

## Has age discrimination become the new normal in the workplace?

BY PHIL HALL

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Jordan Jones recently turned 60, but his birthday wasn't a very happy occasion. Jones is a media professional who lost his job three years ago at the beginning of the Covid-19 pandemic and he has yet to land a full-time position.

AGE DISCRIMINATION

6



TOO OLD

# ShopRite opens in Greenburgh

BY PETER KATZ

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“We’re thrilled. Over the years a lot of people have asked for more supermarkets and we’ve tried very hard to attract more,” Greenburgh Town Supervisor Paul Feiner told the Business Journals about the opening of a new ShopRite. “Everytime there’s an opening it creates a momentum that makes it easier to attract new businesses.”

The new 74,000-square-foot ShopRite is at 320 Saw Mill River Road, on a site in Elmsford in the town of Greenburgh formerly occupied by a National Amusements multiplex movie theater. The Greenburgh Town Board had unanimously approved a site plan application by Lewis Masters Holdings LP to demolish the movie theater and make way for the supermarket. The plan was originally submitted to the Town Board on April 15, 2019.

The site, which has other retail space, covers 10 acres and is west of the Westchester Hills condominium complex. Old Country Road, which runs uphill from Route 9A, borders the site to the south.



From left: Andrew Abellonio, ShopRite’s controller; Michael Martin, ShopRite’s marketing VP; Ken Jenkins, Westchester’s deputy county executive; Rossana Velazquez, ShopRite human resources specialist; Charlie Sladek, ShopRite district director; Sean Rafferty, store manager; Mike Schoendorf, VP of operations for ShopRite; Steve Savas, ShopRite’s president; State Assemblymember MaryJane Shimsky; Robert Williams, Elmsford’s mayor; Gina Jackson, Greenburgh councilwoman; Francis Sheehan, Greenburgh councilman; Ellen Hendrickx, Greenburgh councilwoman; and Alina Svizzero, ShopRite human resources director.

Pocantico Park and Greenburgh housing authority property lie to the north.

“We are proud to open our new store in Elmsford and look forward to serving the community,” said Steve Savas, president of ShopRite Supermarkets Inc. ShopRite is a trademark of Wakefern Food Corp., a retail-

er-owned cooperative based in Keasbey, New Jersey. It has stores in New York, New Jersey, Pennsylvania, Connecticut, Delaware and Maryland.

The newest ShopRite joins ten others in Westchester in White Plains, Scarsdale, Thornwood, Tuckahoe, New Rochelle,

Bedford Hills, Croton, Pelham, Yonkers and Cortlandt.

The Elmsford-Greenburgh store features freshly prepared ready-to-eat foods, a bakery, sushi, a seafood department, organic fruits and vegetables, a flower shop and more.

“When I go around the town a lot of people continue to ask for more supermarkets,” Feiner said. “They like the variety. People are still asking for more locations, different supermarkets. The new ShopRite is going to attract a lot of people to the Saw Mill River Road and North Elmsford corridor. I see many, many positives. Greenburgh is a great place to invest.”



Exterior of the new Elmsford-Greenburgh ShopRite.

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# Norwalk's Cemetery Street project grinds forward

BY JUSTIN MCGOWN

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**A**n a 6-2 vote on March 22, the Norwalk Planning and Zoning Committee (PZC) approved a resolution granting a special permit for the developers of a 77-unit mixed-bedroom development at One Cemetery St. to move ahead.

The meeting was the third of a series, which saw dozens of participants in person and more than 100 tuning in via Zoom. The vast majority of residents who spoke during the public comment period, which took up the entirety of the meeting on March 15, opposed the plan as proposed.

The controversial project, situated across the street from the Norwalk Cemetery, sits within a Transit Oriented Development (TOD) district centered around the East Norwalk train station. The cemetery is the final resting place of a number of prominent figures from Connecticut history, and a marker near the train station notes that before the city was burned by the British during the Revolutionary War the first town hall stood somewhere near East Avenue.

The Mill Pond, which the project takes its name from, once powered industry using tidal power.

The proposal for the development, a joint effort between Norwalk-based M.F. DiScala & Co. and Spinnaker Realty, calls for the construction of a five-story building and a smaller free-standing structure. In addition to 140 bedrooms, around 6,000 square feet of retail and office space anchoring end of the property is planned. A series of public amenities, which earn “points” such as a public courtyard and an easement to provide access to a cityowned parcel on the pond were included in the pro-



A street sign protesting the Cemetery Street project. Photo by Justin McGown.

posal to ensure developers can build to the height they seek.

“The vast majority of the opposition to this project isn’t about the project, it’s about the zoning,” attorney Adam Blank said during the developer’s response to public comments. “They’re unhappy with the East Norwalk Village TOD regulations, and that’s the primary gripe.”

“I think it’s a valid viewpoint to say, ‘I don’t want development in East Norwalk’ or ‘I don’t want East Avenue and Cemetery and Van Zant to change,” Blank added. “That’s fine. But what’s in front of you isn’t a request for a zone change, it’s not a request for a variance, we’re asking you to fairly apply the existing East Norwalk Village TOD regulations to this application.”

Blank addressed several concerns from the public about the potential impact of the development on school enrollment, traffic flows and the environment. While the PZC was for the most part convinced, the opposition was unmoved.

Diane Cece, a member of the board of the East Norwalk

Neighborhood Association (ENNA), told the PZC on March 15 that while city regulations state that the public comments were to be addressed to applicants instead of the commission, they were appealing to them directly as it was the only way to affect their hopes for changes.

“The center of Norwalk is a diamond in the rough, and some smallbusiness activation and modest residential growth and beautification are all desired, however East Norwalk is neither a city downtown nor is it a major transit hub, but rather a small commuter station. The ENNA and residents recognize that while this application may meet the letter of the law in complying with the zoning regulations...we contend that the application doesn’t meet the spirit of what residents intended or anticipated,” Cece said during public comment.

ENNA is a nonprofit that seeks to “preserve the residential character” of the neighborhood mounted an effort to prevent the approval of the development and the installation of traffic calming measures along

Cemetery Street. An online petition circulated by the ENNA calling for the project to be scaled back (44 units permitted under as-of-right zoning is proposed by the ENNA) received over 770 digital signatures associated with individual emails.

ENNA launched a GoFundMe campaign seeking \$11,000 to fund consultants and legal challenges. At the time of writing, 82 individuals have contributed to the fund, which stands slightly above \$8,000.

ENNA also petitioned the Connecticut Department of Energy and Environmental Protection (DEEP) for intervenor status, which forced the PZC to confer with city consul about the language of the legislation, which created the status allowing groups to oppose environmentally disruptive developments even if otherwise approved. However, the Norwalk PZC in the resolution took the stance that there was not sufficient evidence of major disruption and suggested that the DEEP did not need to become involved.

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# Rye architect demands payment for Mamaroneck apartment project

BY BILL HELTZEL

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**A**Rye architect claims that a Midtown Manhattan developer has refused to pay for services provided for a Mamaroneck apartment project.

Crozier Gedney Architects P.C. is demanding \$71,856 from Palladium Management LLC for work done on a building at 139 East Prospect Ave., according to a March 6 complaint filed in Westchester Supreme Court.

Palladium founder and principal David Roth did not reply to an email asking for his side of the story.



Palladium styles itself as a boutique real estate development and management firm that focuses primarily on commuter neighborhoods outside of Manhattan. Its portfolio includes residential and commercial sites in the Bronx, Brooklyn, Larchmont, New Rochelle and Staten Island.

In 2014, for instance, Palladium paid \$1.35 million for the Chatsworth Auction Rooms and Furniture Studios at 151 Mamaroneck Ave. It created 12 loft-style apartments and renovated 3,000 square feet of retail space.

At the same time, Palladium bought two properties on East Prospect Avenue, around the corner from the Mamaroneck Avenue site, for \$900,000.

Roth signed a deal with architect Rex B. Gedney in 2019 to pay \$127,500 to design an 8-unit apartment building at 139 East Prospect Ave., behind The Regatta condominiums.

The first phase of work called for site inspections; zoning analysis; preliminary drawings; and representing Palladium before the Village Planning Board, Board of Architectural Review and Harbor & Coastal Zone Management Commission.

The second phase encompassed preparation of construction documents, including permit applications.

Phase three covered construction administration services such as monitoring the quality of the workmanship and materials.

The Crozier Gedney firm claims that it provided services from November 2019 through November 2021 and issued monthly invoices detailing its work, but Palladium has refused to pay.

The complaint does not say whether all three phases were completed or whether Palladium paid anything beyond the initial \$10,000 retainer.

The architectural firm's attorney, Jonathan D. Kraut, sent default notices

to Roth last May and August, according to the complaint, but Palladium still has refused to pay.

The complaint accuses the developer of breach of contract and demands \$71,856 plus interest.



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Photo by Ron Lach / Pexels.

## 1 Age discrimination—

Jones is not his real name - he requested a pseudonym because he has multiple job applications pending and is afraid that his vocal complaining about age discrimination will disqualify him for employment consideration. He stated that his inability to land a full-time job is because companies are not willing to hire someone of his age.

"I am not being paranoid. I've been able to track who is getting most of the jobs that I'm applying for," Jones said. "One company had a slew of managerial openings and I met all of the criteria in the job listings. But my applications were ignored and I discovered that all of the openings went to young men in their early twenties, none of whom had any previous managerial experience. I filed a complaint with my state's Department of Labor and the U.S. Equal Employment Opportunity Commission (EEOC) and received a settlement from the company, but I would have much preferred a job."

Jones is not alone in complaining about age discrimination in the workforce. An AARP survey of 2,000 people ages 40 and up found more than three in five (64%) believing workers face age discrimination in today's workplace, with two in five (41%) stating they've experienced some type of ageism at work in the past three years.

The situation appears to be more severe among older women. A separate AARP survey of more than 6,600 women ages of 50 and older found 48% reporting bias based on their age. Black women in this age demographic reported the highest levels of ageist discrimination (70%), while 60% of Latinas and Asian American/Pacific Islanders said they are regularly discriminated against because of their age.

Separately, a survey of nearly 1,000 adults

by Zety, an online resume building platform, found 78% of respondents stating they were discriminated against during the hiring process because of their age and 77% of respondents believing that most job postings target people under 40. The language of many job postings were particularly bothersome to these respondents, with 75% identifying the top three most hated phrases as "Able to work under pressure," "Proven track record," and "A young, energetic team."

At a time when corporate human resources is being shaped by the principles of Diversity, Equity and Inclusion (DEI), the notion of age discrimination in the workforce seems bizarre. Is the DEI movement intentionally excluding older workers from its protection, or are other factors involved in this situation?

### A GROWING PROBLEM

Age discrimination in the workplace is hardly a new concept. Federal protection for older workers was enacted with the Age Discrimination in Employment Act of 1967, which forbids discrimination in hiring and workforce practices against anyone at least 40 years of age. The fight against mandatory retirement practices was among the primary goals of the Gray Panthers, an advocacy group founded in 1970.

In more recent years, the workforce became unusual as four different age demographic shared space and vied for job openings: the baby boomers (born between 1946 and 1964), Gen X (born between 1965 and 1980), the millennials (born between 1981 and 1996) and Gen Z (born between 1997 and 2012). But unlike previous generations, more people are seeking to remain employed rather than retire when they reach the cusp of their senior years.



Carly Roszowski

"People are living and working longer, and the 65-plus is the fastest growing segment of the workforce," said Carly Roszowski, vice president of financial resilience programming at AARP.

"Unfortunately, the age discrimination numbers and research that we've seen and data that we've seen is still high in this day and age."

Amri B. Johnson, founder and CEO of the consultancy Inclusion Wins and author of the recently published book "Reconstructing Inclusion: Making DEI Accessible, Actionable, and Sustainable," observed that as more older people remain in the workforce, the threat of age discrimination increases.



Amri B. Johnson

"Ageism is probably growing in terms of an ism and we can go through sexism, racism, etc.," he said. "It's probably growing as an ism more than any other. And so we're in a really precarious position because right now there are so many people in the workforce that are over 50 years old."

One of the most dramatic accusations of age discrimination in recent years was leveled against Armonk-headquartered IBM in a 2018 investigative report by the nonprofit news site ProPublica, which determined the company IBM eliminated more than 20,000 American employees ages 40 and over, which was roughly 60% of its estimated total U.S. job cuts between the years 2013 and 2018.

ProPublica reported that IBM "flouted or outflanked U.S. laws and regulations intended to protect later-career workers from age discrimination," adding that the tech giant's targeting of its older workers was a case of "how a major American corporation systematically identified employees to coax or force out of work in their 40s, 50s and 60s, a time when many are still productive and need a paycheck, but face huge hurdles finding anything like comparable jobs."

While IBM has repeatedly denied it practiced age discrimination, it has settled more than a half-dozen lawsuits filed against it by former employees, most recently in January in a case involving eight laid-off workers. But IBM is hardly alone in being sued for age discrimination - lawsuits have been filed against such diverse employers as 3M, AT&T, the Connecticut Department of Revenue Services, Eli Lilly, the Fire Department of New York, Google, the New York Mets and Novo Nordisk.

And among the entities that recently settled age discrimination lawsuits are the municipal government of Beverly Hills, California, Fischer Connectors, Ford Motor Co., PricewaterhouseCoopers, U.S. Bank and Wolters Kluwer. Dr. Robert C. Bird, professor of business law at the University of Connecticut's School of Business, did not see the severity of the situation abating.

"As more older workers populate the workforce, and as there are greater numbers of older workers in the American population, it is inevitable that the amount of age discrimination claims will increase over time," said Bird, adding that age discrimination complaints account for 20% of the EEOC's investigations into alleged workplace bias.



Dr. Robert C. Bird

### A SURPLUS OF EXCUSES

What is fueling this level of discrimination? Amri B. Johnson theorized that age discrimination in hiring could be the result of recruiters who don't perceive older workers as being an asset.

"Some of the hiring managers are younger, and it's still about preferences, traditions and conveniences," he said. They think, "Let me work with somebody who's more like me."

Jordan Jones agreed with Johnson's observation. He recalled on five different occasions he was rejected for job consideration because the recruiting and human resources officers felt he lacked experience even though he had been in the workforce since the 1980s. But when he started researching the companies who rejected him, he noticed a recurring trend.

"I went to their social media pages on Facebook and Instagram and I couldn't help but notice that all of the photographs of their employees consisted of people in their twenties and, perhaps, their very early thirties," he said. "There were dozens of young people eating pizza together, packing boxes for charity drives together, hanging out in bars for happy hours. There was no one in any of these photos who was an age contemporary of mine. I am old enough to be their father or even their grandfather no wonder they weren't eager to hire me."

UConn's Bird noted that older workers are often burdened with incorrect assumptions about their tech skills and work ethics.

"The stereotypes that come up for persons regarding age are often related to technology," he said. "The stereotype will appear that older persons are not quick to learn technology, that older persons are unwilling to change when new technology appears, that older persons are less agile, and that they don't want to work as hard as their younger counterparts."

Bird also pointed out that sometimes younger managers believe older people belong at home rather than at work.

"Another issue can be that sometimes individual managers will make casu-



al remarks that will imply age discrimination,” he continued. “For example, if a boss or manager repeatedly asks an older employee when are they going to retire or says something like ‘Isn’t it time you stop working and enjoy your golden years?’ Those kinds of questions are not illegal, but they’re unnecessary.”

Christopher S. Avcollie, managing attorney with the Southport law firm Carey & Associates PC, highlighted that some employers actively seek to slow or derail the careers of the older members of their teams.



Christopher S. Avcollie

“One example of this may be where older workers are sometimes excluded from training opportunities and career enhancement opportunities because they’re not seen as worth investing in which often causes delays or stalled their careers because they are not given training and promotion opportunities at the same way that their colleagues are,” Avcollie explained. “They are often put on performance improvement plans, which are simply designed to manage them out of the company they’re not really designed to improve their performance. And if they are, those performance improvement plans are based on specious or nonexistent accusations relating to their performance.”

Even the pandemic has been used as an excuse for age discrimination complaints. One recent case involved, Jon Chaiken, a 64-year-old former senior manager at the business publisher Red Ventures, who filed a lawsuit claiming that he was fired in March 2022 under the pretense of disobeying an order by company president Ric Elias that all employees were required to return to their offices. Chaiken had been working remotely since 2018 in order to care for his wife, who has a disabling medical condition, and his absence from the corporate offices had been previously approved by the company and the predecessor, CNet Media Group, which Red Ventures acquired in September 2020.

In his lawsuit, Chaiken alleged that his supervisor, Darshan Patel, acknowledged that his dismissal was not only due to the remote work-issue, but because it was perceived he was of “limited value,” had “too high a cost” for his role and level and had “no career trajectory.” Chaiken’s lawsuit added that “on information and belief, numerous other Red Ventures employees older than forty (40) years old were also fired in 2022 or felt pressured to leave, and were replaced by younger workers.” However, Chaiken’s is the only discrim-

ination case brought to date against the company; neither Elias nor Red Ventures’ human resources office responded to a request for comment on Chaiken’s lawsuit.

## FIGHTING BACK

In fairness, it should be noted that age discrimination does not apply to every situation where an older worker is dismissed.

“It’s important to remember that age discrimination only prohibits actions that are based on someone’s age,” said UConn’s Bird. “Older workers can be fired for economic reasons, performance reasons, for stealing company property, misconduct any reason that would be grounds for discharge for any employee. Just because a worker is terminated and that worker happens to be over 40 years old, that does not necessarily mean that the decision was based upon age. And that’s a common misperception that any termination of an older employee is illegal, which is incorrect.”

Nonetheless, pushing back at age discrimination has been a challenge at many levels. ProPublica’s investigation of IBM was published in 2018, and since then in-depth media coverage of the topic has been minimal. For the job-hunting Jordan Jones, media organizations do not want to touch the topic because of their own hiring practices.

“I can identify a dozen major news organizations who routinely hire young people straight out of college and put them into jobs for where they have no skills or experience, but they wouldn’t think about bringing on someone in their fifties or sixties,” he said. “And when you consider that some of the companies being sued for age discrimination are major advertisers, the absence of coverage is not an accident.”

AARP’s Carly Roszowski lamented the lack of media attention focused on the subject.

“I think it is under the radar and that’s why we are having to fight harder than ever to continue to include age in that conversation around the DEI efforts,” she said.

To address that oversight, Roszowski highlighted AARP’s Share Your Story cam-

paign, an online resource designed to help educate older workers who might be facing age discrimination, as well as the AARP Foundation’s litigation team that fights against age discrimination in the court. With the latter, she admitted, the challenge can be intense.

“It’s really hard to bring,” she said about age discrimination lawsuits. “Our foundation litigation team hears every day that age discrimination is one that it’s really, really hard to prove in the court.”

Attorney Avcollie recommended that it was important for a worker challenging an age-related firing to compile as much evidence as possible.

“Documentation is very important because of the difficulty in proving discrimination,” he said. “The things they need to document include remarks, comments or jokes around the workplace, instances where they are treated differently compared to similarly situated workers who are younger. And they should document their performance so they can show that there is no poor performance.”

In terms of bringing a complaint about age bias in hiring, Avcollie admitted that type of accusation “is very difficult to prove. If they’re making it to the point of job interviews and they are being passed over in favor of candidates who are less experienced and perhaps less skilled than they are, they should document the circumstances surrounding the hiring.”

Dr. Cindy Porter, vice president of the DEI Division at Manhattanville College, called on human resources professionals to acknowledge age discrimination cannot be tolerated.

