor for Ronald A. Giannotto. Construct a new in-ground pool, fence, pool filter and heater at 34 Stone Fence Lane, Stamford. Estimated cost: \$150,000. Filed Feb. 6.

Gilbertson, Gregory G., Trumbull, contractor for Elie and Rowena Track. Install propane tanks at rear of building, next to deck and install gas pipe to deck for BBQ at River Oaks Drive, Unit 19E, Stamford. Estimated cost: \$18,398. Filed Feb. 14.

Gunner LLC, Greenwich, contractor for Stacy Haase. Perform replacement alterations at 103 S. Lake Drive, Stamford. Estimated cost: \$541,629. Filed Feb. 9.

Gunner LLC, Greenwich, contractor for Joshua B. and Gillian B. Weisman. Remove roof and re-roof 2227 Shippan Ave., Stamford. Estimated cost: \$20,938. Filed Feb. 14.

Iacono, Bruno, Norwalk, contractor for Andrew J. Fair. Install in-ground pool at 235 Rowayton Ave., Norwalk. 7.

J. Guza Construction LLC, Stamford, contractor for Elexis Silverman and Justin Bocian. Perform powder-room and master bathroom renovation on second floor and remove closet and make part of the master bathroom at 155 East Lane, Stamford. Estimated cost: \$25,000. Filed Feb. 22.

Jacquet, Jean Pierre R. and Mary Breda Morrissey, Stamford, contractor for Jean Pierre Jacquet. Perform a private party at 5 Bayberrie Drive, Stamford. Estimated cost: \$4,392. Filed Feb. 13.

Jordan, Karen and Christopher P. Stamford, contractor for Karen Jordan. Construct new exterior front steps for single-family dwelling at 102 Soundview Drive, Stamford. Estimated cost: \$15,000. Filed Feb. 7.

JR General Contractor LLC, Danbury, contractor for Ilya and Natalia Reyngold. Remodel kitchen at 98 Southfield Ave., Unit JPI, Stamford. Estimated cost: \$35,000. Filed Feb. 14.

Karp Custom Builders LLC, Norwalk, contractor for Alan T. White and Beth Nicoll. Construct rear foundation to single-family residence at 12 Sasqua Road, Norwalk. Estimated cost: \$56,465. Filed Feb. 7.

Maggiore Construction Inc., Norwalk, contractor for Vincent and Catherine Devita Living Trust. Re-roof 26 squares at 31 High Rock Road, Stamford. Estimated cost: \$20,000. Filed Feb. 22.

Mariani Enterprises LLC, Lake Bluff, Illinois, contractor for Dina and Antonios Daskalakis. Construct a swimming pool with related equipment and a stormwater management system at 352 Bayberrie Drive, Stamford. Estimated cost: \$160,000. Filed Feb. 7.

Momentum Solar LLC, South Plainfield, New Jersey, contractor for Ivy and Ruby Berja. Remove and dispose of old roofing material and install new Owens Corning shingles at 8 Sutton Place, Stamford. Estimated cost: \$14,665. Filed Feb. 22.

Murphy III, Joseph F. O'Brien. Remove existing vinyl liner from current pool with existing fence and construct a new gunite pool with safety cover. There is an enclosed fence currently in use on premise, which shall remain at 36 Carrington Drive, Stamford. Estimated cost: \$100,000. Filed Feb. 10.

Nietupski, Adam and Iwona Nietupski, Stamford, contractor for Adam Nietupski. Construct a second-floor addition on a single-family dwelling at 23 Derwen St., Stamford. Estimated cost: \$200,000. Filed Feb. 9.

Orozco, Jesus R., Norwalk, contractor for Richard R. Blackwell and Pamela L. Blackwell. Renovate two bathrooms, remove wall in kitchen and replace 20 windows at 5 Hollow Spring Road, Norwalk. Estimated cost: \$56,000. Filed Feb. 7.

Power Home Remodeling Group LLC, Norwalk, contractor for William and Jessie Watson. Remove roof and re-roof 238 Chestnut Hill Road, Norwalk. Estimated cost: \$71,087. Filed Feb. 7.

Facts & Figures

COURT CASES

Bridgeport Superior Court

300 Avon Street LLC, et al, Stratford. Filed by Wally Antonio Garcia, Bridgeport. Plaintiff's attorney: Perkins & Associates, Woodbridge. Action: The plaintiff was lawfully on the premises controlled and maintained by the defendants when the plaintiff was caused to slip and fall due to the accumulation of ice and snow in the parking lot. 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-23-6120886-S. Filed Jan. 19.

Biomerics NLE LLC, et al, Brookfield. Filed by Gerald Pavlinsky, Brookfield. Plaintiff's attorney: McCarthy & Taylor LLP, New Milford. Action: The plaintiff was delivering a package on the premises controlled by the defendants when one of the defendants' employees struck the plaintiff with a forklift. As a result, the plaintiff suffered injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6121169-S. Filed Jan. 30.

Chopra, DDS, Kirti, et al, New Haven. Filed by Giovanna Stella, Norwalk. Plaintiff's attorney: Meehanlaw LLC, Bridgeport. Action: The plaintiff suffered medical malpractice by the defendants who failed to properly fabricate the patient's maxillary denture and who failed to possess the necessary skills to properly plan and diagnose dental implant placement. 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-23-6120676-S. Filed Jan. 10.

Heilbrunn, Emma Covington, Fairfield. Filed by Fabian Biscia, Danbury. Plaintiff's attorney: Renehan & Rossetti LLP, Waterbury. 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-23-6120720-S. Filed Jan. 11.

Marshall, Alexton, et al, Ansonia. Filed by Johnny Marco Espinal, Bridgeport. Plaintiff's attorney: Ventura Law, Danbury. Action: The plaintiff suffered a collision allegedly caused by an uninsured motorist. The defendants are required to provide for uninsured motorist benefits for the plaintiff. The defendants have 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-23-6120950-S. Filed Jan. 23.

Danbury Superior Court

Brookside of Danbury Association Inc., et al, Bethel. Filed by Shaaren Marks, Danbury. Plaintiff's attorney: Mario Carter Law Firm, North Haven. Action: The plaintiff was walking on the walkway controlled by the defendant outside of her apartment unit, heading toward the parking lot area when she was caused to slip and fall upon an accumulation of snow and/or ice and 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. DBD-CV-23-6044903-S. Filed Dec. 21.

Nguyen, Nancy, Brookfield. Filed by Goldman Sachs Bank USA, Richardson, Texas. Plaintiff's attorney: Zwicker and Associates PC, Enfield. Action: The plaintiff is a banking association with which the defendant entered into a loan agreement. The defendant has defaulted on the terms of the agreement by failing to make payments pursuant to the terms of the agreement. As a result of the default by the defendant, plaintiff has accelerated the full balance due and owing pursuant to the terms of the agreement. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6044759-S. Filed Dec. 12.

Ruiz, Sydney, et al, New Milford. Filed by Deborah Spaziente, Brookfield. Plaintiff's attorney: Todd Douglas Haase, Westport. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other a further relief the court deems appropriate. Case no. DBD-CV-22-6044600-S. Filed Nov. 18.

Valverde- Ordonez, Wilson H., Danbury. Filed by Juan A. Allauca- Heredia, Danbury. Plaintiff's attorney: Brian Timothy Romano, Danbury. 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 as the court deems appropriate. Case no. DBD-CV-23-6045230-S. Filed Jan. 31.

Stamford Superior Court

Dizon, Hilda L., et al, Greenwich. Filed by Alexander Zislis, Stamford. Plaintiff's attorney: The Pickel Law Firm LLC, Stamford. Action: The plaintiff was on the premises controlled by the defendant when she was caused to slip due to the defective conditions of the stairs. As a result, the plaintiff suffered injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-23-6059831-S. Filed Feb. 1.

Ismaili, Oussama, Stamford. Filed by Damian Velez, Stamford. Plaintiff's attorney: Katherine Polak, Stamford. 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. FST-CV-23-6059836-S. Filed Feb. 1.

Joseph, Jean, Darien. Filed by ACV Environmental Services Inc., Brooklyn. Plaintiff's attorney: Wiggin & Dana LLP, New Haven. Action: The plaintiff performed waste disposal services for the defendant who has neglected to pay the remaining balance due the plaintiff. 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-23-6059361-S. Filed Dec. 21.

Recca, Michael, New Canaan. Filed by American Express National Bank, Sandy, Utah. Plaintiff's attorney: Zwicker and Associates PC, Enfield. Action: The plaintiff is a banking association. The defendant used a credit account issued by the plaintiff 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. FST-CV-23-6059564-S. Filed Jan. 9.

DEEDS

Commercial

5 Dempsey Greenwich LLC, Stockton, California. Seller: 5 Dempsey Lane LLC, Greenwich. Property: 5 Dempsey Lane, Greenwich. Amount: \$10. Filed Feb. 24.

56 Magee Avenue LLC, Stamford. Seller: Frank T. Hall, Stamford. Property: 56-58 Magee Ave., Stamford. Amount: \$1,500,000. Filed Feb. 24.

Calman, Michael H. and Pamela C. Calman, Greenwich. Seller: South Water Street Owner LLC, New York, New York. Property: 88 S. Water St., Unit 302, Greenwich. Amount: \$10. Filed Feb. 24.

Fishman, Matthew, Cos Cob. Seller: Bank Trust NA, Greenwich. Property: 272 Valley Road, Cos Cob. Amount: \$980,000. Filed Feb. 28.