“Perhaps it doesn’t grab the headlines, for whatever reasons, but it’s very real and employees of a whole variety of ages experience it on a daily basis,” she said. “When you talk about diversity and you talk about inclu-

sion, perhaps there is a tendency to focus on gender, ability or race. When you’re talking truly about being an inclusive community, you have to look at all aspects of diversity. We have laws that prevent any kind of discrimination for employees or individuals who are 40 or over in terms of hiring, promotion or job assignments. Once we become aware, we have a responsibility to follow through on it and educate managers at all levels the hiring level, the supervision level -about discriminatory practices, sometimes unintended biases that can come into play when we’re talking about age discrimination.”

Porter added that Manhattanville College is practicing what it preaches in terms of DEI and is cognizant that older employees are an integral part of its operations.

“When we’re talking about community, we want to have a place for all members of the community, regardless of age, race, ability, religion feel that they are a valued member of the community,” she continued. “To do that, we’ve got to define what we mean by an inclusive community at the college. We have to make sure that everyone feels they have a place at the college. And that’s hard work it’s something that’s done by all members of our community.”

Amri B. Johnson added that human resources officers need to respond vigorously when complaints about age discrimination arise.

“It’s highly, highly, highly under investigated by practitioners, and it’s something that we need to do more about,” he warned. “And if we do it, I think we would see benefits because older workers bring something to the table that the younger workers don’t have that’s experience and the ability to see history and bring that into the conversation and ask those questions. At the same time, we all have to build the skills to work across those differences.”



Dr. Cindy Porter



Photo courtesy dreamstime.com.

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# Tips for a low-maintenance garden

BY MELINDA MYERS



Snip-n-drip irrigation systems apply water directly where it is needed and fit any garden planted in rows. Courtesy Gardener's Supply Co.

**D**on't let your spring garden enthusiasm lead to overplanting and the creation of a summer gardening nightmare. A design with maintenance in mind and some strategic care can help reduce the time you spend managing your gardens and landscape.

**1 Consider using fewer plant species when designing perennial flower beds.** Increase the number of each to boost the visual effect of the garden and reduce care. You'll have fewer species to manage, identify and differentiate from the weeds as they emerge in spring.

**2 Select plants suited to the growing conditions and that do not require deadheading and staking.** Avoid pest- and disease-prone plants as well as those that quickly multiply and overtake neighboring plants and the garden bed.

**3 Design garden beds with gentle curves and avoid tight spaces that limit access and will make managing the surroundings difficult.** Make sure

all parts of the garden can easily be reached for planting, weeding, harvesting and care. Add a path of wood chips or a few steppers, like Leaf Stepping Stones, to large garden beds as needed for easier access.

**4 Reduce watering needs by growing plants suited to your area's normal rainfall.** Group moisture-loving plants together to minimize the amount of water used and time spent watering. Enlist the help of soaker hoses or drip irrigation like the Snip-n-Drip Soaker system when watering is needed. This irrigation system applies water to the soil where necessary and can be cut with a scissors to fit any garden that is planted in rows.

**5 Reduce watering frequency, suppress weeds and improve the soil with the help of organic mulches like leaves, evergreen needles and wood chips.** You'll gain multiple benefits with this one task. Spread a one- to two-inch layer of mulch over the soil surface. Pull it away from tree trunks, shrub stems and off the crowns of flowering plants and vegetables. The finer the mulch material, the thinner the layer of mulch you'll need.

**6 Slow the infiltration of grass and weeds into garden beds and eliminate the need to hand trim with a bit of edging.** Use a shovel to dig a V-shaped trench around the perimeter of the garden edge. Fill this with the same mulch used in your flower bed to create a mowing strip around the garden bed.

**7 Join forces with neighbors and rent an edging machine for the day or weekend.** These machines can make it easier and quicker to accomplish this task. With a shared rental, you all save money and no one has to maintain and store the equipment.

**8 Keep tools handy to save time and energy spent retrieving forgotten tools from the shed or garage.** Weather-proof garden tool bags with multiple compartments make it easy to organize, store and carry hand tools, plant tags, gloves and other small items to the garden. Or store them right where they are needed. Convert an old mailbox or invest in a small storage container like the waterproof Galvanized Garden Tool Storage

Box. Mount it on the end of a raised bed, fence, or post to keep small tools, gloves, safety glasses and more in a handy location.

**9 Use carts, wagons or a gardener's summer sled when moving large or heavy loads.** You'll be able to accomplish the move with fewer trips and less muscle strain.

Take a moment this season to implement a few of these strategies. A few changes can save you time that you can instead spend relaxing, enjoying - or adding more gardens.

*Melinda Myers is the author of more than 20 gardening books, including "Small Space Gardening" and "Midwest Gardener's Handbook, Second Edition." She hosts "The Great Courses" "How to Grow Anything" instant video and DVD series and "Melinda's Garden Moment" TV and radio program. Myers is a columnist and contributing editor for "Birds & Blooms" magazine and was commissioned by Gardener's Supply Co. at gardeners.com for her expertise to write this article. For more, visit melindamyers.com.*



Photo courtesy dreamstime.com.



# H&R Block accuses White Plains CPA of double-dip dealings

BY BILL HELTZEL

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The 2023 tax season is well underway, H&R Block says, so “time is of the essence” to stop a former White Plains office manager from competing for customers.

H&R Block sued Danny W. Stanton on March 20 in U.S. District Court, White Plains, seeking an order to ban him from using its trade secrets or providing tax and bookkeeping services to its clients.

“Stanton’s scheme,” H&R Block alleges, “constituted a classic example of double-dipping.”

He allegedly received a salary and support services from the tax preparation giant while diverting clients to his own business.

Stanton was licensed as a certified public accountant in New York in 1988 and had previously run his own firm.

H&R Block was founded in 1955 and is headquartered in Kansas City, Missouri. It is worth about \$5.2 billion by market capitalization, and it booked about \$3.5 billion in revenue and \$1.6 billion in gross profits in the past 12 months.

In 2016, according to the complaint, Stanton sold his accounting practice to Emmerman, Boyle & Associates. In 2019, EB&A sold the practice to H&R Block.

Stanton thus became an employee of H&R Block. He was given the title of senior smallbusiness partner and assigned to manage the White Plains office.

He was entrusted with confidential client information, the complaint states, and he agreed to protect the information and comply with the company’s code of ethics and conduct.

H&R Block says it formed PTF Services LLC, at Stanton’s request, to service former EB&A clients who he said preferred to do business with a boutique firm.

Stanton and other tax preparers communicated with those clients through PTF email addresses, but their salaries, office space and software were covered by H&R Block.

Unbeknownst to H&R Block, Stanton allegedly incorporated a separate company, Essential Business Advisors Inc., of Harrison. He used the acronym EBA, the complaint says, so clients would associate his new firm with the former EB&A.

“Stanton then commenced to direct certain clients to do business with Essential Business Advisors Inc.,” the complaint states, instead of with H&R Block or PTF Services.

Stanton and H&R Block employees he

enlisted to work for EBA allegedly prepared tax returns on H&R Block software.

H&R Block says it discovered an Electronic Filing Identification Number associated with Stanton and EBA that was used for filing tax returns.

From 2021 to 2022, according to the complaint, the number of tax returns filed

electronically by EBA increased from 646 to 1,161. During the same period, electronic filings by H&R Block’s White Plains office plunged from 530 to 287.

EBA’s clients, the complaint states, “should rightfully have been H&R Block’s clients.”

Stanton was fired on Feb. 28 after refusing to answer questions, according to the

complaint. Then H&R Block discovered that he had downloaded the entire contents of his PTF Services accounts, as well as lists of H&R Block clients, including tax filing histories.

H&R Block accused Stanton of breaches of fiduciary duty and loyalty, misappropriation of trade secrets, conversion of intellectual property and unfair competition.

Efforts to find contact information for Stanton or EBA, to request a response to the allegations, failed.

It is asking the court to restrain Stanton from using its information, while it pursues an arbitration case to recover monetary damages.

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

### PANELISTS



R. David Genovese  
Founder  
Baywater Properties



Jonathan Gertman  
Senior VP  
The NRP Group



Martin Ginsburg  
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Ginsburg Development Co.



Eon S. Nichols  
Partner  
Cuddy and Feder LLC

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

**HOSTED BY:** CV Rich Mansion  
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**ATTENDANCE:** \$40 per person

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# Hotel jewels in the crown

BY GEORGETTE GOUVEIA

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**B**ig Ben is ticking down to the coronation of King Charles III on May 6 and royal watchers and supporters or simply those who love a great spectacle will be converging on London for the big day.

At the classy **Beaumont** in Mayfair, which still has rooms available at the time of this writing, guests overnighting on Friday, May 5, will be offered an in-room “coronation pack,” including a map of the big day’s events, Union Jack flags, a Union Jack hat and a commemorative mug.

This striking, independent five-star luxury hotel is a wonderful blend of British tradition and America pizzazz. There’s a very stylish bar, called Le Magritte, for some of London’s best cocktails and scrumptious food, (including an exceptional salt beef hash for breakfast), in the hotel’s Colony Grill Room, which takes its inspiration from New York Clubs’ supper clubs of old. And in Gatsby’s lounge, for the entire month of May, the Beaumont’s afternoon tea will give a nod to the extraordinary precious and semiprecious stones found in the Crown Jewels, with gemstone-hued pastries. Think currants for rubies and green elderflowers for emeralds.

The Beaumont’s guest rooms, meanwhile, feature herringbone parquet floors, superb original art, Art Deco lamps and eclectic collections of British books. In the bathrooms, with their exquisite black-and-white mosaic floors, expect gleaming chrome faucets and bathroom products by Dr. Harris (the good doctor being “by appointment to his Majesty the King” – meaning the King uses these products himself). On the hotel’s ground floor, you’ll find a 24-hour gym and luxury spa with steam room, sauna and plunge pool.

The Beaumont is also right for you if you value simple, old-fashioned brass light



Beaumont Exterior - Antony - Weller

switches, (dolly switches, as they are known), which go on and off with a flick and are located in logical places; a TV that doesn’t require an Einstein-like brain to operate; and a mini-bar full of the things you want to drink and snack on throughout the day. Supremely comfortable, never flash, The Beaumont coddles you with every conceivable comfort and exudes a marvelous sense of well-being.

Located in South Kensington in London’s “royal borough,” only minutes away from Kensington Palace, the Victoria & Albert Museum and Hyde Park, **The Kensington** is an unsung hero of the London luxury hotel scene. The area is typified by wide streets of handsome, white stucco-fronted houses, garden squares and bakeries and cafés reflecting the large, local European expat community. A French/European sensibility

is apparent, too, in the hotel’s guest rooms, with their rich velvets and brocades, painted wood four-poster beds and 19th-century landscapes in gilt frames.

But it’s the public, or “drawing,” rooms at The Kensington that are its real glory. They are stunning, bathed in natural daylight, twinkly at night, highly decorated with sumptuous sofas, deep armchairs and eclectic art modernists, British impressionists, Scottish colorists, you name it. The elegant stone staircase is hung with 19th century landscapes and portraits.

The hotel also has a very stylish restaurant, too, Townhouse, where whole Dover sole à la meunière and a hazelnut Paris-Brest with chocolate sauce are among the chef’s star dishes. In the hotel’s intimate “K” Bar, meanwhile, along with its large collection of Scotch, Irish and Japanese whis-

keys, The Kensington has created a “zero-waste cocktail,” using British spirits and sustainably sourced produce, channeling the English countryside. Think herbaceous Cornish gin, English strawberries, (which will just be coming into season), and fragrant local elderflower. It’s a fitting drink to toast the king, who has been championing eco-awareness and sustainability for more than 50 years, long before most people even knew what it was.

Part of the Doyle Collection, The Kensington sister’s London properties, The Bloomsbury and The trendy Marylebone, will also be offering zero-

waste cocktails over the festive period.

Still indubitably royal but a long way from London, **The Fife Arms** in Braemar, Scotland, in the heart of Royal Deeside an area of outstanding natural beauty in Aberdeenshire is the perfect location to mark the historic event, if you fancy peace and solitude while still staying very much connected to the action. That’s because Balmoral Castle, built by Queen Victoria and Prince Albert and a favorite home of the royals for generations, is just nine miles from The Fife Arms. Over the coronation weekend, guests at this charming, typically Scottish property, with its atmospheric guest and public rooms, Scottish antiques and period wallpapers, will enjoy a special afternoon tea, including enduring British classics, such as “Victoria sponge” and “coronation chicken.” There will also be the opportunity to picnic at the Highland Games Centre nearby and enjoy a right royal whisky tasting notice the absence of an “e” to denote Scotch, as distinct from Irish and American, whiskeys – in Bertie’s Whisky Bar, featuring a flight of King Charles’s favorite drams.

Enjoy the big day wherever you are and, if you’re not a royalist, ignore it completely while remembering Mark Twain’s famous quote: “Too much of anything is bad, but too much whiskey is barely enough.”

For more, visit [thebeaumont.com](http://thebeaumont.com), [doyle-collection.com](http://doyle-collection.com) and [thefifearms.com](http://thefifearms.com).



The Beaumont Le Magritte Bar with barman - Landscape - Hi Res - Helen Cathcart



KEN - The Drawing Rooms



Clunie Dining Room at Fife Arms



# Greenwich favorite L'escale returns after mini refresh

BY GEORGETTE GOUVEIA

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The adage “if it ain’t broke, don’t fix it” surely applies to L'escale, the popular 20-year-old Provençal-style restaurant and bar at the Delamar Greenwich Harbor hotel. As we previously reported, the plan called for the restaurant to close for about three months after New Year’s Eve for a refresh. Instead, the restaurant – now owned by Charles Mallory’s Greenwich Hospitality Group, <https://www.wagmag.com/shipping-scion-charles-mallory-sails-the-seas-of-hospitality/> whose holdings include the Delamar Greenwich Harbor – was closed only about two weeks, no doubt to the delight of eager locals and other fans, who have always viewed L'escale as a kind of club for all.

On a recent visit, any number of tables celebrated milestones, complete with the restaurant’s signature sparklers at dessert, their fizzy charm contrasting with the deeper warmth of a fireplace that was most welcome so early in the spring. The celebratory atmosphere will only be more full-throttled on Easter Sunday (April 9), as the restaurant welcomes 700 guests, who will spill over into the banquet room, said David Fletcher, director of operations. That space has been completely redone, with new paint, flooring, chandeliers and furniture.

But the restaurant itself has had only cosmetic changes. The bisque-colored paint has been touched up in certain areas. The comfortable, new bisque wicker chairs will soon be headed out to the terrace – which overlooks the harbor – to be replaced by the regular dining chairs, which have been reupholstered in cream fabric. A tranquil boating scene from Mallory’s art collection graces one corner of the dining room, while new vases, sculptures, framed miniature paintings and other objets d’art in white and other neutrals fill the cabinets of curiosities that make up the back wall. Peachy-pink drapes enhance the radiance of white tablecloths set with yellow flowers. It’s a scene that Vincent van Gogh might’ve admired.

The menu, too, is substantially the same with subtle differences. We began with the Georgette Salad. (How could we, a Georgette and the granddaughter of a Georgette, who was a Frenchwoman, not begin with this light yet zesty concoction that has been reimagined with kale, frisée, radishes, capers, chickpeas and avocado chunks in a vinaigrette? Alas, it was named not for us but for Mallory’s wife.)



L'escale's mini refresh includes paintings from Charles Mallory's collection and a back wall of cabinets of creamy curiosities. It's a bisque-colored scene Vincent van Gogh might've admired.



The Georgette Salad at L'escale in Greenwich, named for owner Charles Mallory's wife.



Citrus Crème Brûlée, an irresistible finish to any meal. The petites madeleines at left, served warm with powdered sugar in the French tradition, are complementary.

We went easy on the French bread, accompanied by a round pad of cold, salted butter, and drank only ice water with lemon so that we could indulge in a returning favorite – the Maine Lobster Fra Diavolo with fettucine, cherry peppers and roasted tomatoes. It’s a Goldilocks, “just right” dish, the diavolo hot but not too spicy, the fettucine al dente but not chewy, the plentiful lobster meat never fishy. We doggie-bagged a small portion of the meal so we could save room for a latte and Citrus Crème Brûlée, adorned with three berries and a flaky puff-pastry cookie. (There were also two complementary petites madeleines, warm

and dusted with powdered sugar.)

“How was the crème brûlée?” asked one waiter, a bit tongue in cheek as there was not a crumb of crème left in the scalloped dish. Service, like the food, is as ever – warm, chatty even, but never intrusive. When we asked the staff if we might linger a bit, seating permitting, as we were working through lunch, we were told to take all the time we wanted – and seated at a table for two near a sideboard that served as a kind of desktop. Heaven.

Change will, of course, come to L'escale just as surely as the delicious anticipation of spring in March – a magical time when it’s

cool enough to enjoy the snuggling sensations of winter but too warm for snow – will give way to April warmth. Next year L'escale and indeed all of the Delamar Greenwich Harbor will close for a while to undergo a major renovation that will bring a rooftop pool, a revamped pergola and new hotel suites, Fletcher said. The restaurant also hopes to create a wine cellar worth \$1 million to compete for Wine Spectator’s Grand Award.

In the meantime, L'escale continues as it was, because why tamper with excellence?

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



## Too much information but not enough wisdom

**A**chieving financial success is a long-term proposition. That's something you may not realize if you regularly watch any of the broadcast and online financial networks.

Every day you can see "experts" talking about market performance, what stocks are up or down, and whether you should be buying or selling. If you listen long enough, you're liable to think that the key to financial success is just following what these talking heads tell you to do.

But the funny thing is, it is not an anomaly to see the expert who told you to sell today may very well tell you to buy that same stock next week and people who religiously follow their advice rarely seem to get ahead. It can be fun to tune in to the financial news channels or websites and hear different opinions and other information about the markets, but where many people go wrong is mistaking all that information for wisdom.

Sure, there's more information than ever available to do-it-yourselfers, but that information can be useless if you don't know how to use it. Too often people mistake the plethora of information for wisdom and end up making poor decisions that are based on their fear, greed and personal psychology around money.

People often wonder if they should sell the position that has declined or should they buy more of that position? They want to know if this is the time to liquidate their investments and hold cash, when what they should really do is step back and take a breath.

Listening to all that chatter over the airwaves can get people focused on the short term, and what they should do right now is nothing. Building financial security is a long-term game. Sometimes no action is the best action to take.

Falling prey to short-term thinking can wreak havoc with achieving your long-term goals. Worrying about what's going on today and making changes to your portfolio as a result is an age-old mistake that can be hard to recover from.

Looking at the historical record, long-term growth assets, like those boring "buy and hold" stocks, have survived through the bad times and eventually gone back to scale new highs. That's happened with every historical market downturn we've ever experienced except for this current one, so far.

And I believe it will eventually be true this time around as well.

One of the things that too much media exposure and stories about companies that have really taken off can do is to make people feel like they made a mistake by not buying that stock when it was still a bargain. That fear of missing out (so-called "FOMO") on the next big thing is what makes people buy into an investment that has already peaked or a bubble that's about to pop.

It's something I've seen time and again throughout my career, starting with the bursting of the dot.com bubble in the 2000's. In the years leading up to it, investors were



Photo by Lukas / Pixabay

pouring money into internet stocks even though it would be years before many of those companies had even a hope of being profitable.

Look at Amazon. It took almost eight years for it to show any kind of profit and even then, it was only one cent/share on revenues of more than \$1 billion. Many others just disappeared. Then the bubble burst. The Nasdaq declined almost 80% during this period, also known as the tech wreck, followed by 9/11.

We've seen the same thing happen with cryptocurrencies. Bitcoin hit its all-time high of almost \$67,000 in early November 2021. I think I got more calls in the fourth quarter of that year to buy Bitcoin than for any other single security in my 35-year career.

But by then it was already too late. Six months later the value was less than half of that and started this year at about \$16,000. Although it was back over \$20,000 in early March, anyone who bought Bitcoin in late 2021 has likely lost a considerable portion of their initial investment.

People who bought Bitcoin and didn't care what it cost at the time because the "experts" said it was going to go to \$100,000/coin, weren't investing. They were making a bet based on nothing more than a hunch and a prayer, which is speculation or a gamble, not investing.

Rather than listening to television talking heads or reading their

favorite financial columnist, people should make sure that they have a long-term plan. If you have a solid plan and you manage to stick to it, you are less likely to make as many financial mistakes. But unfortunately, some people spend more time planning their vacations than they do planning their financial futures.

As I said at the start, achieving financial success is a long-term proposition, which takes careful planning and ideally working on a plan with a trusted professional advisor. I tell people to think of their financial life as a business and the plan as a personal business plan. Your financial plan is where you keep track of your assets and liabilities, lay out your plans for future growth, and where the cash flow is going to come from to fund your goals and dreams.

No plan is set in stone. It should evolve along with life's circumstances. Making a revision to a carefully thought-out plan is not the same as having a knee jerk reaction and making an impulsive mistake because you don't have a personal roadmap to fall back on.

Remember, financial success is never guaranteed, but your chances will be a lot better if you have a thoughtful, detailed plan and stick to it.

*Barry P. Mitchell Jr. is founder and managing director of Next Level Private in Harrison.*

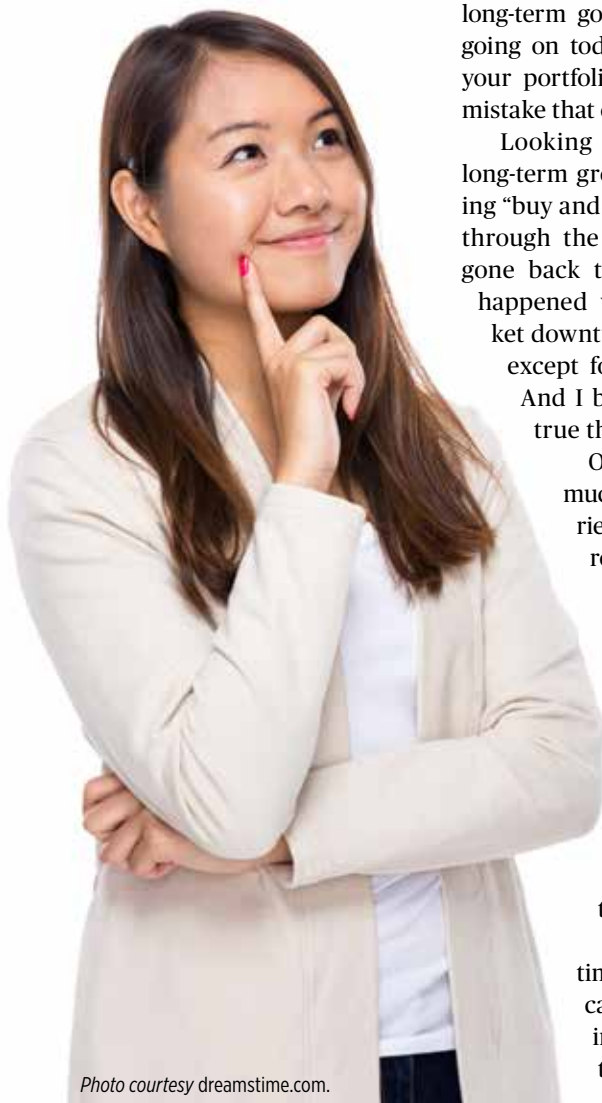
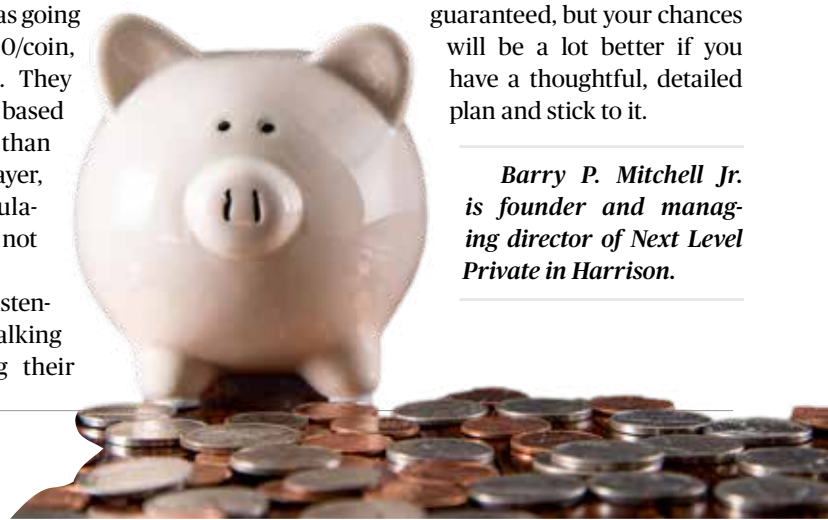


Photo courtesy dreamstime.com.





# Nature meets art in new Bruce Museum

BY GEORGETTE GOUVEIA

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“The Bruce is back,” Daniel Ksepka, Ph.D., curator of science, proclaimed with raised fists at the March 28 preview for the newly renovated and expanded Bruce Museum in Greenwich.

And how.

The museum – which opened to the public Palm Sunday, April 2, with a day of free admission, thanks to lead partner Bank of America – has created a modern new three-story wing that hugs the traditional existing building – more than doubling the Bruce’s footprint to 74,500 gross square feet. The new 44,000-square-foot wing includes a new entrance, lobby, event spaces, auditorium and café, which features breakfast offerings, soups, salads, sandwiches and beverages from Aux Délices. (The café is across the lobby from the elegant new museum store, always a highlight of any Bruce visit but now with more storage space to replenish all those plush penguins, Frida Kahlo plates, René Magritte and Vincent van Gogh dolls, jeweled insect and flower pins and artistic jackets.)

In its 10-year, \$67-million renovation and expansion, the Bruce makes a “CASE” for itself, said Robert Wolterstorff – the museum’s Susan E. Lynch executive director and CEO – referring to an acronym for community, art, science and education.

“The Bruce is a museum of the arts and sciences,” he added. “It’s our superpower... But it’s not our whole mission. We’re also an educational institution. It’s in our DNA.”

Prior to the pandemic, the Bruce saw 25,000 to 26,000 schoolchildren in a year. Wolterstorff said he expected that number to double in the new Steven & Alexandra Cohen Education Wing. But he also spoke about how museums not only belong to and reflect their communities but create them as well with their amenities, public spaces and programming – all of which encourage social gatherings as well as cultural communing.

No doubt the triumphant design will have much to do with this. Steve Dumez – a principal and director of design with EskewDumezRipple, with offices in New Orleans and Washington, D.C. – has created a space that lets the outside in, including gardens by Cambridge, Massachusetts, landscape architect Reed Hilderbrand, rock outcroppings and views of the neighboring Greenwich Harbor and Long



The Bruce Museum’s new wing, by EskewDumezRipple, lets the outside in, in this case garden design by landscape architect Reed Hilderbrand that overlooks the lobby.



The jewel-like display of minerals in one of seven new Permanent Science Galleries at the Bruce Museum in Greenwich.

Island Sound. At the same time, Dumez has designed a museum extension that is Connecticut to its bones. The gleaming striated façade of precast concrete and glass is inspired by the surfaces of the Nutmeg State’s stone quarries, he said. Light, airy white oak figures in the floors, galleries and auditorium. Gray Phoenix stone makes up the floor of the white Sculpture Gallery, which bridges the art and science galleries and crystallizes the

fusion of inside and outdoors that is the motif of the architectural achievement. Visitors look past Elie Nadelman’s small female nudes on pedestals to a window that frames nature’s art – a large, spreading tree whose still-naked limbs are about to be clothed by spring; sloping rocks, eternal in their constancy; the bisque-colored, Mediterranean-style Delamar Greenwich Harbor hotel (Page 11); and, in the distance, the Sound itself.

The Nadelman sculptures are a reminder that with more space comes the opportunity to display more artworks and scientific artifacts. The 13,000-square-foot William L. Richter Art Wing includes a 4,500-foot gallery for changing exhibits and five new galleries for the burgeoning permanent collection. A year ago, the Bruce announced it had received a promised gift of 70 works from an anonymous donor, the largest bequest of art in the museum’s 112-year history. Selections from that collection – which include works by Mary Cassatt, Alberto Giacometti, Childe Hassam, Winslow Homer, Edward Hopper, Wassily Kandinsky, Joan Miró, Henry Moore, Camille Pissarro, John Singer Sargent and Andrew Wyeth – along with two works on paper by Henri Matisse and Pablo Picasso, a bequest of William L. Richter, the wing’s namesake, bring to the museum, often for the first time, great names in the canon of art.

Their displays are joined by “Lois Dodd: Natural Order” (through May 28), landscapes and cityscapes that evoke the work of Hopper and Georgia O’Keeffe in their blend of abstraction and realism; “James Castle: Thresholds” (May 28), in which the self-taught deaf artist, who never learned to speak, read or write, invites us into the world of his rural Idaho home; and “Then is Now: Contemporary Black Art in America” (through July 9), a thought-provoking consideration of the Black experience. Organized by Margarita Karasoulas, curator of art, the shows are threaded by the jewel-like palette – marigold, eggplant and crimson – of longtime director of exhibitions, Anne von Stuelpnagel.

The jewel-like quality continues as you move from the art wing into the older building and the seven Permanent Science Galleries, a suite of spaces on natural history, and the new Science Changing Exhibit Gallery, which features “Penguins! Past and Present” (through Aug. 6), 60 million years of these remarkably adaptable birds.

In one of the Permanent Science Galleries, minerals shine like gemstones on black velvet. A standing, butterfly-shaped display of amethyst – a precious stone in ancient Egypt, science curator Ksepka said, but now classified as semiprecious – provides visitors with a photo op designed to let them feel as if they’re soaring on angel wings.

It is a metaphor perhaps for what the Bruce hopes will be a transformative experience for visitors.

For more, visit [brucemuseum.org](http://brucemuseum.org).



## Byrne makes proposals in State of the County Address

BY PETER KATZ

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**P**utnam County Executive Kevin Byrne has given his first State of the County Address to the Putnam Legislature and in it asked for \$2 million to make needed repairs to county buildings, called for more transparency in government and said Putnam needs to become a constitutional county in which only laws that are in line with principles of the U.S. Constitution need to be followed.

Byrne, a Republican, had served three terms in the New York State Assembly before being elected county executive. During his address, he proposed that the Putnam County Legislature pass what he labeled “The Taxpayer Transparency Act.”

“This county legislation would self-mandate that we provide the public with live video and audio streaming of all legislative public meetings,” Byrne said. “This will provide our residents who are incapable of attending for one reason or another with the most accurate and up-to-the-minute information on the hard work of their government representatives.”

Byrne also called for the establishment of a budget transparency website so that the public can more easily study the county’s existing and proposed budgets. He said the proposed website would explain the various budget items as well as presenting the raw numbers. He said he wants the new website up and running in about a year when he proposes the 2025 budget.

Byrne came out against the discharge of radioactive wastewater from the Indian Point Nuclear Power Plant into the Hudson River as part of its shutdown and dismantling.

“Make no mistake; our county received tremendous economic and environmental net benefits when Indian Point was operational,” Byrne said. “Now that Entergy (former owner and operator of Indian Point) is gone after the state essentially forced its closure, our federal representatives must step in and thwart a new environmental threat.”

Byrne proposed using \$85,000 from the county’s share of opioid settlement money to help fund the Putnam County Prevention Council’s programming this year in the ongoing effort to fight opioid addiction.

Byrne said his administration will move ahead with plans to build a county



Putnam County Executive Kevin Byrne delivers State of the County Address.

a stopped school bus.

Byrne called for passage of a resolution to reaffirm the county’s support for the U.S. Constitution, saying that in the past few years there have been a number of tests of constitutional rights and individual liberties.

“Putnam County is a place where anyone regardless of their background can pursue and achieve success,” Byrne said. “It is my sincere promise to the nearly 100,000 residents that call this county their home that during my tenure as your county executive for however long you will have me I will ensure that the American dream lives on in Putnam County. This government will work to empower individuals to succeed. We will continue to embody that spirit of opportunity and optimism. We are a county of entrepreneurs, innovators and hard-working people who are dedicated to building a better future for ourselves and our families.”



Photo courtesy dreamstime.com.

mental health facility that would operate 24 hours per day, seven days per week to connect people with mental health services they need and relieve the strain on local hospitals.

He also said his administration will contract with a company to install cameras on all school buses operating in Putnam to detect and help catch drivers who ignore the law that prohibits passing

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## Hands across the Hudson Valley

BY PETER KATZ

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**W**estchester County Executive George Latimer, a Democrat, has started a program to welcome county executives from other Hudson Valley counties to visit with him at the County Office Building in White Plains and make televised appearances to brief Westchester residents on key happenings and policies in their counties. This is in addition to the routine interactions county executives have in the normal course of dealing with government and political issues that spill across county lines.

“We have different political party affiliations but that doesn’t stop us from working together,” Latimer said on March 27, before introducing Orange County Executive Steve Neuhaus, a Republican.

George Latimer, left, and Steve Neuhaus.

“I’ve been county executive 10 years now,” Neuhaus said. “When I came in it was very, very difficult and we were struggling with revenues. We are predominately funded by sales tax and then it breaks down to revenues coming from state and federal governments and fees as well as, obviously,



George Latimer, left, and Steve Neuhaus.

property tax. We have the lowest tax rate since 1963. I’m going to do my State of the County Address in mid-April and I’m going to use my personal house as an example to show people where the property taxes have gone down.”

Neuhaus explained that as a result of his military service, currently as an officer in

the Navy Reserve assigned to the Pacific Fleet, he’s been able to adapt certain organizational techniques used in the military to analyze the effectiveness of county government.

Neuhaus said the Legoland theme park has been a success for Orange County, producing \$1 million in revenues just from the

hotel/motel occupancy tax.

“They have really brought a lot of attention,” Neuhaus said. “We’re seeing spin-off tourism attractions, not only hotels coming but other types of theme parks. We’re seeing adventure theme parks looking, kicking the tires on bringing in a dinosaur park, so all these things are bringing not only revenues but jobs and attention to our county.”

Neuhaus said that he and other elected officials have concerns when they look across America and see the violence and destruction that have become regular features.

“We constantly, constantly train for all sorts of apocalyptic type of events,” Neuhaus said. “Last year on election day we did a full-scale active shooter drill in one of our schools. The schools were closed so I could bring in administrators, teachers to watch how an active shooter scene actually plays out.”

Neuhaus said that the county is doing a campaign to train anyone for free in how to do cardiopulmonary resuscitation (CPR) and to administer the drug overdose treatment NARCAN.

“We are super proud of what we’re doing in emergency management,” Neuhaus said.

## Goshen Hospitality development inches forward

BY PETER KATZ

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**A** development that would bring three hotels, two restaurants, five extended stay cottages, a caretaker residence, a water tower and wastewater systems to a 63-acre parcel in the town of Goshen in Orange County has moved another step closer to possibly becoming reality. The town’s Planning Board has adopted a Final Environmental Impact Statement for the project and was preparing an environmental findings statement for a vote.

The project is known as Goshen Hospitality. The three four-story hotels would have a total of 320 rooms while the two freestanding restaurants each would be 10,000 square feet in size. Each of the restaurants would seat 250 diners. The developer would build a 35-foot water tank to service the project along with wastewater treatment

facilities and other infrastructure.

The proposed project is located just under five miles from the Legoland New York theme park and resort, which opened for its second season of operation on March 31.

The project was first proposed in 2017 and has been scaled back with the elimination of a 20,000-square-foot freestanding office building and the reduction in height of the water tower from 70 feet to the 35 feet permitted under current zoning. The project would be located at Cheechunk Road and 6 1/2 Station Road in Goshen, near New York State Route 17.

Before 1994, the development site was agricultural and used for growing crops. Since then it has remained essentially undisturbed. In 2017, a cellular tower was constructed on the site in an easement located near the southwestern property line. No other structures or uses currently exist on



Goshen Hospitality rendering.

the site, according to documentation filed with Goshen.

The developer is identified as Goshen Hospitality LLC with addresses both in Holmdel, New Jersey, and Manorville, New York.

According to the Draft Environmental Impact Statement for the project, its southwest side abuts an Orange County Emergency Services facility. Single-family homes are located to the north and northwest. Nearby is an Orange County Audubon Society sanctuary. An abandoned railroad right-of-way that has been converted into a public trail for pedestrians and bicyclists is located to the south of the site.

Goshen’s Town Engineer, Sean Hoffman,

said in a memo to the Planning Board that the project site creates a challenge relative to potential visual and aesthetic impacts since development at lower elevations will be visible along portions of Cheechunk Road and higher portions of the development would be visible from greater distances.

The developer has presented designs that show the use of materials and colors intended to be compatible with the terrain. The developer proposes permanently preserving 13.44-acres of land as open space. The developer says that once fully operational the project is expected to generate approximately \$1,307,058 in net revenue for various taxing jurisdictions in Orange County and the equivalent of 245 full-time jobs.

# More start-ups to be helped by Westchester County

BY PETER KATZ

Pkatz@westfairinc.com

**W**estchester County has announced that 11 additional start-up companies have been selected to receive support this spring through its Element 46 Tech Accelerator program. There were 41 companies helped in the first four rounds of the program.

“The Element 46 Tech Accelerator is a vital resource for technology-focused startups who are looking to take their venture to the next level,” said Bridget Gibbons, the county’s director of economic development. “Our newest cohort reflects the level of innovation and excellence that Westchester County is known for and we are delighted to welcome these entrepreneurs into our program.”

Companies selected to participate receive support with sales, product development, marketing, fundraising, operations, and management. Participants also

are connected with mentors who provide custom guidance. They’re also given access to professionals including intellectual property lawyers and accountants who will provide pro bono services.

County Executive George Latimer pointed out that the county “is home to a vibrant community of entrepreneurs who are leveraging technology to drive innovation.”

The organizations that are set to participate in the program this spring include: Diadem Capital, a funding marketplace that helps companies raise capital;

Avi Technologies, which has developed an app to use when booking travel that is targeted for high-earning Millennial and Gen Z travelers;

Makro Fitness and Nutrition, which has developed an app to help busy professionals meet their health and fitness goals;

E-ko by DATIES, an app developed by a team of music management consultants;

Chuck Sports, which has developed an app for sports fans that lets them receive

sports news and also follow the teams of their choice;

Sinfonik, an online site intended to make it easier for songwriters, businesses and local government entities to license and promote songs;

MagicPolygon, which has developed an app allowing children and their families to create, narrate, record, share and livestream their own stories;

ClubGrub, an app designed for golf club food and beverage operations allowing remote ordering of food and drinks for delivery;

Green Rush By Design, an online educational platform to help New York residents learn about the marijuana industry including job opportunities and entrepreneur ventures;

Greenfire, which has developed a system for handling cryptocurrency bookkeeping and accounting;

Paragon, which is creating an operating system to help create, build and manage

networks that bring together like-minded people and create communities.