Haas, Rose Xu and Joshua Paul Haas, New York, New York. Seller: 6 Butternut Lane LLC, Riverside. Property: 5 Pleasant View Place, Old Greenwich. Amount: \$3,375,000. Filed Feb. 27.

Jha, Alok Kumar, Stamford. Seller: US Bank NA, Salt Lake City, Utah. Property: 91 Strawberry Hill Ave., Unit 929, Stamford. Amount: \$225,000. Filed Feb. 21.

Manly, Justin and Emily Manly, Chicago, Illinois. Seller: Timbre Greenwich LLC, Greenwich. Property: 433 Riversville Road, Greenwich. Amount: \$1. Filed Feb. 24.

Pintado, Julio Rumipulla, Stamford. Seller: Amador Nieves and Monsarrate Nieves, Stamford. Property: 49 Hazel St., Stamford. Amount: \$630,000. Filed Feb. 24.

Semprevio, Philip and Lauren C. Semprevio, Fairfield. Seller: Sam & Mac Development LLC, Fairfield. Property: 144 Bullard St., Fairfield. Amount: \$740,000. Filed Feb. 24.

Shapiro Commons LLC, Easton. Seller: Louisa O'Neill and Alexander B. Fesenko, Fairfield. Property: 452 Stillson Road, Fairfield. Amount: \$595,000. Filed Feb. 24.

Sound Cove Property II LLC, Old Greenwich. Seller: Samantha B. Lebow, Stamford. Property: 99 Prospect St., Unit P7-H, Stamford. Amount: \$168,000. Filed Feb. 22.

Vita, Nicholas, Greenwich. Seller: 4 Lauder Way LLC, Wilmington, Delaware. Property: 4 Lauder Way, Greenwich. Amount: \$100. Filed Feb. 22.

Residential

Anderson, Noel Edward and Katia Facchetti, Stamford. Seller: Katia Facchetti, Stamford. Property: 685 Den Road, Stamford. Amount: \$0. Filed Feb. 23.

Barskiy, Maxim, Greenwich. Seller: Maxim Barskiy and Yulia Tatochko, Greenwich. Property: 7 Dwight Lane, Greenwich. Amount: \$1. Filed Feb. 28.

Catalano, Jessica, Greenwich. Seller: Joseph D. Catalano. Greenwich. Property: 1 E. Lawn Lane, Greenwich. Amount: \$600,000. Filed Feb. 27.

Cho-Kunz, Mimi Y. and Werner G. Kunz-Cho, Scarsdale, New York. Seller: Elizabeth Lynch and Daniel Lynch, Boston, Massachusetts. Property: 20 Church St., Unit B52, Greenwich. Amount: \$810,000. Filed Feb. 28.

Cushing, Candace W., Stamford. Seller: Candace W. Cushing, Stamford. Property: 98 Fishing Trail, Stamford. Amount: \$N/A. Filed Feb. 23.

Facts & Figures

DelBello, Timothy and **Rebekah DelBello**, New York, New York. Seller: Lorraine Fedyna, Fairfield. Property: 81 Main St., Fairfield. Amount: \$1,511,000. Filed Feb. 23.

Disa, Joseph, Greenwich. Seller: Peter L. Johnson, Deerfield, Illinois. Property: 63 Byram Terrace, Unit B, Greenwich. Amount: \$10. Filed Feb. 24.

Fairclough, Marcus Craig, Pelham, New York. Seller: John E. Neenan, Stamford. Property: 300 Broad St., Unit 104, Stamford. Amount: \$281,000. Filed Feb. 21.

Gillam, Henry, et al, Baltimore, Maryland. Seller: Dmitri V. Sinenko, Stamford. Property: 115 Mayapple Road, Stamford. Amount: \$1,130,000. Filed Feb. 23.

Gottlieb, Karen, New Canaan. Seller: Mary T. McCombe, Crestwood, New York. Property: 80 Maple Tree Ave., No.15, Stamford. Amount: \$340,000. Filed Feb. 22.

Makso, David and **Jennifer Makso**, Old Greenwich. Seller: Mary Moran, New York, New York. Property: 51 Forest Ave., Unit 24, Old Greenwich. Amount: \$850,000. Filed Feb. 27.

Marshalko, Lisa, Fairfield. Seller: Lisa Marshalko, Fairfield. Property: 115 Davis Road, Fairfield. Amount: \$0. Filed Feb. 22.

Masso Ferrer, Antoni and **Maria Luisa Illescas**, Southport. Seller: Dario Mitchell, Southport. Property: 171 Woodrow Ave., Southport. Amount: \$995,000. Filed Feb. 21.

Moran, Mary, Old Greenwich. Seller: Nancy Bischoff and Lesley C. King, Old Greenwich. Property: 51 Forest Ave., Unit 24, Old Greenwich. Amount: \$1. Filed Feb. 28.