Eight of the 11 organizations selected for the new round of participation in the program are minority and/or women-owned business enterprises.



## Mount Vernon electronics pioneer files for bankruptcy protection

BY BILL HELTZEL

Bheltzel@westfairinc.com



Mikhail Tsinberg

**A** Mount Vernon electronics company that has pioneered in high-definition audiovisual electronics has filed for Chapter 11 bankruptcy as its main supplier claims it was duped into keep-

ing the business afloat.

Key Digital Systems Inc. had agreed to respond to a lawsuit filed by Tonlyware Technology Co. by March 3, after missing two previous court deadlines in U.S. District Court, White Plains, but instead filed for bankruptcy protection in U.S. Bankruptcy Court on that date.

On March 17, Key Digital declared about \$2 million in assets and \$7.2 million in liabilities.

Mikhail Tsinberg, an engineer born in Ukraine, trained in Russia, and previously employed by the Toshiba and Phillips electronics companies, formed Key Digital in 1999.

He holds more than 40 patents for electronics, according to the company’s website, and he developed the first high-definition television transmission system and the first consumer digital high-definition TV VCR.

Key Digital designs and engineers audio-visual products at its Mount Vernon headquarters. It employs 17 people, including Tsinberg’s wife, Faina, director of operations; daughter, Masha, chief operating officer; and son, Leon, business development manager.

On Dec. 8, Tonlyware Technology of Shenzhen, China, sued Key Digital in White Plains federal court, claiming it was owed \$2.6 million for electronics delivered to the Mount Vernon company to be sold under the Key Digital brand.

Tonlyware’s affiliate, Hongkong Corenex Technology Limited, sued Key Digital on Feb. 24 for \$1.9 million in cash and credits that the Chinese company claims that Key Digital failed to repay.

Tonlyware says it was Key Digital’s primary electronics supplier from 2018 to 2021.

In 2019, Key Digital allegedly defaulted on payments for orders that had been received and sold. But Tonlyware says it continued to supply products based on

Tsinberg’s pledge that Key would make good on the payments.

Meanwhile, Tsinberg allegedly persuaded Hongkong Corenex to invest in the Mount Vernon company.

Key Digital allegedly received \$1.2 million in cash and nearly \$700,000 in trade credits for Tonlyware products. Hongkong Corenex received a promissory note that could be converted into a 25% equity stake in a new entity that would hold Key Digital’s assets.

Tsinberg allegedly represented that Key Digital was expanding and that the financing would be used to establish his company as a worldwide distributor of audiovisual and multimedia products.

But Tsinberg’s representations were false, the Chinese companies claim, and were made to keep the products coming and to prop up the business.

“Key Digital needed Tonlyware’s products to maintain its market share and to keep its business operational,” according to the Tonlyware complaint, but instead used the products and financing “to conceal what is now evident: Key Digital has for years operated a failing business that has no ability to pay its debts.”

Key Digital’s formal answer to the accusations was due on Jan. 3. On Feb. 1,

both businesses stipulated that the answer would be filed by Feb. 17. On Feb. 21 they extended the deadline to March 3.

On March 8, the court issued a certificate of default against Key Digital.

Key Digital lists more than \$4.5 million in unsecured debt to Tonlyware and Hongkong Corenex but characterizes the claims as disputed.

It also lists \$400,000 for a JP Morgan Chase Bank loan, \$500,000 to the U.S. Small Business Administration, and \$1 million to Digital Hifi Inc., the company that formerly owned Key Digital’s headquarters at 521 E. Third St., Mount Vernon.

Digital Hifi is related to Key Digital, according to a bankruptcy filing, “to the extent of overlapping equity ownership.”

Key Digital sold the property to an undisclosed but unrelated party, the bankruptcy filing states. That entity then leased the property to Digital Hifi which in turn sublets it to Key Digital.

According to Westchester property records, Digital Hifi sold the property last April to ACE MV Realty LLC, of New Hyde Park, for \$4.15 million, and Tsinberg signed the deed as Digital Hifi’s president.



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# Program helps students gain coding skills and confidence

BY JUSTIN MCGOWN

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The Synchrony corporate campus in Stamford is the site of frequent meetings to discuss code and tackle programming challenges, but four times a week the gathered developers aren't mentioning interdepartmental miscommunications or their managers' changing priorities. Instead, they are citing things like homework and SAT Prep.

Instead of Synchrony employees, the developers are students from Norwalk and Stamford public schools who are using the company's Synchrony Skills Academy as a space to study and explore the world of coding while also developing confidence, leadership skills, and new friendships forged by shared interests.

A.M. Bhatt, the co-founder and CEO of District Arts and Education (DAE), described the opportunity to collaborate and grow as being of equal, if not greater, importance to the technical skills the students develop.

"This is a Trojan Horse," Bhatt said. "We deliver like crazy on the tech side, we deliver on that and no one can dispute it. That's what Synchrony has given me the space for, that's why the state gives us money. We have to get that right, but the soldiers inside the horse are what I really care about. The thing I care about, and that my staff cares about, is that the kids leave here more bullet proof than the average kid."

Bhatt explained that the core insights and goals of the DAE program he runs within the Skills Academy, which grew out of the original program he started in New Haven, could be attached to any vocational training program. His experience in the tech sector is supplemented by studying theology and training guides the DAE approach.

"The program is not about technology. Where we start is: what do you want to use your life for?" Bhatt explained.

That philosophy also guided the selection of staff. Bhatt called the instructors for the program all capable programmers, but said that they would have been his first choice on the basis of personal skills even if they knew less code.

Mohameth Seck, a senior educator at DAE, is a graduate of the DAE coding



Mohameth Seck (right), an associate software engineering educator, works with a DAE student on his website project. Photo courtesy DAE

course. He wound up recruited by Bhatt.

"I honestly didn't see it coming, me being a teacher," Seck said. "I thought after the program I'd be working in big tech, and some classmates wound up at Sikorsky or Travelers. I thought I'd be a full-time software engineer, but I like where I've ended up. It's fun showing these kids how to build cool things that I've always wanted to do."

The DAE program also recently accepted a cohort of students from Norwalk's public schools. Carol Wilshire-Toth, the workforce development manager for the Norwalk schools, praised the DAE program and Synchrony for being excellent partners since discussions started last year.

"What was particularly attractive about it was that there were no skills or prerequisites required of our scholars," Wilshire-Toth said of the way they are developing a program with longevity.

"The idea is to be able to build upon this particular cohort in the future and then if successful to replicate that success with a new cohort in the fall."

Wilshire-Toth also noted DAE instruction is being provided at no cost to Norwalk students, alongside transportation to the

Stamford facility from Norwalk courtesy of Synchrony, which made participation immensely attractive. She added that she hopes to continue developing the skills of Norwalk students not only in coding but with other workforce development systems by exploring other afterschool training programs.

Two Norwalk students who recently joined the program were eager to discuss their projects and their appreciation for the atmosphere DAE has created.

"I've gotten to know people that are from a different school and I'm not usually much of a social person, but here I can discuss problems," said Fabia Tahiat. "That's a challenge for me and it kind of helps me out to be

more social and interactive with others."

Tahiat is a freshman at P-TECH, an NPS magnet program focused on STEM professional skills. She originally built a site about flowers, and is now using JavaScript to develop a site that prompts visitors to answer riddles.

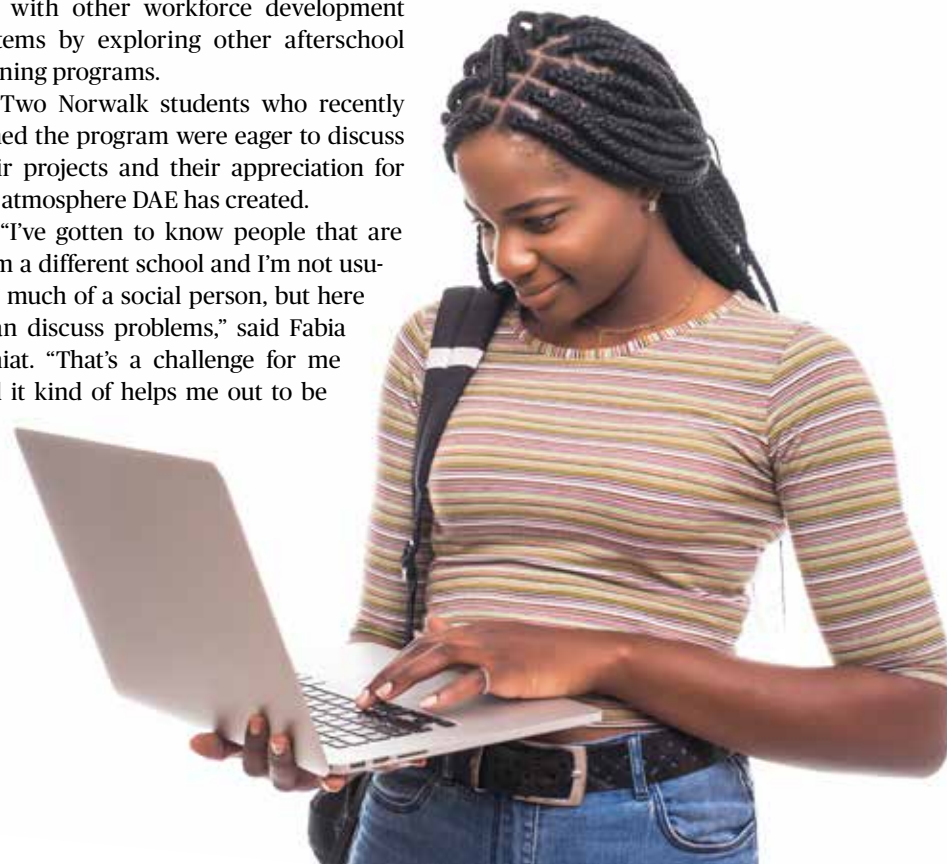
"I'm interested in writing and this is kind of like literature," Tahiat said of deciding to build a riddle website.

Tahiat has many interests and is not certain if coding is what she wants to do in the future, but she appreciated the perspective it has provided.

"I didn't know anything about coding when I first came here, nothing at all," she said. "So, it developed my knowledge about what the field actually is and how the language operates. Coding may not be your career path here, it can be something that you learn to build on your other interests."

Charlie Hernandez, a freshman student at Norwalk's P-TECH, had no prior coding experience, but he has now built a website sharing information about his favorite elements and has begun building a new, interactive site in JavaScript.

"The first day I came here I couldn't believe it," he said. "I thought my eyes were deceiving me. I just got used to it one step after another and now it's pretty nice. You basically have all the creative freedom no will judge you. Everyone is here to help you achieve your dreams."







# ROCKLAND COMMUNITY COLLEGE'S OPEN HOUSE



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# Regional college and university news roundup

BY PHIL HALL

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The local colleges and universities are busy with upcoming special events, activities, executive appointments and achievements. Here is a listing of what's on the agenda for the region's higher learning institutions.

## BARD COLLEGE



# Bard

The Bard College Institute for Writing and Thinking's (IWT) upcoming conference "Crafting, Composing, Conversing: The Writer's Voice Reconsidered" will focus on the teaching practices that help students to develop their writerly voices.

This conference will welcome New York educators of all disciplines to Bard College's Annandale, campus on April 28 from 9:30 a.m. to 4:30 p.m. Speaker Peter Elbow, the author of the bestselling books "Writing without Teachers and Writing with Power" and Emeritus Professor of English at the University of Massachusetts Amherst will deliver the keynote address.

The conference focuses on IWT writing-based teaching practices rooted in the interplay of written and spoken voices to explore voice as concept, craft, and conversation. Voice, according to Elbow, has become a "warm fuzzy word" that people use to describe writing they like or that does something appealing they can't quite pinpoint.

"We're in trouble if we don't know what we mean by the term," Elbow said.

## HOUSATONIC COMMUNITY COLLEGE



# HCC

Housatonic Community College

will be hosting the third and final entry in the Entrepreneur Speaker Series from the Werth Center for Innovation and Entrepreneurship on April 2 with a presentation by Valerie King, CEO of VK Realty Group in Trumbull.

King will discuss her experiences from starting out as an investor of residential and commercial properties in 2008 during a distressed market to creating and growing her business to become one of the top teams within the Keller Williams Realty network. Today, VK Realty Group averages over \$20 million in annual volume sales. King individually is ranked one of the top 5% agents nationwide in sales, and in over 12 years she and her team have been proud to help over 400 families buy, sell, invest, and lease real estate.

King's presentation begins at 8 a.m. in the Event Center at Housatonic Community College (Beacon Hall, second floor), and it is open to the public at no cost.

## MARIST COLLEGE



Jeff Kinney, cartoonist and best-selling author of the popular "Diary of a Wimpy Kid" series, will address traditional undergraduates of the Class of 2023 at Marist College's commencement ceremony on May 20. During the commencement ceremonies, Kinney will also receive an honorary Doctor of Letters degree from Marist.

"I'm thrilled to have the opportunity to address the Marist College Class of 2023," said Kinney. "My wife, Julie, was a member of the Class of 1990, and her experiences at Marist helped shape her into the wonderful person she's become. It will be an honor to share my own perspective and experience with a motivated group of students who will become future leaders and innovators in this country."

Marist College also announced that its adult undergraduate, master's and doctoral students will be honored the night before with Class of 1998 Marist alumnus Jerome Pickett serving as commencement speaker. Pickett is a former U.S. Secret Service agent and a former executive vice president and chief security officer for the National

Basketball Association, as well as a member of the college's board of trustees. He will receive the Distinguished Alumni Medal, the highest award given to a Marist graduate.

"Marist College has been an important part of my life for nearly three decades, first arriving on campus as an undergraduate, then having the honor of serving on the board of trustees and now receiving my master's degree," said Pickett. "I am very honored to address the Class of 2023 and to receive this prestigious award."

## ROCKLAND COMMUNITY COLLEGE



Rockland Community College has joined the National Micro-Pathways Initiative created by Education Design Lab, a national nonprofit that designs, implements and scales new learning models for higher education and the future of work. Micro-pathways are defined as two or more stackable credentials, including a 21st century skill micro-credential, that is flexibly delivered to be achieved within less than a year and result in a job at or above the local median wage, and start learners on the path to an associate degree.

Within this initiative, the college will design micro-pathways in advanced manufacturing, cannabis and health care. Education Design Lab will also provide a \$50,000 grant to be used to support this initiative and drive innovation at the school.

"As employers continue to call out for a more skilled workforce and as learner attitudes shift to emphasize a stronger connection to economic opportunities, higher education is experiencing a transformation we haven't seen since the industrial revolution," said Kevin Stump, vice president of economic mobility and workforce innovation for the college. "Fortunately, community colleges are well-positioned to create true career pathways that lead to increased economic mobility. Working with the Education Design Lab will give us the tools and resources to co-build more responsive workforce training programs with employers, faculty and learners that can stack into a college degree, unlock the skills learners have, and help close the skills gap in the region."

## SACRED HEART UNIVERSITY



Sacred Heart University (SHU) has hired Lisa Dickerson to fill a new advancement position as executive director of prospect management, data analytics and pipeline optimization.

In her new role, Dickerson will work closely with senior advancement leadership and others to broaden the university's list of financial investors and philanthropic efforts. Dickerson has more than 20 years of experience in advancement research in the higher education sector. She comes to Sacred Heart University after a distinguished research and prospect management career at Quinnipiac University. Prior to that, she worked at Yale Law School and Yale University.

"I am thrilled to join Sacred Heart University and the highly talented and ambitious advancement team. I look forward to enhancing the current funding sources at SHU with data-driven, strategic analytics, as well as essential prospect development," said Dickerson.

## UNIVERSITY OF CONNECTICUT



The University of Connecticut is planning to open its One Stop Student Services Office in the spring of 2024.

According to the school, the new office will be a front-facing customer service center that encompasses the Offices of the Registrar, Student Financial Aid Services and Undergraduate Admissions under the Division of Enrollment Planning & Management. Initial contact points for these areas, including the general UConn



phone number that is now connected to the registrar, will be redirected to the One Stop Student Services Office.

“Rather than having to decide as a student what questions apply to which offices, we want to do that work for the student,” said Michael Ormsby, the new office’s director.

#### VASSAR COLLEGE



Dr. Margaret “Peggy” Hamburg, a nationally recognized public health expert with unique ties to Vassar College, will deliver the commencement address on May 21.

Hamburg is a former president and chair of the board of the American Association for the Advancement of Science and served as the 21st Commissioner of the U. S. Food and Drug Administration from 2009 to 2015. She is the daughter of Beatrix McCleary Hamburg (Vassar Class of 1944), the first self-identified African American woman to enroll at Vassar and the first to earn a degree from Yale University School of Medicine.

Hamburg said her own career path often led her to take risks and break new ground in public health policy, and she said she would urge members of Vassar’s Class of 2023 be bold in their own choices.

“It’s important to keep exploring and learning to take advantage of the broad education a place like Vassar offers,” she said. “Find your passion and take on new challenges and be willing to fall down and skin a knee and then get up and learn from what went wrong.”

#### YALE UNIVERSITY



Over the border in neighboring New Haven County, the Yale School of Medicine has announced the initiation of a novel, randomized trial that will test whether

receiving Paxlovid (nirmatrelvir tablets; ritonavir tablets) for 15 days can improve the health of highly symptomatic adults with Long Covid.

The trial, led by Yale School of Medicine Professors Harlan Krumholz and Akiko Iwasaki, has a decentralized design, meaning that participants do not have to travel to study sites. It also uses a novel, participant-centric, digital approach to data collection.

Long Covid, also known as post-acute sequelae SARS-CoV-2 infection (PASC), is estimated to affect millions of people world-

wide. For some people, Long Covid has severely impaired their quality of life and even caused death. To date, there are no approved treatments for Long COVID.

The new trial will enroll 100 research participants and investigate the overall effect of Paxlovid, while also seeking clues for which people might respond best to the drug and why. Importantly, the study will assess changes in how people feel and how their immune system functions in response to the drug. The study will enroll previously healthy people with fair

to poor health as a result of Long Covid. Participants will not have any contraindications to Paxlovid or recent treatment with the drug. Participation will be initially open to people in Connecticut, New York, and Florida.

The Yale Center for Infection and Immunity and the Yale Center for Outcomes Research and Evaluation at Yale School of Medicine are collaborating on the study. Pfizer is funding the study and has provided scientific support in the clinical trial design and protocol development.

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## A DYNAMIC COLLEGE PERFORMING ARTS PROGRAM

Manhattanville College in Purchase will host its new and unique play reading series, “Fresh Ink” on April 5, at 7:30 p.m., in the Founder’s Ex Theatre at Manhattanville College, 2900 Purchase St., Purchase. The program will give undergraduate and graduate students, regardless of degree, the opportunity to present new plays, screenplays, musicals and other dramatic texts. It is open to the public.

Presenters can gather feedback from the audience as they continue to develop their scripts. At the same time, performing arts students can audition and gain valuable experience in the early stages of a show’s development, which is uncommon within the bounds of a traditional performing arts program.

Theater professor Vinny Mraz produces the event each year and says the most significant part of producing Fresh Ink is getting to see and hear new student work. “Readings can be a really big first step for playwrights, so seeing that opportunity happen and getting vital feedback from the audience is so fulfilling,” he said.

This year’s event will present “The Unhappy Family in the Empty Tomb,” written by two Manhattanville students - Master of Fine Arts (MFA) in Creative Writing candidate Peter Prizel and directed by undergraduate Musical Theatre sophomore Izzy Camacho. This collaboration is particularly exciting since Mraz has been working to develop this kind of interdisciplinary approach.

Manhattanville College is a small, private liberal arts institution dedicated to academic excellence, purposeful education and social justice. U.S. News and World Report ranks Manhattanville the number one private, nonprofit institution in New York among Top Performers of Social Mobility in Regional Universities North 2022 and 2023. The College, founded in 1841, serves more than 1,500 undergraduate students and nearly 1,000 graduate students from more than 44 countries and 33 states.

## FOUNDATION’S BOARD ADDITIONS

The Foundation for Abilities First NY (FAF-NY) in Wappingers Falls, the fundraising arm for Abilities First Inc. (AFI), has added three community leaders to its Board of Directors, including:

- Marlo De La Rosa, lead account manager, commercial services at National Grid, has a bachelor’s degree from Marist College in professional studies and an MBA from Marist College with a concentration in ethical leadership.

- James D. McIver Jr., P.G., managing geologist at C.T. Male Associates and regional office manager of the lower Hudson Valley region offices, has a bachelor’s degree in

geology from University of Massachusetts, a master’s degree in geology and geophysics from Boston College, and an MBA from Marist College.

- Brianna McKee, director of finance at McKee Construction Inc. in Poughkeepsie, and a financial analyst for Quavo Inc., has a bachelor’s degree in business administration from Marist College with a double concentration in finance and marketing.

Founded in 1962, Abilities First Inc. is a nonprofit organization serving the needs of those with developmental disabilities from preschool through adulthood. With more

than 600 dedicated employees committed to providing educational, vocational, residential, habilitation and family support services, Abilities First gives individuals with disabilities and their families the support to attain independence, self-determination, integration and acceptance by others. In serving more than 1,400 children and adults throughout the Hudson Valley region of New York state, Abilities First holds a long-term commitment to creating a cohesive culture of compassion, empowerment and respect for these individuals through education, exploration and experience.



Heather Bell

## NEW BOARD MEMBER AT STATE CHAMBER ALLIANCE

Heather Bell, president and CEO of the Orange County Chamber of Commerce, has been elected to the Board of Directors of Chamber Alliance of New York State (CANY). She brings more than 25 years of experience to the table via her work in corporate, community and government relations. A staunch proponent of advocating for small business, CANY’s Executive Director, Peter Ross, said Bell’s “passion for the chamber alliance is effusive, her experience extensive and I’m confident our association will continue to grow with her involvement.” CANY is an association of more than 70 chambers of commerce across New York that is dedicated to providing members with education and insight into the latest trends and issues facing its members, in addition to providing a forum to connect and collaborate with peers across the state.

## ARCHITECTURAL FIRM OF THE YEAR

The American Institute of Architects New York State Chapter (AIANY) established its award in 2005 to recognize notable achievements in design, community service, education and service to the profession and the AIA by an architectural firm in New York state for a period of at least 10 years. KG+D of Mount Kisco, this year’s awardee, is the first firm to receive this award that does not have an office in New York City. In practice in Mount Kisco for 28 years KG+D has built upon a well-established legacy of over 90 years of services to clients throughout the Hudson Valley/Fairfield County region.

The team of professionals who provide a diverse and well-balanced collection of skills, professional experience and leadership qualities include

Russell A. Davidson FAIA-president and principal; Erik A. Kaeyer AIA, LEEDAP, vice president and principal; Walter P. Hauser AIA, vice president and principal

Sarah Dirsra AIA, LEEDAP, NOMA, principal; Brian Mangan AIA and principal; Travis Schnell AIA, principal; and Susan Davidson ASID and associate principal.

In the past five years, KG+D has been the Architect of Record on approximately \$590 million worth of construction with \$430 million in the public facility market. Over the past 28 years, the firm’s team has provided services for projects ranging in size from a \$70 million new school to a \$20,000 sidewalk improvement project. The firm has been recognized with over 30 design awards.



## OUTSTANDING YOUTH FOR LEADERSHIP AND COMMUNITY SERVICE

"I am constantly in awe of the accomplishments and selflessness of the young people in this county," said Westchester County Executive George Latimer, as the Westchester County Youth Bureau and Youth Board honored 10 youth who demonstrated leadership and resilience in their everyday efforts. "I congratulate them on their award and thank Dr. DaMia Harris-Madden and the entire Youth Bureau and Youth Board for their work," he said.

The award recipients were Roymichael Brisport of Mount Vernon, Leah Charity-Spriggs of Tuckahoe,

Emma Farley of New Rochelle, Emiliano Juarez of White Plains, Samantha Milewicz of Armonk, Sam Nadol of Tarrytown, Anaisis Nisani Norales Luna, of Hartsdale, Ciara Ramos of Yonkers, and Tanya Shukla of Ardsley/Scarsdale.

Youth Board President Dr. Alexandria Connally said: "The young people in Westchester County are change agents. I am honored and privileged to be a recipient of their genius."

## 'A MATTER OF TASTE'

The Arc Westchester Foundation, which raises public awareness and financial resources for The Arc Westchester's programs and services for people with developmental disabilities and their families, will host its 17th annual "A Matter of Taste" fundraiser on Wednesday, April 19, from 6 to 9 p.m., at Glen Island Harbour Club in New Rochelle. The event, which is back in-person for the first time since the Covid-19 pandemic began, will feature signature cuisine prepared by the finest chefs in the area, accompanied by a wide assortment of wines, specialty cocktails and craft beers.

In addition to delicious food and drink, the night will feature an exciting live paddle raise and a silent auction with prizes ranging from sporting events to jewelry and trips.

"We are thrilled to welcome back our loyal donors for our first in-person 'A Matter of Taste' event in three-years," said Nancy Patota, executive director of The Arc Westchester Foundation. "...The funds raised at this event will support the innovative and comprehensive programs that The Arc Westchester provides for people with developmental disabilities throughout our community."

## LAW SCHOOL HONORS MOLDOVA'S CHIEF PROSECUTOR

The Elisabeth Haub School of Law at Pace University in White Plains recently honored Veronica Dragalin, chief of the Anticorruption Prosecution Office for the Republic of Moldova, with its 2023 Robert S. Tucker Prize for Prosecutorial Excellence at a ceremony in New York City attended by fellow prosecutors and other members of the legal community. Dragalin, a former assistant U.S. Attorney, was recognized for her outstanding contributions to the field of criminal prosecution and excellence in prosecutorial practice and praised for her commitment and courage in leading the fight against corruption in her native country of Moldova.

A dual citizen born and raised in the Republic of Moldova and educated in the United States, Dragalin was introduced by Assistant United States Attorney Adam Schleifer, a friend and former colleague, who spoke of her unique journey to find her passion as a successful prosecutor in the U.S.—fulfilling the American dream and now giving all she's received back into the world for the greater good. "She has gone way above and beyond the call of duty, taking on the role at great risk to her life," Schleifer said.

During the presentation of the award, benefactor Robert S. Tucker, CEO of T&M



From left: Robert S. Tucker, CEO of T&M; Assistant United States Attorney Adam Schleifer; Honoree Veronica Dragalin, chief of the Anticorruption Prosecution Office for the Republic of Moldova; Horace E. Anderson Jr., Dean of the Elisabeth Haub School of Law at Pace University; and Marvin Krislov, Pace University president

USA LLC, spoke of the critical importance of the rule of law and of the fundamental principle that "no man is above the law."

"These words are the compass for all great prosecutors past and present, and especially for the one we are honoring here today," said Tucker. "In these fraught times, the role of the prosecutor is more vital than ever. And more than ever it takes

courage and resolve to uphold the rule of law."

Dragalin left Moldova at the age of 8, eventually coming to the U.S. as a teenager and receiving an undergraduate degree from Duke University and a Juris Doctorate degree from the University of Virginia School of Law. She spent the first years of her career as an associate at the interna-

tional law firm, Jones Day. After working as a lawyer on civil litigation and international criminal investigations, in 2016, she became a federal prosecutor in Los Angeles where she worked in the Public Corruption & Civil Rights Section and served as the office's hate crimes coordinator.

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

She is already making an impact in her new role within a short time.

Elisabeth Haub School of Law at Pace University offers JD and Masters' of Law degrees in both environmental and international law, as well as a Doctor of Juridical Science in environmental law. The school, on the Pace campus in White Plains, opened its doors in 1976 and has more than 9,000 alumni around the world.

## GRANTS AWARDED TO ENHANCE PATIENT CARE

Burke Rehabilitation in White Plains has been awarded three separate grants to improve the quality of patient care and enhance the lives of people living with a spinal cord injury (SCI). The grants complement Burke's multidisciplinary approach to rehabilitative medicine. Each grant focuses on a specific patient need with the goal of improving outcomes.

Burke Rehabilitation was awarded \$25,000 from the Christopher and Dana Reeve Foundation's Direct Effect Quality of Life grant for the Burke Everything Else Education Program (BEEEP). This award will support BEEEP from July 2022 through June 2023.

Burke's Spinal Cord Injury Medicine Specialist Shelly Hsieh, M.D.; Director of Inpatient SCI Program Elizabeth Dominick PT, DPT; and Director of Therapeutic Recreation Eileen Andreassi, MA, CTRS, will work with community partners and organizations to educate participants.

Also, The Thomas and Agnes Carvel Foundation renewed its commitment



Music therapy at Burke.

to Burke Rehabilitation with the award of a \$50,000 grant to continue and expand the Neurologic Music Therapy (NMT) Program in partnership with MedRhythms Inc. The Carvel Foundation awarded the initial grant in 2021. Through the renewed commitment and the support of additional NMT donors, including a grant from the state of New York, Burke is expanding the NMT services to five days each week.

The Will Rogers Institute demonstrated its commitment to Burke Rehabilitation Hospital with the renewal of its \$20,000 annual grant to support pulmonary education and research. For the past 45 years, The Will Rogers Institute has partnered with Burke by awarding this grant. As a result of this year's donation, Burke will embark on a new clinical trial commencing in 2023 to impact patients' recovery and rehabilitation.

## NEW BOARD MEMBER AT YO DIGO NO MAS

Elena Rivera-Cheek, founder and CEO of Copy & Art was recently appointed to the Board of Directors of Yo Digo No Mas (I say no more).

Maria Trusa, organization founder said, "Elena's creativity, business acumen and commitment to the mission of the organization makes her a perfect addition to the team as we continue to grow and spread our message."

The founder of White Plains-based Copy & Art more than 11 years ago, Rivera-Cheek now serves as the CEO of the agency, which specializes in digital marketing and communications and was recently named one of the Fastest Growing Privately Owned Companies in the U.S. by Inc. magazine.

Proud of her Puerto Rican heritage, Rivera-Cheek makes it a point to support diversity and inclusion initiatives and organizations.



## COLLEGE DEI VICE PRESIDENT APPOINTED

Cindy Porter, Ed.D.

Manhattanville College has created a distinct Diversity, Equity and Inclusion (DEI) Division to be led by Vice President Cindy Porter, Ed.D., as a testament to its commitment toward efforts to promote diversity, equity and inclusion on its campus.

The division will include all of Title IX, Center for Inclusion as well some oversight of the Sister Mary T. Clark Center for Religion and Social Justice and employee recruitment efforts. In addition, the division will have responsibility

to work with the grants office to secure significant grant funding.

In her work as chief diversity officer at Manhattanville, Porter has played a crucial role in the development of a comprehensive roadmap toward DEI.

In her new role Porter will continue to lead the Presidential Council on Diversity, Equity and Inclusion, which meets to discuss and solve issues related to DEI, as well as developing and implementing initiatives and programs that promote a more inclusive campus community. She will also work

closely with college leadership and stakeholders to ensure that DEI remains a central focus of Manhattanville's strategic planning and decision-making.

Louise Feroe, Ph.D, interim president of Manhattanville College, said, "The goal with this move is to make Manhattanville's efforts to build an inclusive community of students, faculty and staff part of the organizational structure of the college with the leadership of a vice president who will bring the lens of Diversity, Equity and Inclusion to all facets of what we do."

## ALMOST A MILLION RAISED FOR PROGRAMMING

Rising Ground, one of New York's leading human services organizations, which operates more than 50 programs at sites across all New York City boroughs and in Westchester County, held its annual gala March 9 and raised \$700,000 to benefit its programming to help support early childhood programs, foster care, family stabilization, intimate partner violence prevention, health care, mental health services, juvenile justice and programs for people with intellectual and developmental disabilities. Emmy® Award-winning WABC-TV journalist Kemberly Richardson (formerly of New Rochelle) was co-host with comedian/actor Chuck Nice. Open Impact Real Estate received the "Champion for Children" award.



## BEHAVIORAL HEALTH SERVICES GARNERS WIDE COMMUNITY SUPPORT

Signaling the power of partnership and community, Greenwich Hospital has raised \$4 million in a matter of months toward its expansion of behavioral health services for adolescents, young adults and older adults.

A surge of support for Greenwich Hospital's plans, in conjunction with Yale Psychiatry, to increase the breadth and scope of its mental health offerings, addresses an acute intergenerational need, heightened by the pandemic.

Building on the hospital's long history of behavioral health care for adults, programs will include intensive outpatient services, cognitive-behavioral group and individual therapies, and medication management.

To kickstart the new programmatic needs, a Westchester-based couple donated \$1 million to fund the operational cost from its inception through the first few years.

Greenwich Hospital's plans for its young adult and older adult population also include a new outpatient Interventional Psychiatry Service at the main hospital at 5 Perryridge Road. This program is an extension of Yale Medicine's Interventional Psychiatry Service – home to some of the world's most pioneering experts within the field.

"Our community, like most around the nation, is experiencing an unprecedented need for mental health care," said Greenwich Hospital President Diane P. Kelly, DNP, RN. "Our clinicians experience this need every day in what has truly reached epidemic proportions. ..."

Over recent months, community members rallied behind a lead matching gift giv-

en by longtime Greenwich residents Richard and Ellen Richman in January toward the creation of a new Adolescent Behavioral Health Outpatient Program. Inspired by the dollar-for-dollar match, the community came together to help Greenwich Hospital meet its \$1 million goal.

"The immediate, enthusiastic feedback from the community and the subsequent funds raised exceeded our match expectations, with more than 25 donors contributing \$1.9 million to help make our vision for the first adolescent program of its kind in our community come to fruition," said Noël Appel, senior vice president and chief development officer at Greenwich Hospital.

Key to these plans is a unique partnership between Greenwich Hospital and the Greenwich United Way, which is contributing funds to cover the design and construction costs of the space.

Work is well underway to ready the adolescent program for an opening at 500 W. Putnam Ave. The center, geared for youth ages 12-18, will include intensive adolescent outpatient services, cognitive-behavioral group interventions and medication management.

Greenwich Hospital is a member of Yale New Haven Health and is a 206-bed regional medical center serving lower Fairfield County, Connecticut, and Westchester County, New York. It is a major academic affiliate of Yale School of Medicine. Founded in 1903, Greenwich Hospital has evolved into a progressive medical center and teaching institution.

## AWARDING HEALTH-CARE PROFESSIONALS

Together with Westchester County Executive George Latimer, the Westchester County Board of Health and the Westchester County Department of Health recently awarded the 2023 Public Health Awards to two health-care professionals, a high school senior and two organizations for their accomplishments in the public health sector.

Board of Health President Robert Baker, M.D. presented the 2023 Dr. Harold Keltz Distinguished Public Health Service Award to Beverley Chang, PA-C, MPH, who chairs the Health Committee of the NAACP Peekskill branch, for promoting health education and prevention measures to Peekskill residents.

Baker will present the 2023 J.R. Tesone Youth Public Health Service Award to Jason Starr, a Briarcliff High School se-

nior who developed a website that uses sophisticated computer modeling to help communities gauge the impact of interventions for Covid-19.

Health Commissioner Sherlita Amler, M.D., will present the Commissioner's Award to Michael Palumbo, M.D., chief medical officer at White Plains Hospital, for his advice and support during the pandemic.

To recognize their collaboration and critical response to the pandemic, the County Health Department will also present two Special Recognition Awards to The LOFT LGBTQ+ Community Center for its support and partnership in response to the Mpox outbreak, and the Yonkers Riverfront Library for hosting more than 15 Covid-19 vaccine clinics throughout the year.



## DOCTOR APPOINTED TO ADVANCE QUALITY OF HOSPITAL OUTPATIENT CARE



Dr. Gregory Pontone

White Plains Hospital has appointed Dr. Gregory Pontone as associate medical director for ambulatory quality and physician services, where he will be responsible for working with the hospital's clinical and administrative teams to advance the quality of outpatient care. He will also continue to practice cardiology two days a week, seeing patients at the hospital's Center for Advanced Medicine & Surgery.

An administrator and cardiologist for nearly 20 years Pontone joins the Hospital from NewYork-Presbyterian Medical Group in Queens, where he most recently served as chief ambulatory quality and patient safety officer, as well as an attending cardiologist and director of outpatient cardiac services. He received his medical degree from Tufts University School of Medicine and a Master of Business Administration in finance from Hofstra University Frank G. Zarb School of Business.

Dr. Michael Palumbo, executive vice president and chief medical officer at White Plains Hospital, said, "Greg's experience developing and implementing quality and safety programs will be an asset to our hospital as we remain focused on evolving our programs and services to meet our community's growing health-care needs."

White Plains Hospital, a 292-bed not-for-profit health care organization is a member of the Montefiore Health System, serving as its tertiary hub of advanced care in the Hudson Valley.

## ANNUAL TEE PARTY

A mini-golf tournament played on a customized course set-up on the grounds of Parsonage Cottage, 88 Parsonage Road, Greenwich, on June 4, will begin with check-in at 11 a.m. for 18 holes. Two rounds are available: the first tee time at 11:30 a.m. and the second at 12:15 p.m. Prizes will be awarded for Best Round, Best Team Attire and Hole in One. Cost is \$100 for a foursome and \$30 for a single player with spirited team attire and team names recommended. Additional options include sponsoring a Foursome of Seniors to play for \$100, Hole Sponsor for \$300, Beverage Cart Sponsor at \$400, Platinum Sponsor at \$500, and a Tee Party Event Sponsor at \$1,000. Parsonage Cottage is also accepting monetary and prize donations.

"We are looking forward to welcoming Parsonage Cottage supporters to play mini-golf. The residents truly enjoy watching the grounds abuzz with excitement and young people," said Executive Director Penny Lore. "We are so grateful to our Junior Advisory Board members and their



Parsonage Cottage residents Tom McGuire, Less Russo, Gene Santini and Muzzy DeCarlo. Contributed photo by Parsonage Cottage.

commitment to supporting Parsonage Cottage and our efforts to provide a full spectrum of enriching services and activities to the residents."

Parsonage Cottage Senior Residence

acts as a partner for independent living in a unique and warm environment with a focus on giving residents a variety of experiences that will enable them to enjoy a lifestyle that allows them to thrive and flourish.

## BOOKS FOR MEDICALLY COMPLEX CHILDREN

The Speech-Language Pathology (SLP) program at New York Medical College (NYMC) prepares graduates for a career in a health-care setting. Providing community activities for students to interact with populations they could potentially treat in the future is an impactful strategy implemented by the SLP department. One of those activities includes the SLP adapted book project in collaboration with St. Mary's Hospital for Children in Bayside, New York.

This "story time" exercise, as it is referred to by Stefanie Blanco, SLP.D., CCC-SLP, TSSLD, assistant professor of speech-language pathology, is a rotating experience in which students from the SLP program travel to St. Mary's and read books to children with medically complex needs.