Neuberth, Leah Jeanne and **Gessi Giarratana**, Greenwich. Seller: Theo A. Constantine, Naples, Florida. Property: 16 Northfield St., Greenwich. Amount: \$775,000. Filed Feb. 23.

Rosenthal, Peter and **Heather Rosenthal**, Towson, Maryland. Seller: Bonny Rowe, Fairfield. Property: 73 Crescent Road, Fairfield. Amount: \$900,000. Filed Feb. 24.

Salam, Adil, Trumbull. Seller: Rachel Turzer, Miami, Florida. Property: 23 Beaumont St., Fairfield. Amount: \$815,000. Filed Feb. 21.

Sitterly, Lucille and **George Sitterly**, Palatine Bridge, New York. Seller: Jeremy J. Gonzalez and Laura Kate Gonzalez, Stamford. Property: 271 Bridge St., Unit 243, Stamford. Amount: \$412,500. Filed Feb. 22.

Stockburger, Daniel P., Stamford. Seller: Pamela J. Powell, Stamford. Property: 39 Highland Road, Unit 39, Stamford. Amount: \$484,000. Filed Feb. 23.

Testa, Joseph, Stamford. Seller: Phillip Lloyd Lohmeyer, Cos Cob. Property: 148 Seaton Road, Unit 6-C-2 Stamford. Amount: \$255,000. Filed Feb. 24.

JUDGMENTS

Ambrams, Marc, Greenwich. \$1,443, in favor of Kallmekg Visuals LLC, Cromwell, by Eric S. Parker, Rocky Hill. Property: 39 Hunting Ridge Road, Greenwich. Filed March 16.

Candelmo, Tresa, Old Greenwich. \$2,843, in favor of Synchrony Bank, Draper, Uyah, by Rubi & Rothman, Islandia, New York. Property: 89 Laddins Rock Road, Old Greenwich. Filed Feb. 13.

Ekambaram, Ganesh, et al, Stamford. \$48,019, in favor of Mantis Funding LLC, Stamford, by Jacobs & Rozich LLC, New Haven. Property: 27 Emma Road, Stamford. Filed March 14.

Fabian, Nancy C., Fairfield. \$2,431, in favor of Discover Bank, New Albany, Ohio, by Schreiber Law LLC, Salem, New Hampshire. Property: 97 Alvin St., Fairfield. Filed March 3.

GTO Fitness LLC, Fairfield. \$50,000, in favor of PPT Management LLC, Melville, New York, by Wigginand Dana LLP, Hartford. Property: 661 Gallopin Hill Road, Fairfield. Filed March 10.

Kapetaneas, Gregory J., Fairfield. \$64,000, In favor of Konstantine Iliopoulos, Fairfield, by John K. Cohane, Fairfield. Property: 30 Crimson Lane, Fairfield. Filed March 6.

Melnikova, Lyubov, Stamford. \$2,274, in favor of Standard Oil of Connecticut Inc., Bridgeport, by Philip H. Monagan, Waterbury. Property: 269 Oaklawn Ave., Stamford. Filed March 8.

Tzanetis, Kara A., Fairfield. \$1,420, in favor of Cavalry SPV I LLC, Greenwich, by Girvin & Ferlazzo PC, Albany, New York. Property: 53 Old Elm Road, Fairfield. Filed March 10.

Urquiaga, Elmer, Stamford. \$722, in favor of LVNV Funding LLC, Las Vegas, Nevada, by Schreiber Law LLC, Salem, New Hampshire. Property: 54 W. North St., Apt. 405, Stamford. Filed March 6.

LIENS

Federal Tax Liens Filed

1785 Summer VR Partners LLC, 1785 Summer St., Stamford. \$5,800, civil proceeding tax. Filed Feb. 10.

Connecticut Property Holdings LLC, 132 Prospect St., Stamford. \$16,500, civil proceeding tax. Filed March 14.

DeCaro, Keith, 77 W. Hill Circle, Stamford. \$19,200, civil proceeding tax. Filed Feb. 22.

Gaspar, Helena, 190 Fairchild Ave., Fairfield. \$11,500, civil proceeding tax. Filed March 3.

Gilbert, Emma and Ralph A. Braccio, 42 Alexander St., Greenwich. \$2,163, civil proceeding tax. Filed Feb. 15.

Hakim, Scott, 14 Stillman Lane, Greenwich. \$35,162, civil proceeding tax. Filed March 17.

Jacinthe, Donald, 24 Raymond St., Stamford. \$1,200, civil proceeding tax. Filed Feb. 10.

Nunez, Marco and **Isausa Nunez**, 29 Lindale St., Stamford. \$7,700, civil proceeding tax. Filed Feb. 10.

Odice, Linda, 114 Pope St., Fairfield. \$10,600, civil proceeding tax. Filed Feb. 10.