The adapted book exercise is extremely rewarding for all involved parties. The patients are provided a space to improve their literary and social skills among their peers. SLP students gain hands-on experience in a field they are passionate about while servicing an under-resourced community.

Partnerships like this are designed to serve a need in the community and enhance the NYMC SLP student experience by preparing them for any health-care setting as the speech-language pathologists of tomorrow.



## ONE OF THE TOP TEN HOSPITALS NATIONWIDE

White Plains Hospital recently announced that it has been awarded the Outstanding Patient Experience Award™ from Healthgrades for the eighth time. This honor places the hospital among the top 10% of hospitals nationwide for patient experience and one of just eight hospitals in the state to receive the honor this year.

For its annual patient experience analysis, Healthgrades evaluated Hospital Consumer Assessment of Healthcare Providers and Systems (HCAHPS) patient survey data against 10 patient experience benchmarks to identify the institutions displaying what it calls "an unwavering commitment to prioritizing positive patient experience during a short-term, acute care visit." Of the 3,138 hospitals evaluated, only 419 hospitals achieved the Healthgrades award.

"With these awards, we are helping consumers identify the highest-quality care in their community by celebrating the hospitals that consistently deliver better-than-expected clinical outcomes," said Burt Kann, executive vice president and head of product at Healthgrades. "Our mission is to provide patients with the resources and knowledge they need to make the best decisions based on trusted information, not just instinct," he said.

## CHAIR OF CANCER SUPPORT TEAM ELECTED

Rupert Walters of Larchmont has been elected chairman of the Board of directors of the Cancer Support Team (CST) for which he has a 20-plus-year history serving as treasurer and board member. He began his career in marketing and sales at J. Walter Thompson, General Foods and Warner Amex Cable Television. His first CEO responsibility was for Popsicle, a division of Sara Lee Corp. He progressed through other CEO, COO and president roles for Chemical Bank, JWP Environmental Group, Ipsos and The NPD Group. Geographically, his responsibilities expanded globally to include North America, Europe, Asia and Australia.

The Cancer Support Team is the only Westchester-based nonprofit homecare program, licensed by the New York State Department of Health, providing professional nursing education and support, social work counseling, case management and cancer-related services to patients and family members living in southern Westchester. The services are delivered free of charge at any stage of the illness.



WESTCHESTER  
COURT CASES

**U.S. Bankruptcy Court White Plains & Poughkeepsie Local business cases, March 22 - 28**

**Meir Tsinman, Suffern vs. The Medical Supply Depot, Monsey, et al, 23-7015-SHL:** Adversary case, fraudulent transfers in Tsinman Chapter 7 (21-22168). Attorney: Howard P. Magaliff as trustee of the Estate of Meir Tsinman.

**U.S. District Court, White Plains Local business cases, March 22 - 28**

**Dutchess County Water and Wastewater Authority, Poughkeepsie vs. Dynax Corp., Elmsford, et al, 23-cv-2416-CS:** Product liability, removal from Dutchess Supreme Court. Attorneys: Paul J. Napoli, Andrew Croner, Patrick Lanciotti, Nicholas Mindicino.

**Estate of Michael Cruise vs. St. Cabrini Nursing Home, Dobbs Ferry, 23-cv-2462-PMH:** Medical malpractice, removal from Westchester Supreme Court. Attorneys: Joseph Ciaccio and Brett R. Leitner for Cruise; Janine A. Mastellone for Cabrini.

**Bin Wang, Flushing, Queens vs. Fantasy Cuisine, Hartsdale, et al, 23-cv-2463-NSR:** Fraudulent filing of information, class action. Attorneys: Aaron B. Schweitzer, Tiffany Troy, John Troy.

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:

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**Village of Woodbury, Nassau County vs. Dynax Corp., Elmsford, et al, 23-cv-2590-NSR:** Product liability, removal from Orange Supreme Court. Attorney: Patrick Lanciotti.

**City of Prescott, WI vs. Dynax Corp., Elmsford, et al, 23-cv-2594-CS:** Product liability, removal from Westchester Supreme Court. Attorney: Patrick Lanciotti.

## DEEDS

## Above \$1 million

**Bloomington Road Investors LLC, Hartford.** Seller: HUSPP Bloomington Road LLC, New York. Property: 1 Maple Ave., White Plains. Amount: \$112 million. Filed March 15.

**Blue Pearl Properties LLC, Chappaqua.** Seller: Leigh A. and Casey A. Schmitz, White Plains. Property: 102 Fuller Road, Ossining. Amount: \$1 million. Filed March 15.

**Cardile Enterprises LLC, Armonk.** Seller: North Castle Property Venture LLC, Chappaqua. Property: 355-357 Main St., North Castle. Amount: \$7.3 million. Filed March 10.

**Cleary, Richard, New Milford.** Seller: Woodard Development Corp., Yonkers. Property: 284 Nepperhan Ave., Yonkers. Amount: \$1.4 million. Filed March 10.

**Disick LLC, Palm Beach, Florida.** Seller: Constance M. Slampiak, White Plains. Property: 5 Renaissance Square, 21C, White Plains. Amount: \$1.3 million. Filed March 13.

**Gateway Kensington LLC, Greenwich, Connecticut.** Seller: Jeffrey Barath, West Harrison. Property: 15 Kensington Road, Eastchester. Amount: \$1.4 million. Filed March 10.

**Greason, Arthur D., Ossining.** Seller: 415 Commerce Realty LLC, White Plains. Property: 415 Commerce St., Mount Pleasant. Amount: \$1.2 million. Filed March 14.

**Rivera, Jorge and Juana Rivera, Port Chester.** Seller: Irving Owner LLC, New York. Property: 9 Palace Place, Rye. Amount: \$1.2 million. Filed March 13.

**Ruggiero, Joseph A., Chappaqua.** Seller: Sterling East Building Corp, New Rochelle. Property: 181 Hook Road, Bedford. Amount: \$1.3 million. Filed March 15.

**Split Tree LLC, Larchmont.** Seller: Jason Ment and Wendy Sayles, Larchmont. Property: 9 Bayard St., Mamaroneck. Amount: \$4 million. Filed March 15.

**Trinity Presbyterian Church, Mount Kisco.** Seller: IREP-CG 526 Anderson Hill LLC, Scarsdale. Property: 526-530 Anderson Hill Road, Harrison. Amount: \$1.8 million. Filed March 10.

## Below \$1 million

**178 Wyndcliff LLC, Yonkers.** Seller: Elvis and Edmond Kortoci, Bronx. Property: 38 Cantitoe Road, Yonkers. Amount: \$645,000. Filed March 13.

**192 Linden Street LLC, Yonkers.** Seller: Lucindo Castro, Palisades, New Jersey. Property: 157 First St., Yonkers. Amount: \$678,000. Filed March 15.

**Aftab Realty Inc., Great Neck.** Seller: Neptune Avenue Real Estate LLC, Brooklyn. Property: 11 Fourth Avenue South, Mount Vernon. Amount: \$600,000. Filed March 15.

**Arlott, Sara, Mount Vernon.** Seller: 58 Parkway Road South Management LLC, Pound Ridge. Property: Park View Road, Pound Ridge. Amount: \$750,000. Filed March 10.

**Bluestein, Lisa M., Scarsdale.** Seller: PNC Bank N A, Miamisburg, Ohio. Property: 21 Lafayette Ave., Ossining. Amount: \$474,000. Filed March 13.

**CJCB LLC, White Plains.** Seller: Christopher and Rena Prashad, White Plains. Property: 25 Bradley Ave., Greenburgh. Amount: \$930,000. Filed March 10.

**Diggs, Sallie, Mount Vernon.** Seller: 507 Fostertown Road Realty Corp., Bronx. Property: 630 Seventh Ave., Mount Vernon. Amount: \$410,000. Filed March 13.

**Farrell, David, Mount Vernon.** Seller: Poly Enterprize LLC, Mount Vernon. Property: 745 Sixth Ave., Mount Vernon. Amount: \$390,000. Filed March 10.

**Hidden Meadow at Somers LLC, Baldwin Place.** Seller: Angelo and Rita Salzillo, Yorktown. Property: 31 Muscoot River Road, Somers. Amount: \$752,000. Filed March 15.

**Imbrogno, Mary E., Port Chester.** Seller: SB Fund Management Inc., Bayside. Property: 161 Fairview Ave., Rye. Amount: \$405,000. Filed March 13.

**Jake Realty & Development Ltd., New York.** Seller: Tara C. Falco, South Salem. Property: 123 East St., Lewisboro. Amount: \$430,000. Filed March 15.

**Karas Limo Inc., Bronxville.** Seller: Matthew Jensen and Rohana Pereira, Yonkers. Property: 13 Newkirk Road, Yonkers. Amount: \$790,000. Filed March 14.

**Koshy, Saramma, Yonkers.** Seller: NB23 RE Holdings LLC, West Oneonta. Property: 26 Truesdale Place, Yonkers. Amount: \$620,000. Filed March 13.

**Leone, Joseph and Dennis Zanzano, Holly Springs, North Carolina.** Seller: 1037 Kiwi Holdings LLC, Bronxville. Property: 12 Montgomery Ave., Eastchester. Amount: \$650,000. Filed March 13.

**Lin, Lin and Chen Zhang, Scarsdale.** Seller: Li Changxiu, Scarsdale. Property: 4 Martine Ave., 1012, White Plains. Amount: \$348,000. Filed March 15.

**Lv Acquisitions Unlimited LLC, Tuckahoe.** Seller: George M. and Migdalia Pacheco, Bronx. Property: 15 N. Everts Ave., Greenburgh. Amount: \$565,000. Filed March 10.

**Mad Owners LLC, Tarrytown.** Seller: NK Properties 465 LLC, Croton-on-Hudson. Property: 465 Yorktown Road, Cortlandt. Amount: \$380,000. Filed March 13.

**McIntyre Street Realty LLC, Yonkers.** Seller: Naber Primiano LLC, Yonkers. Property: 850 Tuckahoe Road, Yonkers. Amount: \$265,000. Filed March 15.

**Mem Flipp Corp., Bronxville.** Seller: Everything Is Elite Corp, Bronxville. Property: 130 First St., Mount Vernon. Amount: \$490,000. Filed March 14.

**Mem Flipp Corp., Bronxville.** Seller: Marashi Kristjan, Bronx. Property: 232 Jessamine Ave., Yonkers. Amount: \$761,000. Filed March 15.

**Minishi, Cheryl, New Castle.** Seller: J&A Renos LLC, Harrison. Property: 16 Saddle Court, North Castle. Amount: \$617,000. Filed March 15.

**Newman, Paul H., Kannapolis, North Carolina.** Seller: Daves Warehouse LLC, Cortlandt Manor. Property: 8 Brook Place, Cortlandt. Amount: \$12,000. Filed March 15.

**Phillibert, Aubrey, Port Chester.** Seller: Ralph Adorno Land Development Corp, Hawthorne. Property: West Street, Rye. Amount: \$150,000. Filed March 13.

**Racanelli, Anthony and Helen Racanelli, Dobbs Ferry.** Seller: Sobella 18 Mount View LLC, Ardsley. Property: 18 Mount View Ave., Greenburgh. Amount: \$900,000. Filed March 15.

**Ruiz, Ines, Yonkers.** Seller: ELDCD Development LLC, New York. Property: 186 Sedwick Ave., Yonkers. Amount: \$450,000. Filed March 13.

**SGB Realty Group LLC, Monroe.** Seller: Shifoli and Thierry Desjardins, Yonkers. Property: 9 DiRubbo Drive, Cortlandt. Amount: \$530,000. Filed March 10.

**Stardust Realty LLC, Poughkeepsie.** Seller: 160 Grove Street Property Inc., Cortlandt Manor. Property: 20 Grove St., Peekskill. Amount: \$950,000. Filed March 14.

**Vanduyne, Marie L., White Plains.** Seller: Gabe Realty Corp, White Plains. Property: 15-17 Rathburn Ave., White Plains. Amount: \$602,000. Filed March 10.

**Wells Fargo Bank NA, Salt Lake City, Utah.** Seller: Dwayne C. Ambrose, Brooklyn. Property: 395 Collins Ave., Mount Vernon. Amount: \$525,000. Filed March 10.

## WORKERS' COMPENSATION BOARD

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

**Fleetwood Bakery Shop II Inc., Pleasantville.** Amount: \$20,500

**G&G General Contracting Inc.; Gino Uli, Ardsley.** Amount: \$2,770

**GMZ Corp. d.b.a. Who's Cooking; Russell Puck, Croton Falls.** Amount: \$20,500

**Invitam Inc d.b.a. Portum, Cortlandt Manor.** Amount: \$1,000

**Joseph Delaura & Son Contracting Inc., Yorktown Heights.** Amount: \$21,000

**Joseph S. Daniel, Armonk.** Amount: \$544

**Lovelett Properties Inc. d.b.a. Bar'lees Wine & Whisky Bar; John Lovelett, Mamaroneck.** Amount: \$23,500

**Mon Amour Group Inc., Yonkers.** Amount: \$3,000

**Patrick Leno d.b.a. Leno's Clam Bar, New Rochelle.** Amount: \$5,000

**RLA Holdings, LLC, Scarsdale.** Amount: \$96,000

**S&J Service Center Inc.; Joseph Pires, Hartsdale.** Amount: \$5,687

**Soro Group LLC d.b.a. Tredici North, Purchase.** Amount: \$9,000

**TBM Landscaping & Masonry Corp.; Fredy Martinez, Mount Kisco.** Amount: \$1,000

**Tuck Auto Service & Gas Inc., Yonkers.** Amount: \$24,500

**White Plains Collision Center Inc., White Plains.** Amount: \$7,500



# Facts & Figures

## JUDGMENTS

**Alfred, Christopher A.**, Yonkers. \$5,291 in favor of Cavalry SPV I LLC, Greenwich, Filed March 16.

**Allan, Tracy**, et al, Dobbs Ferry. \$21,748 in favor of Victoria Moran, Lloyd Harbor. Filed March 9.

**Angelucci, Clara L.**, Mount Vernon. \$5,054 in favor of Discover Bank, New Albany, Ohio. Filed March 16.

**Arce, Hector**, Valhalla. \$5,812 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed March 7.

**Brantley, Shawn**, Yonkers. \$2,988 in favor of Synchrony Bank, Draper, Utah. Filed March 7.

**Capela, Monica**, New Canaan, Connecticut. \$63,151 in favor of Meadows at Cross River Condo II, Bethel. Filed March 7.

**Carpenter, Susana**, Tickahoe. \$2,515 in favor of Midland Credit Management Inc., San Diego, California. Filed March 8.

**Carroll, Patricia**, Mount Kisco. \$2,925 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed March 9.

**Contrino, John**, Yonkers. \$184,814 in favor of Juan Paulino, Yonkers. Filed March 6.

**Copeland Renovation & Construction Corp.**, New Rochelle. \$95,245 in favor of TD Bank NA, Cherry Hill, New Jersey. Filed March 10.

**Cruz, Shereta**, Mount Vernon. \$2,831 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed March 16.

**Digital Design Crew LLC**, Yonkers. \$5,637 in favor of Clickmail Marketing Inc., San Mateo, California. Filed March 16.

**Duarte, Walter E.**, Mount Vernon. \$4,383 in favor of Capital One NA, Glen Allen, Virginia. Filed March 17.

**Federal Property Maintenance Corp.**, Harrison. \$27,366 in favor of Ahern Rentals Inc., Las Vegas, Nevada. Filed March 15.

**Galdo, Alan**, Croton-on-Hudson. \$1,753 in favor of UHG I LLC, Williamsville. Filed March 7.

**Georghiu, Constaninos**, White Plains. \$3,578 in favor of Crown Asset Management LLC, Duluth, New York. Filed March 17.

**Grier, Alexander**, Chester. \$174,315 in favor of Westchester Medical Center, Valhalla. Filed March 9.

**Heirloom Farms LLC, et al**, West Town. \$57,899 in favor of Prospero Equipment Corp., Pleasantville. Filed March 9.

**Higgins, Errol**, Yonkers. \$25,391 in favor of Rock Flower Corp., Yonkers. Filed March 7.

**Higgins, Samora** and **Heather Mckee**, Yonkers. \$25,285 in favor of Rock Flower Corp., Yonkers. Filed March 6.

**Kosilov, Bogdan**, Hallandale Beach, Florida. \$80,955 in favor of Morrissey Christopher, Yonkers. Filed March 3.

**Leonard, Charles L.**, Cortlandt Manor. \$11,788 in favor of American Express National Bank, Sandy, Utah. Filed March 16.

**Madison New York Services Corp.**, Jamaica. \$32,740 in favor of Grono Solutions Wholesale LLC, Passaic, New Jersey. Filed March 14.

**Malkin, Christopher**, Harrison. \$5,391 in favor of Synchrony Bank, Draper, Utah. Filed March 7.

**Marquardt, Jeanmarie**, Cortlandt Manor. \$3,674 in favor of Synchrony Bank, Draper, Utah. Filed March 7.

**Mbaye, Ayana**, Yonkers. \$8,688 in favor of Capital One NA, Glen Allen, Virginia. Filed March 17.

**Olivo, Claudia**, Port Chester. \$79,940 in favor of Luis Ratto, Port Chester. Filed March 3.

**Ortiz, Luz**, Pelham. \$4,380 in favor of Synchrony Bank, Draper, Utah. Filed March 7.

**Philippeau, Farah**, New Rochelle. \$11,438 in favor of Bank of America NA, Charlotte, North Carolina. Filed March 17.

**Picariello, Dana**, Scarsdale. \$1,533 in favor of Crown Asset Management LLC, Duluth, New York. Filed March 17.

**Pickard, Sabrina**, Yonkers. \$5,980 in favor of Consolidated Edison, New York. Filed March 16.

**Powell, Mary A.**, New Rochelle. \$1,933 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed March 16.

**Reis, Maria F.**, Mount Vernon. \$2,452 in favor of UHG I LLC, Williamsville. Filed March 7.

**Rivecca, Corey**, Bouckville. \$25,737 in favor of State Insurance Fund, White Plains. Filed March 8.

**Rodriguez, Ann D.**, Yonkers. \$5,354 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 16.

**Sanchez, Lidia F.**, Yonkers. \$8,382 in favor of Cavalry SPV I LLC, Greenwich, Filed March 16.

**Sibaweihi, Aichatou D.**, Yonkers. \$3,959 in favor of UHG I LLC, Williamsville. Filed March 7.

**Soliz, Allyson**, Mohegan Lake. \$47,819 in favor of National Collegiate Student Loan Trust 2006-4 A Delaware Statutory Trust, Peachtreecor, Georgia. Filed March 10.

**Sy, Handumanan P.**, Yonkers. \$8,809 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed March 9.

**Washington, Joyce E.**, Mount Vernon. \$1,964 in favor of TD Bank NA, Brooklyn Park, Minnesota. Filed March 6.

**Washington, Lashan T.**, Yonkers. \$6,488 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed March 16.

**Y&Y Electric LLC**, Chester. \$377,597 in favor of HH Benfield Electric Supply Company Inc., Mount Vernon. Filed March 16.

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

**Ally Financial Inc.**, as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$326,000 affecting property located at 565 Willett Ave., Port Chester. Filed March 15.

**American Express Bank FSB**, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$187,000 affecting property located at 1 Hillair Circle, White Plains. Filed March 17.

**Anderson, Judith B.**, as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$1,500,000 affecting property located at 221 Taxter Road, Irvington. Filed March 14.

**Bank of America NA**, as owner. Filed by US Bank Trust National Trust. Action: Foreclosure of a mortgage in the principal amount of \$900,000 affecting property located at 208 Greenwich Road, Bedford. Filed March 16.

**Blank, Michael S.**, as owner. Filed by The Bank of New York Mellon. Action: Foreclosure of a mortgage in the principal amount of \$630,000 affecting property located at 850 Saw Mill River Road, Yorktown. Filed March 17.

**Brescia, Michael**, as owner. Filed by US Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$565,000 affecting property located at 50 Shore Road, Pelham. Filed March 13.

**Carrozza, Frank**, as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$250,000 affecting property located at 2 Tunis Ave., Yonkers. Filed March 16.

**Cavalry SPV I LLC**, as owner. Filed by The Bank of New York Mellon. Action: Foreclosure of a mortgage in the principal amount of \$719,000 affecting property located at 718 Scarsdale Road, Yonkers. Filed March 16.

**Crawley, Felicia Executrix**, as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$100,000 affecting property located at 21 Van Duzen Place, Eastchester. Filed March 14.

**Decola, Elizabeth**, heir, as owner. Filed by Mortgage Assets Management LLC. Action: Foreclosure of a mortgage in the principal amount of \$544,000 affecting property located at 46 Sherwood Drive, Mamaroneck. Filed March 14.

**Domenici, Michael**, as owner. Filed by Loandepot.com LLC. Action: Foreclosure of a mortgage in the principal amount of \$665,000 affecting property located at 129 Secor Lane, Pelham Manor. Filed March 15.

**Fariello, Claire**, as owner. Filed by US Bank Trust National Trust. Action: Foreclosure of a mortgage in the principal amount of \$150,000 affecting property located at 169 Concord Road, Yonkers. Filed March 16.

**Hannon, Janine**, as owner. Filed by Crosscountry Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$676,000 affecting property located at 20 Country Ridge Circle, Rye Brook. Filed March 16.

**Harris, Jillianne**, as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$390,000 affecting property located at 69 Palmer Road, Yonkers. Filed March 13.

**JPMorgan Chase Bank NA**, as owner. Filed by Citibank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$805,000 affecting property located at 16 Stephen Drive, Tarrytown. Filed March 14.

**JPMorgan Chase Bank NA**, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$307,000 affecting property located at 185 Ramona Court, Yorktown Heights. Filed March 15.

**Lasalle, Julio E.**, as owner. Filed by Midfirst Bank. Action: Foreclosure of a mortgage in the principal amount of \$554,000 affecting property located at 201 Park Drive, Eastchester. Filed March 17.

**Midland Funding LLC**, as owner. Filed by HSNB Bank USA National Trust. Action: Foreclosure of a mortgage in the principal amount of \$518,000 affecting property located at 10 Hanford Ave., New Rochelle. Filed March 17.

**Mosca, Michele**, as owner. Filed by Citibank NA. Action: Foreclosure of a mortgage in the principal amount of \$265,000 affecting property located at 172 Ridgeview Lane, Yorktown Heights. Filed March 14.

**Nunez, Nathali**, as owner. Filed by UA Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$424,000 affecting property located at 247 Sommerville Place, Yonkers. Filed March 17.

**Palisades Collection LLC**, as owner. Filed by Wellington Condominium Board of Managers. Action: Foreclosure of a mortgage in the principal amount of \$112,000 affecting property located at Main Street, Unit 2D, White Plains. Filed March 17.

**PNC Bank s.b.m. National City Bank**, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$875,000 affecting property located at 24 Prescott Ave., White Plains. Filed March 15.

**Randolph, Deloris**, as owner. Filed by HillCrest Park Condo Group V Inc. Board of Managers. Action: Foreclosure of a mortgage in the principal amount of \$6,900 affecting property located at 7M N. James St., Peekskill. Filed March 14.

**Shen, April L.**, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$1,222,000 affecting property located at 110 Oliver Road, Bedford. Filed March 15.

**Simoes, Ana**, as owner. Filed by Freedom Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$206,000 affecting property located at 231 Eighth St., Verplank. Filed March 13.

## MECHANIC'S LIENS

**33 Calvert Properties LLC**, Harrison. \$2,042,788 in favor of Coco Residential Inc., Mamaroneck. Filed March 15.

**42 West Broad Developers LLC**, Mount Vernon. \$7,222 in favor of Billed Exchange LLC, Austin, Texas. Filed March 13.

**Croton Heights I LP**, Yonkers. \$32,710 in favor of Apex Mechanical Corp., Bronx. Filed March 16.

**CRP/Post Bedford Hills Owner LLC**, Bedford. \$20,384 in favor of Tradesmen International LLC, Rochester. Filed March 15.

**Fernandez, Sebastian N.**, Mamaroneck. \$6,385 in favor of Bowerman Restoration LLC, White Plains. Filed March 17.

**Klein, Richard**, Yorktown. \$9,880 in favor of Aspen HVAC Inc., Brewster. Filed March 13.

# Facts & Figures

**Mirza, Amir**, Pound Ridge. \$146,000 in favor of Tykaconcepts Inc., Westport, Connecticut. Filed March 13.

**Richard, Berry**, Greenburgh. \$59,451 in favor of Vincent Franco Consult Design Co., Tuckahoe. Filed March 16.

## NEW BUSINESSES

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

## Partnerships

**Otto Frey & Sons Plumbing & Heating**, 135 Main St., Dobbs Ferry 10522. c/o Joseph Frey, Henry and Joseph Trama. Filed March 16.

## Sole Proprietorships

**Alpha & Omega Appliances Repair**, 125 Elliott Ave., Yonkers 10705. c/o Cesar Augusto Gonzales Santana. Filed March 15.

**American Indian Music Band**, 3547 Fladers Ave., Yorktown Heights 10598. c/o Rajesh Kumar. Filed March 17.

**Better Life Notary Services**, 22 S. West St., No.1604, Mount Vernon 10550. c/o Debra Givens. Filed March 15.

**Big Spoon Little Spoon**, 2 Glen Road, Ardsley 10502. c/o Maria Harty. Filed March 13.

**Cardsbymiarose**, 2333 Palmer Ave., 2F, New Rochelle 10801. c/o Maria R. Viccaro. Filed March 17.

**Coalition For Access to Regulated & Safe Cannabis**, 1173 Old White Road, Mamaroneck 10543. c/o David Feuerstein. Filed March 14.

**Earth Club Market**, 430 E. Fourth St., Mount Vernon 10553. c/o Tiffany Padilla. Filed March 14.

**Evelyn Alonzo-Romero Realtor**, 847 King St, Peekskill 10566. c/o Evelyn D. Romero. Filed March 15.

**Gladys Momoh**, 5 N. High St., 3R, Mount Vernon 10550. c/o Gladys Momoh. Filed March 13.

**Glory Days Market**, 8 Thompson St., Larchmont 10538. c/o Erin Reda. Filed March 17.

**Guardian Day Care**, 11 Lenox Ave., Pleasantville 10570. c/o Wilbe Lopez. Filed March 14.

**Jose Multi Cleaning Service**, 105 Oak St., 2R, Yonkers 10701. c/o Jose L. Dominguez Perez. Filed March 13.

**Lagoon Bookkeeping Solutions**, 2005 Palmer Ave., No. 747, Larchmont 10538. c/o William J. Lake. Filed March 17.

**Luxe Coaching**, 45 Chelsea Place, Yonkers 10710. c/o Shakira Williams. Filed March 13.

**Marcelin Private Home Care Services**, 33 Lincoln Ave., 10C, New Rochelle 10801. c/o Edwige Duceus Marcelin. Filed March 6.

**OGS Construction**, 176A Weyman Ave., New Rochelle 10805. c/o Oscar Guzman Sanchez. Filed March 9.

**Patino Home**, 1014 Main St., Peekskill 10566. c/o Edgar Patino. Filed March 13.

**Phaz Screens**, 1321 Elm St., Peekskill 10566. c/o Frank Saraceno. Filed March 10.

**Pure Wellness NY**, 340 Route 202, Somers 10589. c/o Vanessa McKay-Barr. Filed March 7.

**R&K Landscaping**, 908 Elm St., Peekskill 10566. c/o Efrain Songor. Filed March 6.

**Rancheritos Mini Market Store**, 693 Main St., New Rochelle 10801. c/o Felipe S. Delsy. Filed March 7.

**Rey Hair Salon**, 90 Nardozzi Place, New Rochelle 10805. c/o Rey Galarosa. Filed March 15.

**Smart Minds After School Program**, 173 Huguenot St., New Rochelle 10801. c/o Dwayne Davis. Filed March 3.

**Truth Speaks**, 25 Union Ave., Mount Vernon 10550. c/o Autumn Robinson. Filed March 6.

**Villa Lawn Care**, 111 N Regent St., Port Chester 10573. c/o Rigoberto Villa. Filed March 6.

## HUDSON VALLEY

### BUILDING LOANS

## Above \$1 million

**12 Mosier Court LLC**, as owner. Lender: Broadview Capital LLC. Property: 12 Mosier Court, Monsey. Amount: \$1 million. Filed March 16.

**Canam Hudson Valley Logistics Owner LLC**, as owner. Lender: Commerce Bank. Property: in East Fishkill. Amount: \$52 million. Filed March 17.

**Ne Viola Holdings LLC**, as owner. Lender: Northeast Community Bank. Property: 24 Buena Vista and 452 Phillips Hill Road, Clarkstown. Amount: \$2.2 million. Filed March 14.

**Northeast Community Bank**, as owner. Lender: 6 Eahal Court LLC. Property: 6 Eahal Court, Monroe. Amount: \$8.1 million. Filed March 15.

## Below \$1 million

**Adusei Holdings LLC**, as owner. Lender: Wisdom Ventures LLC. Property: in Beacon. Amount: \$125,000. Filed March 16.

**FRC VTX Assets LLC**, as owner. Lender: Babylon Real Estate Management LLC. Property: 36 Orange Ave., Montgomery-Walden. Amount: \$193,000. Filed March 15.

**Geno Construction Group Corp.**, as owner. Lender: Labruzzo Gino. Property: 47 Burton Farm Road, Patterson. Amount: \$400,000. Filed March 16.

**Loan Funder LLC Series 39068**, as owner. Lender: JQ Real Estate Ventures LLC. Property: 38 Lander St., Newburgh. Amount: \$150,000. Filed March 15.

**Loan Funder LLC Series 45160**, as owner. Lender: Newburgh SHG 108 LLC, et al. Property: in Newburgh. Amount: \$220,000. Filed March 15.

**Loan Funder LLC Series 45697**, as owner. Lender: 6GB301 LLC. Property: 6A Getzil Berger Blvd., Palm Tree. Amount: \$398,000. Filed March 15.

**Northeast Community Bank**, as owner. Lender: Lattintown Road Corp. Property: 100 Lattintown Road, Newburgh. Amount: \$400,000. Filed March 15.

**S SVB Revolving Loan Trust**, as owner. Lender: Newburgh SHG 96 LLC. Property: in Newburgh. Amount: \$682,000. Filed March 15.

**Sharestates Investments LLC**, as owner. Lender: Newburgh SHG 52 LLC. Property: in Newburgh. Amount: \$515,000. Filed March 13.

**Walden Savings Bank**, as owner. Lender: Gau William and Angela Cangialosi. Property: 2743 Albany Post Road, Montgomery. Amount: \$280,000. Filed March 14.

**Walden Savings Bank**, as owner. Lender: 77 Chambers Street Property Owner LLC. Property: in Newburgh. Amount: \$450,000. Filed March 15.

### DEEDS

## Above \$1 million

**SB HCP Fishkill I LLC**, Grapevine, Texas. Seller: HPTCY Properties Trust, Newton, Massachusetts. Property: 17 Westgate Drive, Fishkill. Amount: \$11.2 million. Filed March 16.

Below \$1 million

**80 N. Hamilton LLC**, Beacon. Seller: US Bank National Association, Armonk. Property: 12 Duane St., Poughkeepsie. Amount: \$120,000. Filed March 15.

**Adusei Holdings LLC**, LaGrangeville. Seller: Jackson William. Poughkeepsie. Property: in Beacon. Amount: \$290,000. Filed March 16.

**Barbara M. Boyer Trust**, Windsor. Seller: Toll Northeast V Corp., Washington, Pennsylvania. Property: 83 Champion Way Wappingers Falls. Amount: \$700,500. Filed March 16.

**Carney, Bonnie Kramer and Gary R. Carney**, Yorktown Heights. Seller: 25 Old Farm Road Development LLC, Poughkeepsie. Property: in Red Hook. Amount: \$85,000. Filed March 17.

**Choc, Jose Domingo Tiul**, Millerton. Seller: US Bank Trust National Dallas, Texas. Property: 3372 Route 22, Dover Plains. Amount: \$332,000. Filed March 15.

**Clover Street LLC**, Poughkeepsie. Seller: Homefinders Corp., Mount Kisco. Property: 9 S. Cherry St., Poughkeepsie. Amount: \$9,000. Filed March 15.

**Michele Audrey Kulerman Family Trust**, New York. Seller: 25 Old Farm Road Development LLC, Poughkeepsie. Property: in Red Hook. Amount: \$85,000. Filed March 13.

**Mittelman, Jeremy**, Monroe. Seller: 24 26 Spring Street LLC, Elmsford. Property: in Wappinger. Amount: \$438,000. Filed March 17.

**Reilly Homes Construction Corp.**, Poughkeepsie. Seller: Lauren L. Drum, Pleasant Valley. Property: in LaGrange. Amount: \$33,500. Filed March 16.

**RPAC Holdings LLC**, New York. Seller: Suzanne M. Mateo, Milan. Property: in Milan. Amount: \$10,000. Filed March 15.

**Schreiber, Hope and Julie L. Rooney**, Long Island City. Seller: Delavergne Avenue Inc., Freeport. Property: 40 Delavergne Ave., Wappingers Falls. Amount: \$618,500. Filed March 13.

**White Gorilla Farm LLC**, Miami Beach, Florida. Seller: Marianne E. Allen, Kempton, Pennsylvania. Property: in Red Hook. Amount: \$679,000. Filed March 15.

### JUDGMENTS

**Aarons, Philip J.**, Pomona. \$7,652 in favor of Caddis Funding LLC, Greenville, South Carolina. Filed March 13.

**Adams, Patrick**, Monroe. \$3,667 in favor of Windridge Homeowners Society, Red Hook. Filed March 14.

**Akin, Charlotte D.**, Newburgh. \$1,470 in favor of Cavalry SPV I LLC and Citibank, Valhalla. Filed March 15.

**Ascencio, Janice Krystal and Crystal Run Healthcare LLP**, Middletown. \$14,774 in favor of Marie Owens, Garner, North Carolina. Filed March 9.

**Bakonyi, Stephani G.**, Goshen. \$2,521 in favor of Cavalry Spv I LLC and Department Stores National Bank, Greenwich, Connecticut. Filed March 13.

**Breuer, Eli**, Chester. \$5,680 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed March 13.

**Broome, Ike**, Newburgh. \$3,052 in favor of Midland Credit Management Inc., San Diego, California. Filed March 15.

**Carr, Dwayne C.**, Newburgh. \$6,721 in favor of Cavalry SPV I LLC and Citibank, Greenwich, Connecticut. Filed March 10.

**Cassisi, Eileen E.**, New Windsor. \$4,017 in favor of Jefferson Capital Systems LLC, St. Cloud, Minnesota. Filed March 13.

**Castro, Michael T.**, Washingtonville. \$22,035 in favor of Bank of America, Charlotte, North Carolina. Filed March 15.

**Cortes, Fernando**, Newburgh. \$2,064 in favor of Cavalry SPV I LLC and Citibank, Valhalla. Filed March 15.

**Crockett, Stephanie**, Middletown. \$7,820 in favor of HP Coolidge Stratford Lane LLC and Country Manor Apts., Middletown. Filed March 13.

**DeCastro, Victorino G.**, Newburgh. \$1,486 in favor of Cavalry SPV I LLC, Valhalla. Filed March 15.

**Desis, Pura**, New Windsor. \$2,480 in favor of Capital One, Glen Allen, Virginia. Filed March 13.

**Deutsch, Aron**, Monroe. \$2,415 in favor of Capital One, Glen Allen, Virginia. Filed March 10.

**Flores, Wendy V.**, Newburgh. \$10,343 in favor of Cavalry SPV I LLC and Citibank, Valhalla. Filed March 15.

**Fox, Kemrol**, Newburgh. \$1,551 in favor of Midland Credit Management Inc., San Diego, California. Filed March 15.

**Grier, Linda E.**, Middletown. \$5,618 in favor of Discover Bank, New Albany, Ohio. Filed March 10.



# Facts & Figures

**Guthrie, Sushana J.**, Middletown. \$1,607 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed March 15.

**Jeltsch, Rudy**, Maybrook. \$9,232 in favor of Bank of America, Charlotte, North Carolina. Filed March 9.

**Kaba, Junike**, Newburgh. \$1,342 in favor of Cavalry SPV I LLC and Department Stores National Bank, Valhalla. Filed March 15.

**Khalil, Waleed**, New Windsor. \$13,495 in favor of Capital One, Glen Allen, Virginia. Filed March 15.

**Kornegay, Jared**, Middletown. \$11,102 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed March 13.

**Lahar, Kevin J.**, Newburgh. \$4,442 in favor of Cavalry SPV I LLC, Valhalla. Filed March 15.

**Leggett, Rondiu**, Florida. \$7,478 in favor of Cavalry SPV I LLC and Department Stores National Bank, Greenwich, Connecticut. Filed March 10.

**Lichtman, Akiva**, Monroe. \$9,212 in favor of Cavalry SPV I LLC and Citibank, Greenwich, Connecticut. Filed March 13.

**Lorusso, Dania E.**, Goshen. \$15,918 in favor of Bank of America, Charlotte, North Carolina. Filed March 13.

**Lysyczyn, David and Lysyczyns Custom Lawn Care Inc**, Pine Bush. \$16,504 in favor of Bloomingdale Road Recovery LLC, New York. Filed March 9.

**Mahmood, Khalid**, Newburgh. \$1,100 in favor of Cavalry SPV I LLC and Citibank, Valhalla. Filed March 15.

**Manual, Gary**, Monroe. \$1,150 in favor of Windridge Homeowners Society, Red Hook. Filed March 14.

**Milhouse, Ashanti T.**, Middletown. \$2,716 in favor of First Financial Bank USA, Dakota Dunes, South Dakota. Filed March 13.

**Minns, Allan O.**, Highland Falls. \$28,026 in favor of Bank of America, Charlotte, North Carolina. Filed March 15.

**Montes, Axel**, Buffalo. \$9,272 in favor of UHG I LLC, Buffalo. Filed March 15.

**Murphy, Robert J.**, Newburgh. \$6,488 in favor of Midland Credit Management Inc., San Diego, California. Filed March 15.

**Nyquinn, Kevin**, Middletown. \$1,085 in favor of Midland Credit Management Inc., San Diego, California. Filed March 15.

**Orso, Jeanny Y.**, Newburgh. \$1,108 in favor of Cavalry SPV I LLC and Department Stores National Bank, Valhalla. Filed March 15.

**Pagan, Maria**, Newburgh. \$5,000 in favor of Pagan Ivan, Marlboro. Filed March 9.

**Panagulis, Darlene B.**, Bloomingburg. \$4,406 in favor of Discover Bank, New Albany, Ohio. Filed March 13.

**Parker, Carolyn**, Newburgh. \$3,312 in favor of Capital One Bank, McLean, Virginia. Filed March 10.

**Perez, Gricelidys**, Middletown. \$1,018 in favor of Cavalry SPV I LLC and Citibank, Valhalla. Filed March 15.

**Petrocine, Elizabeth R. and Ted S. Petrocine Jr.**, Beacon. \$10,219 in favor of Ally Financial Inc., Detroit, Michigan. Filed March 13.