Rupp, Frank J., et al, 46 Mead Ave., Greenwich. \$2,300, civil proceeding tax. Filed Feb. 21.

Settel, Katherine, 77 Glover St., Fairfield. \$372, civil proceeding tax. Filed Jan. 12.

Tedeschi, Richard M., 1 Fado Lane, Cos Cob. \$4,784, civil proceeding tax. Filed March 17.

Tippett, Janaina, 3719 Park Ave., Fairfield. \$20,000, civil proceeding tax. Filed March 15.

Virgil Real Estate LLC, 29 Virgil St., Stamford. \$30,000, civil proceeding tax. Filed Feb. 10.

West East LLC, 115 River Road, Greenwich. \$5,584, civil proceeding tax. Filed Feb. 21.

MORTGAGES

46 Dublin Hill LLC, Stamford, by Vicki K. Greenwich. Property: 46 Dublin Hill Drive, Greenwich. Amount: \$5,537,624. Filed Feb. 28.

Amy, Kimberly and **Steven Amy**, Greenwich, by Elaine Vlahakis. Lender: William Raveis Mortgage LLC, 7 Trap Falls Road, Shelton. Property: 44 Moshier St., Greenwich. Amount: \$660,000. Filed Feb. 28.

Attia, Waleed S., New York, New York, by Kristen Mazur. Lender: Guaranteed Rate Inc, 3940 N. Ravenswood, Chicago, Illinois. Property: 66 Rosemere Ave., Fairfield. Amount: \$546,250. Filed Feb. 16.

Barragan, Jorge Eduardo, Fairfield, by Lisette A. Molina. Lender: Members Credit Union, 126 E. Putnam Ave., Cos Cob. Property: 119 Westford Drive, Southport. Amount: \$360,779. Filed Feb. 13.

Bliss, Dugan W. E. and **Claire R. Bliss**, Greenwich, by Michelle Hanover. Lender: PNC Bank NA, 222 Delaware Ave., Wilmington, Delaware. Property: 49 Zaccheus Mead Lane, Greenwich. Amount: \$300,000. Filed Feb. 27.

Caputo, David and **Laura Rachel Rokoff**, Long Island City, New York, by Jonathan T. Hoffman. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 45 Davenport Farm Lane, Stamford. Amount: \$858,000. Filed Feb. 7.

Catalano, Jesica, Greenwich, by John L. Vecchiolla. Lender: Joseph D Catalano and Susan Catalano, 134 Byram Shore Road, Greenwich. Property: 1 E. Lawn Lane, Greenwich. Amount: \$400,000. Filed Feb. 27.

Ciambriello, Dawn and **Charles Ciambrello**, Shelton, by Mark McNally. Lender: Sikorsky Financial Credit Union, 1000 Oronoque Lane, Stratford. Property: 74 Oldfield Drive, Fairfield. Amount: \$532,000. Filed Feb. 13.

Cingari, Thomas F. and **Suzanne M. Cingari**, Stamford, by Gerald M. Fox III. Lender: US Bank NA, 4801 Frederica St., Owensboro, Kentucky. Property: 115 Ocean Drive West, Stamford. Amount: \$5,785,000. Filed Feb. 8.

Day, John Ryan and **Amanda Lee Day**, Stamford, by James M. Rubino. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 21 Verplank Ave., Stamford. Amount: \$1,300,000. Filed Feb. 10.

Dolger, Joshua, Stamford, by Scott Rogalski. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 137 W. Hill Road, Stamford. Amount: \$665,000. Filed Feb. 10.

Ewers, Christina M. and **Christopher L. Ewers**, Fairfield, by Antonio Faretta. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 345 Old Oaks Road, Fairfield. Amount: \$150,000. Filed Feb. 16.

Fairfield Eco Car Wash Inc., Fairfield, by Jan A. Costello. Lender: Celtic Bank Corp., 268 S. State St., Suite 300, Salt Lake City, Utah. Property: 484 Tunxis Hill Road, Fairfield. Amount: \$1,280,000. Filed Feb. 15.

Finnerty, Matthew and **Victoria Lamura-Finnerty**, Stamford, by Tiago A David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 72 Van Rensselaer Ave., Stamford. Amount: \$200,000. Filed Feb. 9.

Fishman, Matthew, Armonk, New York, by Marlene E. Macauda. Lender: Fairway Independent Mortgage Corp., 4201 Marsh Lane, Carrollton, Texas. Property: 272 Valley Road, Cos Cob. Amount: \$735,000. Filed Feb. 28.

Grace, Alexander J., Stamford, by Kenneth J. Ginsberg. Lender: Northwest Community Bank, 86 Main St., Winsted. Property: 284 Hubbard Ave., Unit 2, Stamford. Amount: \$266,400. Filed Feb. 10.

Haas, Rose Xu and **Joshua Paul Haas**, New York, New York, by Ricky M. Capozza. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 5 Pleasant View Place, Old Greenwich. Amount: \$2,700,000. Filed Feb. 27.

Hoffman, Robert, Fairfield, by Stephanie Caro. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 46 Eagle Drive, Fairfield. Amount: \$310,000. Filed Feb. 16.

Facts & Figures

Jenks, Robert R. and **Virginia Stradley Jenks**, Greenwich, by Fany Siranaula. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 357 Shore Road, Greenwich. Amount: \$100,000. Filed Feb. 27.

Kareddy, Vinod and **Phillippa Purdy**, Stamford, by David J. Bisceglia. Lender: Union Savings Bank, 226 Main St., Danbury. Property: 93 Neponsit St., Stamford. Amount: \$671,200. Filed Feb. 10.

Kurbanov, Daniel and **Adina Kurbanov**, Hewlett, New York, by Lauren J. Mashe. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 52 East Lane, Stamford. Amount: \$1,057,500. Filed Feb. 10.

Landires, Alexis and **Kristofor Parker**, Greenwich, by N/A. Lender: Newtown Savings Bank, 39 Main St., Newtown. Property: 3143 High Ridge Road, Stamford. Amount: \$630,000. Filed Feb. 9.

Landsman, David I., Fairfield, by Anna Chmarzynska. Lender: First County Bank, 117 Prospect St., Stamford. Property: 75 Millard St., Fairfield. Amount: \$100,000. Filed Feb. 14.

Launer, Merryl, Fairfield, by Nicole A. Pinero. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 4017 Park Ave., Fairfield. Amount: \$34,200. Filed Feb. 9.

Makso, David and **Jennifer Makso**, Old Greenwich, by David W. Hopper. Lender: US Bank NA, 4801 Frederica St., Owensboro, Kentucky. Property: 51 Forest Ave., Unit 24, Old Greenwich. Amount: \$510,000. Filed Feb. 27.

Manashel, Susan C., Flint, Michigan, by Kathryn L. Braun. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 41 Dale Place, Stamford. Amount: \$57,000. Filed Feb. 6.

Marcus, Peter and **Gail Marcus**, Stamford, by John M. Eichholz. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 77 Havemeyer Lane, No. 308, Stamford. Amount: \$1,100,000. Filed Feb. 10.

May, Kaye L., Fairfield, by Lori M. Dion. Lender: PennyMac Loan Services LLC, 3043 Townsgate Road, Suite 200, Westlake Village, California. Property: 60 Montauk St., Fairfield. Amount: \$85,000. Filed Feb. 13.

McWeeney, Laura, Annapolis, Maryland, by Eileen M. Pate. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 20 Church St., A-42, Greenwich. Amount: \$562,500. Filed March 1.

Mehta, Tarun, Stamford, by Olive Cassandra Denton. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 24 Sweet Briar Lane, Stamford. Amount: \$250,000. Filed Feb. 9.

Mike's Organic Delivery LLC, Stamford, by John R. Harness. Lender: Walden Mutual Bank, 66 N. Main St., Concord, New Hampshire. Property: 47 Larkin St., Units 3, 8,10, 11, Stamford. Amount: \$250,000. Filed Feb. 8.

Mori Pecho, Hector Paul, Stamford, by Lisette A. Molina. Lender: Members Credit Union, 126 E. Putnam Ave., Cos Cob. Property: 25 Van Buskirk Ave., Stamford. Amount: \$27,500. Filed Feb. 9.

O'Connor, Erin and **John F. O'Connor**, Greenwich, by Franz D'Angelo Kippes. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 165 John St., Greenwich. Amount: \$975,000. Filed Feb. 27.

Pajer, Robert Michael and **Yu Janet Cao**, Greenwich, by Tyler Andrew Whitley. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 150 Prospect St., Apt. 27, Greenwich. Amount: \$95,913. Filed Feb. 27.

Pena, Betsaida, Forest Hills, New York, by Susan Kohn. Lender: Teachers Federal Credit Union, 102 Motor Pkwy., Hauppauge, New York. Property: 1309 Hope St., No. B4 Stamford. Amount: \$284,600. Filed Feb. 7.

Pizano Gonzalez, Juan A., Mexico, Mexico, by Jonathan T. Hoffman. Lender: Emigrant Mortgage, 7 Westchester Plaza, Elmsford, New York. Property: 165 Highview Ave., No.B, Stamford. Amount: \$429,500. Filed Feb. 8.

Poretskiy, Aleksandr, Stamford, by Nathanlel W. Shipp. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 44 Strawberry Hill Ave., No. 2N, Stamford. Amount: \$276,000. Filed Feb. 9.

Ransome, Jill A., Fairfield, by Kathryn L. Braun. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 56 Longdean Road, Fairfield. Amount: \$726,200. Filed Feb. 9.

Rodrigues, Henrique M. and **Kelly A. Rodrigues**, Greenwich, by Katherine E. Morano. Lender: Dime Bank, 290 Salem Turnpike, Norwich. Property: 10-12 Hervey St., Greenwich. Amount: \$507,000. Filed March 1.

Salazar, Rosalyn and **Luis Salazar**, Fairfield, by Andrew L. Wallach. Lender: US Bank NA, 4801 Frederica St., Owensboro, Kentucky. Property: 136 Homeland St., Fairfield. Amount: \$496,312. Filed Feb. 15.

Sandolo, Sofia, Old Greenwich, by Carole M. Gilchrist. Lender: Plaza Home Mortgage Inc., 9808 Scranton Road, San Diego, California. Property: 36 Center Drive, Old Greenwich. Amount: \$982,000. Filed Feb. 28.

Siconolfi, Robert and **Juliana Christina Siconolfi**, Alexandria, Virginia, by Andrew L. Wallach. Lender: US Bank NA, 4801 Frederica St., Owensboro, Kentucky. Property: 151 Papurah Road, Fairfield. Amount: \$747,000. Filed Feb. 10.

Spitzer, Melissa and **Jose Torres**, Forest Hills, New York, by Morris L. Barocas. Lender: UNMB Home Loans Inc., 3601 Hempstead Turnpike, Suite 300, Levittown, New York. Property: 33 Talbot Lane, Unit 2, Greenwich. Amount: \$495,000. Filed Feb. 27.

Strazza, John M. and **Marie J. Strazza**, Stamford, by Scott Rogalski. Lender: Mutual of Omaha Mortgage Inc., 3131 Camino del Rio North, Suite 1100, San Diego, California. Property: 40 Penzance Road, Stamford. Amount: \$750,000. Filed Feb. 9.

Stymacks, Sean and **Claire Bachman**, Fairfield, by Courtney K.J. Alford. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 108 Euclid Ave., Fairfield. Amount: \$80,300. Filed Feb. 9.

Sudol, Mark J. and **Mallory A. Sudol**, Fairfield, by John R. Fiore. Lender: Sound Federal Credit Union, 37 North Ave., Norwalk. Property: 440 Pemburn Drive, Fairfield. Amount: \$50,000. Filed Feb. 13.

Votto, John and **Brenda Votto**, Southport, by Jack Constantinople. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 161 Cedar Road, Southport. Amount: \$415,000. Filed Feb. 9.

Zelina, Marc and **Hayley Zelina**, Greenwich, by Tyler Andrew Whitley. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 704 Lake Ave., Greenwich. Amount: \$350,000. Filed Feb. 27.

NEW BUSINESSES

Arena Auctions, 8 Norden Place, No. 212, Norwalk 06855, c/o William Essman. Filed Feb. 14.

Burger Bar, 112 Washington St., Norwalk 06854, c/o Edin Ahmetaj. Filed Feb. 6.

Captain Morgan Rum Co., 175 Greenwich St., New York, New York 10007, c/o Diageo Beer Company. Filed Feb. 13.

Connecticut Ballet, 20 Acosta St., Stamford 06902, c/o Connecticut Ballet Inc. Filed Feb. 15.

Exquisite Hair by Karym, 136 Suncrest Road, Norwalk 06850, c/o Kayla Ivette Rivera Moore. Filed Feb. 7.

Fabiano's Café, 40 Richards Ave., Norwalk 06854, c/o Flor M. Falcon Zavala. Filed Feb. 7.

Fall Painting, 227 Main St., Apt. 4, Norwalk 06851, c/o Felix A Bordon Imlach. Filed Feb. 21.

Fayomi Enterprises LLC, 1295 Riverbank Road, Stamford 06903, c/o Jennifer Frome. Filed Feb. 13.

Inshore Publishing, 391 Sawmill Road, Stamford 06903, c/o Robichaux Ink LLC. Filed Feb. 15.

JM Tile Installer, 833 Hope St., Stamford 06907, c/o Joaquin B. Marroquin. Filed Feb. 14.

Links4.Net, 59 Courtland Ave., Apt. C3, Stamford 06902, c/o Links4.Net. Filed Feb. 16.

McKeon Medical Consulting, 123 Water St., Apt. 210, Norwalk 06854, c/o Beitris McKeon. Filed Feb. 9.

Prima Solis Co., 175 Greenwich St., New York, New York 10007, c/o Diageo Beer Company. Filed Feb. 13.

Smoke Land & Variety, 225 Atlantic St., Stamford 06901, c/o Mohamed Elias. Filed Feb. 15.

St. John's Episcopal Church, 628 Main St., Stamford 06901, c/o Kathy I. McBride. Filed Feb. 15.

The Doctors Clinic & Walk in Center, 90 Morgan St., Suite 103, Stamford 06902, c/o Doctors Office CT PLLC. Filed Feb. 16.

Tigin Irish Pub, 175 Bedford St., Stamford 06901, c/o Stamford Irish Pub LLC. Filed Feb. 15.

Umbrella Corp., 170 Stillwater Ave., 3R, Stamford 06902, c/o Ruben Cruz-Jimenez. Filed Feb. 15.

Principal Analyst, Emerging Technologies and Trends Research, Gartner, Inc., Stamford, CT. Intrview tech prvdrs & usrs to gnrte case-basd rsrch & seek out key fctrs that influnce the evolution & adoption of emrgng tech & trnds. Req Bach's deg or foreign equiv in Bus Admin or rel + 3 yrs rel wrk exp. In altrntive, emplyr will acpt 5 yrs of rel wrk exp. 10% domestic trvl may be req. 100% telecommtngr permitted. To apply, please email resume to: Kari Simon, Kari.Simon@gartner.com and reference job code: 76433.

Associate (Greenwich, CT): Work with differing aspects of research for our global portfolios. Work with engineers and researchers to help coordinate, communicate, drive projects, and streamline work involved in creating or improving AQR's systematic investment strategies. Translate research requests and requirements into engineering tasks. Perform process engineering including learning all aspects of research engineering workflow. Work with engineers to support project deliverables. Perform financial industry business processes. Perform quantitative research in the finance domain. Implement financial technology and business/system process re-engineering projects. Work with Python, SQL, and scripting languages. Req's Bachelor's degr plus 3 yrs exp. Send resumes by email to HRInquiries@aqr.com or mail to AQR Capital Management, LLC, ATTN: S. Rao, 1 Greenwich Plaza, Greenwich, CT 06830. Must Ref: D47AQR. AQR is an Equal Opportunity Employer. EEO/VET/DISABILITY.

LEGAL NOTICES

5 Lea Place Associates LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 3/9/2022. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 14 Eve Ln., Rye, NY 10580. General Purpose #63327

NOTICE 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. SNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of any process against it to the LLC; 1333A North Avenue, #713, New Rochelle, NY 10804. LLC may engage in any lawful act or activity for which a limited liability company may be formed. #63334

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: DATALEVER, LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 02/18/22. Office location: Westchester County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to: The LLC, 74 Madison Ave, Valhalla, New York 10595, principal business location of the LLC. Purpose: any lawful business activity. #63335

Notice of Formation of Bella Bambinos Boutique & Imaging, LLC. Arts. of Org. filed with SSNY on 1/25/23. Principal business location: Westchester County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail a copy of any process to the LLC: 656 Preservation Trail, Webster, NY 14580. Purpose: any lawful act or activity. #63336

Notice of Formation of Areetee 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 (iLLCi). Articles of Organization filed with the Secretary of State of the 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

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 it 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

Notice of Formation of ASHER ROSENFELD CONSULTING LLC Articles of Organization filed with the Secretary of State of New York (SSNY) on 03/01/2023 Office location: Westchester County. SSNY is designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to United States Corporation Agents, Inc. 7014 13th Avenue, Suite 202, Brooklyn, NY 11228. Purpose: Any

lawful purpose. #63353

Name of Limited Liability Company (LLC): ENDLESSWEETS__LLC. †Date of filing Articles of Organization with the Secretary of State (SSNY) 1/11/21. †The LLC is located in Westchester County. †The SSNY has been designated as agent of the LLC upon whom process against it may be served. †The post office address to which the SSNY shall mail a copy of any process against it served is to the principal business location at c/o 230 Yonkers Avenue 8F NY 10701. Purpose of business of LLC is any lawful act or activity. #63355

Notice of Formation of MooneyUnlimited, LLC, Articles of Organization were filed with SSNY on 1/5/2023. Office Location: Westchester County. SSNY designated agent of LLC upon whom process may be served; mail to 19 North 3rd Street, Cortlandt Manor, NY 10567.Purpose: any lawful purpose. #63344

29 ACRES, LLC Filed 2/21/23 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 196 Eastwoods Rd, Pound Ridge, NY 10576 Purpose: all lawful #63358

Sealed bids will be received as set forth in instructions to bidders until 10:30 A.M. on Thursday, April 20, 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

D264942, PIN 882373, Rockland, Westchester Cos., Improvements to Traffic Signals, Cameras & VMS, Various Locations, Bid Deposit: 5% of Bid (- \$1,500,000.00), Goals: MBE: 4.00%, WBE: 4.00%, SDVOB: 6.00%

D265021, PIN 881431, Columbia, Dutchess, Orange, Putnam, Rockland, Ulster, Westchester Cos., HIGHWAY - VEGETATION MANAGEMENT - Various Locations, Bid Deposit: 5% of Bid (- \$40,000.00), Goals: MBE: 4.00%, WBE: 8.00%, SDVOB: 0.00%