**Preet Liquors Corp.**, New Windsor. \$6,920 in favor of Drizly LLC, Boston, Massachusetts. Filed March 9.

**QS Professionals Corp. and Hendricks Bernard**, Suwanee, Georgia. \$28,805 in favor of Pinnacle Business Funding LLC, Brooklyn. Filed March 13.

**Reep Holdings LLC and Reep Development & Contracting**, Newburgh. \$20,000 in favor of Massimi Richard, Cornwall-on-Hudson. Filed March 10.

**Richardson, Kelseyann**, Middletown. \$3,259 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed March 13.

**Rittenberg, Karen A.**, Newburgh. \$1,239 in favor of Cavalry SPV I LLC and Citibank, Valhalla. Filed March 15.

**Ryan, Greg**, Harriman. \$14,433 in favor of Capital One, Glen Allen, Virginia. Filed March 15.

**Saenz, Michael**, Middletown. \$5,479 in favor of Cavalry SPV I LLC, Valhalla. Filed March 15.

**Sanchez, Maria**, Middletown. \$1,275 in favor of Second Round Sub LLC, Austin, Texas. Filed March 13.

**Santos, James**, Middletown. \$3,334 in favor of Capital One, Glen Allen, Virginia. Filed March 10.

**Schwartz, Aimee and Thomas John Paulson**, Bullville. \$5,720 in favor of Stephen L. Pirog, Circleville. Filed March 13.

**Schwartz, Joel**, Highland Mills. \$33,403 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed March 10.

**Smith, John R.**, Port Jervis. \$3,795 in favor of Capital One, Glen Allen, Virginia. Filed March 15.

**Talentino, Tammy R.**, Monroe. \$4,363 in favor of Discover Bank, New Albany, Ohio. Filed March 13.

**Tamok, Brittany**, Middletown. \$1,250 in favor of Cavalry Spv I LLC and Synchrony Bank, Valhalla. Filed March 15.

**Teague, Ricky**, Huguenot. \$5,231 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed March 10.

**Udeagbala, Charles C.**, Newburgh. \$10,538 in favor of Bank of America, Charlotte, North Carolina. Filed March 13.

**Velasquez, Cespedes Nathaly**, Middletown. \$2,775 in favor of Synchrony Bank, Draper, Utah. Filed March 10.

**Versace USA Inc., Gianni Versace**, Central Valley. \$1,589 in favor of Vukcaj Esterine, Cortland Manor. Filed March 13.

**Weygant, Anne**, New Windsor. \$19,754 in favor of Discover Bank, New Albany, Ohio. Filed March 15.

**Wiley, Brenda B. Commisso**, Greenwood Lake. \$8,865 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed March 10.

**Wyzykowski, Krista**, Sparrow Bush. \$13,736 in favor of Credit Acceptance Corp, Southfield, Michigan. Filed March 13.

**Young, Dyami Jakes and Gual Christine Elaine**, Middletown. \$6,222 in favor of Janetown Management Corp., Monroe. Filed March 15.

**Zil, Reginald, Rose and Shareef Zil**, Middletown. \$9,056 in favor of Boulder Pointe Apartments LLC, Lodi, New Jersey. Filed March 15.

## Mechanic's Liens

**Bowen, Jacqueline P. and Jeffrey A. Bowen**, as owner. \$165,650 in favor of Green Island Group Corp. Property: 230 Mansion St., Poughkeepsie. Filed March 20.

**Family Services Inc.**, as owner. \$20,515 in favor of Sunbelt Rentals Inc. Property: 29 N. Hamilton St., Poughkeepsie. Filed March 21.

**Hudson Valley Golf Foundation**, as owner. \$25,147 in favor of Newburgh Winwater Works Co. Property: in Cornwall-on-Hudson. Filed March 20.

**Hughes, Michael and Elizabeth Hughes**, as owner. \$27,000 in favor of Michael L. Deerkop and Mike Miracle. Property: 2 W. Main St., Middletown. Filed March 21.

**Leifer, Hersh and Malky Leifer**, as owner. \$4,916 in favor of D'Agostino Landscaping Inc. Property: 11 Cutler Road, Suffern. Filed March 20.

**Park, T Rex Shaner**, as owner. \$198,000 in favor of Ispan Systems. Property: 3780 Albany Post Road, Hyde Park. Filed March 23.

**Rossi, Franco**, as owner. \$13,608 in favor of Polonia Development & Preservation Services Company LLC. Property: 1-7 North St., Middletown. Filed March 20.

**Yeshivah of Spring Valley Inc.**, as owner. \$37,016 in favor of TZL Nasher & Zigler Engineering and Land Surveying PC, Property: 142 Grandview Ave., Monsey. Filed March 17.

## NEW BUSINESSES

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

## Partnerships

**JJ Landscaping & Masonry**, 502 N. Main St., Brewster 10509. c/o Soto Jose M. Salazar and Jose M. Salazar Soto. Filed March 10.

## Sole Proprietorships

**A1 Masonry & Chimney**, 13 Airport Road, Port Jervis 12771. c/o James Martin Babits III. Filed March 20.

**All Seasons Property Maintenance**, 106 Tibet Drive, Carmel 10512. c/o Patrick Roncallo. Filed March 13.

**Angika Alteration & Designer**, 2 Oxford Depot, Chester 10918. c/o Marie Ange D. Pierre. Filed March 22.

**Anthusiant Florals**, 2891 Route 22, Patterson 12563. c/o Vanessa Lattimore. Filed March 15.

**Core Focus Psychotherapy**, 102 Kensington Court, Brewster 10509. c/o Nancy Lee Tramontana Spencer. Filed March 16.

**Grandma Terrys Caramel Corn**, 108 Main St., P.O. Box 1003 Warwick 10990. c/o Jason Jared Brazie. Filed March 20.

**Hilary Mofsowitz**, 201 Villa Court, Carmel 10512. c/o Hilary Uslianer Mofsowitz. Filed March 10.

**KnB Maintainance**, 10 Wintergreen Ave., Newburgh 12550. c/o Margaret E. Mehr. Filed March 20.

**Luceritos Cleaning Services**, 102 Concord Lane, Middletown 10940. c/o Lucerito Alondva Morales. Filed March 21.

**Marquez HVAC Service**, 18 Willella Place, Newburgh 12550. c/o Nicolas Marquez Barragan. Filed March 23.

**Noahs Ark Construction**, 84, 97 Grand St., 1D Newburgh 12550. c/o Carlos Enrique Ortiz Balarezo. Filed March 20.

**Nysafe 420**, 6 Duggan Lane, Goshen 10924. c/o Marilyn, Steven M. and Jennifer Schaff. Filed March 15.

**O P A N Y**, 1875 Route 6, Carmel 10512. c/o Richard J. Yonke. Filed March 20.

**Osprey Gutter Cleaning & Maintenance**, 158 W. Searsville Road, Montgomery 12549. c/o Santos and Arelis Collazo. Filed March 20.

**Peter Lawn Maintenance**, 12 Maple Drive, Mahopac 10541. c/o Pietro Pensabene. Filed March 23.

**Renickssance Man**, 403 Twin Brook Court, Carmel 10512. c/o Nicholas A. Ryan. Filed March 21.

**Rhino Financial & Insurance Solutions**, 460 Temple Hill Road, New Windsor 12553. c/o Weis Donald. Filed March 15.

**Rienz Dreams Senior Care**, 1 Todd Court, Apt. 1, Stony Point 10980. c/o Irene Mendez. Filed March 21.

**Sahlers Woodcraft**, 31 Windermere Ave., Greenwood Lake 10925. c/o William H. Sahler Jr. Filed March 23.

**Southeast Military Tribute Banners**, 1511 Route 22, Suite 329, Brewster 10509. c/o Eric N. Cyprus. Filed March 16.

**Strings and Frets**, 71 Cooledge Drive, Brewster 10509. c/o Nick Lancaster. Filed March 17.

**Tmc Home Enhancements**, 373 N. Kaisertown Road, Montgomery 12549. c/o Thomas Michael Elliott. Filed March 21.

## BUILDING PERMITS

## Commercial

**Foundation Building**

**Material LLC**, Norwalk, contractor for Maureen Cunningham and Woodward Avenue Properties. Perform replacement alterations at 151 Woodward Ave., Norwalk. Estimated cost: \$75,000. Filed Feb. 16.

**JMK Construction**, Norwalk, contractor for Indian Hill RE LLC. Renovate offices and bathrooms at 284 New Canaan Ave., Norwalk. Estimated cost: \$703,899. Filed Feb. 14.

**NewPro Operating LLC**, Norwalk, contractor for Michael and Melissa McGovern. Install new floor in bath at 28 Ledgebrook Drive, No. 21/02, Norwalk. Estimated cost: \$19,802. Filed Feb. 15.

**NewPro Operating LLC**, Norwalk, contractor for Mauro Ferdman. Install walk-in shower at 100 Seaview Ave., No. 3GL, Norwalk. Estimated cost: \$19,661. Filed Feb. 15.

**NewPro Operating LLC**, Norwalk, contractor for Debra Alicea. Replace the bathtub at 3 Seir Hill Road, No. E4, Norwalk. Estimated cost: \$16,704. Filed Feb. 15.

**NewPro Operating LLC**, Norwalk, contractor for Corrie Mola. Install a walk-in shower at 105 Richards Ave., No. 1301, Norwalk. Estimated cost: \$17,533. Filed Feb. 15.

**Pretetti & Associates LLC**, New York, New York, contractor for 600 Washington Acquisitions LLC. Prepare a tenant fit-out on the 11th floor, including new drywall, ceilings, lights and architectural finishes at 600 Washington Blvd., Stamford. Estimated cost: \$3,500,000. Filed Feb. 6.

**Schimenti Construction Company LLC**, Ridgefield, contractor for LT Stamford LLC. Install two 1,500-gallon outdoor grease interceptors for future tenant ownership responsibility at 110 High Ridge Road, Stamford. Estimated cost: \$150,000. Filed Feb. 8.

**Sign Pro Inc.**, Plantsville, contractor for BLR Stamford LLC. Perform replacement alterations at 950 High Ridge Road, Stamford. Estimated cost: \$22,000. Filed Feb. 9.

**Signature Construction GRP of Connecticut Inc.**, Norwalk, contractor for Two Stamford Plaza Owner LLC. Perform a demolition of framing, drywall, electrical, plumbing, HVAC, sprinkler, ceilings, glass, mill-work and finishes at 263 Tresser Boulevard, Stamford. Estimated cost: \$210,000. Filed Feb. 15.

**Signature Construction GRP of Connecticut Inc.**, Norwalk, contractor for Four Stamford Plaza Owner LLC. Perform replacement alterations at 107 Elm St., Stamford. Estimated cost: \$3,100,000. Filed Feb. 15.

**Summers Corner LLC**, Stamford, contractor for Summers Corner LLC. Perform replacement alterations at 61 Broad St., Stamford. Estimated cost: \$6,136. Filed Feb. 27.

**Templar Construction LLC**, Mount Kisco, New York, contractor for BLT 333 Ludlow LLC. Perform replacement alterations at 1 Star Point, Stamford. Estimated cost: \$57,000. Filed Feb. 21.

**The Jostal Corp.**, Norwalk, contractor for The Jostal Corp. Perform replacement alterations at 467 Connecticut Ave., Norwalk. Estimated cost: \$650,000. Filed Feb. 15.

**Titan Enterprises Inc.**, Ansonia, contractor for the city of Stamford. Renovate men's and women's restrooms on second, third, and fifth floors at 888 Washington Blvd., Stamford. Estimated cost: \$444,000. Filed Feb. 13.

**Town of Stamford Stark Elementary School**, Stamford, contractor for the town of Stamford. Apply a blanket permit for tradesmen at Stark School, 398 Glenbrook Road, Stamford. Estimated cost: \$5,000. Filed Feb. 23.

**UB High Ridge LLC**, Stamford, contractor for UB High Ridge LLC. Remodel restaurant kitchen for Gallo Express replacing bar, kitchen equipment, associated plumbing and gas connection at 1101 High Ridge Road, Stamford. Estimated cost: \$100,000. Filed Feb. 17.

**UB Stamford LP, Stamford**, contractor for UB Stamford LP. 2215 Summer St., aka 60 Sixth Street (Wells Fargo Bank). Install one small wall plaque on the exterior wall of Wells Fargo by the front entrance at 2215 Summer St., Stamford. Estimated cost: \$800. Filed Feb. 23.

## Residential

**Biase, John V. and Rene P. Biase**, Norwalk, contractor for John V. Biase. Convert half bathroom to full bathroom and repair flood damage at 9 Saddle Road, Norwalk. Estimated cost: \$7,500. Filed Feb. 14.

**Brown Roofing Company Inc.**, Norwalk, contractor for Erin Kenney Dowling. Re-roof using asphalt shingles at 6 Rocky Point Road, Norwalk. Estimated cost: \$26,936. Filed Feb. 13.

**Clarke, Cynthia**, Norwalk, contractor for Cynthia Clarke. Construct one full bathroom in basement at 4 Winter St., Norwalk. Estimated cost: \$10,000. Filed Feb. 16.

**Kotulsky, Marie B.**, Norwalk, contractor for Marie B. Kotulsky. Construct a retaining wall and fill at 39 Spring Hill Ave., Norwalk. Estimated cost: \$20,000. Filed Feb. 9.

**LA Barnaby and Sons Inc.**, Norwalk, contractor for Veronica Roda. Strip and re-roof 25 Thistle Road, Norwalk. Estimated cost: \$12,000. Filed Feb. 9.

**McKinley, Michelle and Brian McKinley**, Norwalk, contractor for Michelle and Brian McKinley. Renovate bathroom and convert tub to shower at 55 Spring Hill Ave., Norwalk. Estimated cost: \$12,000. Filed Feb. 10.

**Murphy, Laura E.**, Norwalk, contractor for Laura E. Murphy. Add a full bathroom to addition on second floor at 20 Stony Brook Road, Norwalk. Estimated cost: \$15,000. Filed Feb. 14.

**Paltin, Jose**, Norwalk, contractor for Crissy Jarrar. Replace outside stair and railings and bring to grade at 1 Carlson Court, Norwalk. Estimated cost: \$1,880. Filed Feb. 13.

**Philip Bartlett**, Beacon Falls, contractor for Mukund Pragasam and Yamuna Ramadass. Install a Generac generator at 6 Ravenglass Drive, Unit Ut13, Stamford. Estimated cost: \$10,970. Filed Feb. 21.

**Pinta, Segundo**, Norwalk, contractor for Segundo Pinta. Construct a second-floor addition at 31 Bartlett Ave., Norwalk. Estimated cost: \$30,000. Filed Feb. 14.

**Power Home Remodeling Group LLC**, Chester, Pennsylvania, contractor for Catherine J. Bodofsky and David R. Bodofsky. Remove and replace 13 windows and one sliding glass door at 795 Stillwater Road, Stamford. Estimated cost: \$23,323. Filed Feb. 23.

**Power Home Remodeling Group LLC**, Chester, Pennsylvania, contractor for Max and Savannah Edelmann. Remove and replace 11 windows at 2700 Bedford St., Unit W, Stamford. Estimated cost: \$12,974. Filed Feb. 3.

**Power Home Remodeling Group LLC**, Chester, Pennsylvania, contractor for Mack J. and Elma G. Homer. Remove and re-roof 9 Silver St., Stamford. Estimated cost: \$39,825. Filed Feb. 3.

**Power Home Remodeling Group LLC**, Chester, Pennsylvania, contractor for Gladys Y. Turbay-Acuna. Remove and replace siding with tri-built house wrap and form-fitted insulated vinyl without structural changes, and remove and replace three windows at 1412 Hope St., Stamford. Estimated cost: \$55,291. Filed Feb. 23.

**Power Home Remodeling Group LLC**, Norwalk, contractor for Harold J. Jimenez. Remove and replace 11 windows at 33 Eversley Ave., Norwalk. Estimated cost: \$12,689. Filed Feb. 14.

**Preferred Cleaning Services of Connecticut LLC**, Norwalk, contractor for Lauryn Belgrove. Perform replacement alterations at 94 Highview Ave., Stamford. Estimated cost: \$52,876. Filed Feb. 7.

**Pro Custom Solar LLC**, Norwalk, contractor for Suzanne Lopiano. Remove and dispose of old roofing at 6 Thorp Lane, Norwalk. Estimated cost: \$32,837. Filed Feb. 14.

**Property Group of Connecticut Inc.**, Stamford, contractor for Andrew and Janella Delva. Perform repairs to exterior wall damaged by car accident; repair framing, insulation, sheetrock and paint inside at 718 Cove Road, Unit 2, Stamford. Estimated cost: \$14,957. Filed Feb. 7.

**Rabasca, Erik and Moira Coffey**, Stamford, contractor for Erik Rabasca. Legalize all interior renovations at 2770 High Ridge Road, Stamford. Estimated cost: \$48,285. Filed Feb. 6.

**Raise High Construction LLC**, Norwalk, contractor for Leslie Charleson. Add second-story balcony at 10 Nylnked Terrace, Norwalk. Estimated cost: \$250,000. Filed Feb. 13.

**Robert Lupinski Painting & Remodeling LLC**, Stamford, contractor for Andrew and Nicole Cairo. Add a two-car garage and two stories at 21 Smoke Hill Drive, Stamford. Estimated cost: \$250,000. Filed Feb. 8.

**Roofing Solutions of Connecticut LLC**, Norwalk, contractor for Andrew and Rebecca Lehrfeld. Perform replacement alterations at 10 Heritage Lane, Stamford. Estimated cost: \$15,750. Filed Feb. 9.

**Savkat Inc.**, Southington, contractor for Gregory Miller. Install roof-mounted solar panels at 30 Boxwood Drive, Stamford. Estimated cost: \$49,740. Filed Feb. 15.

**Singh, Veer**, Norwalk, contractor for Veer Singh. Construct superstructure for a two-story addition at 44 Nursery St., Norwalk. Estimated cost: \$200,000. Filed Feb. 14.

**Stadler, Michael J.**, Norwalk, contractor for Joseph K. Passero. Perform replacement alterations at 5 Skytop Drive, Norwalk. Estimated cost: \$12,000. Filed Feb. 14.

**Stephen C. Gidley Inc.**, Fairfield, contractor for Alexandria R. Davis. Install a new asphalt shingle roof at 45 Colony Court, Stamford. Estimated cost: \$41,504. Filed Feb. 25.

**Sunrun Installation Services Inc.**, San Francisco, California, contractor for Edward A. Tatro. Install roof-mounted solar panels at 19 Wishing Well Lane, Stamford. Estimated cost: \$37,819. Filed Feb. 7.

**Sunrun Installation Services Inc.**, San Francisco, California, contractor for Rose M. and Michel Pierre. Install roof-mounted solar panels at 40 Dale St., Stamford. Estimated cost: \$22,262. Filed Feb. 1.

**Sunrun Installation Services Inc.**, San Francisco, California, contractor for Joseph Tarzia. Install roof-mounted solar panels at 257 Silver Hill Lane, Stamford. Estimated cost: \$32,269. Filed Feb. 16.

**Superior Remodelers LLC**, Newtown, contractor for Gabriela Cessario. Remove existing windows and install vinyl replacement double-hung windows, spray foam insulation and exterior custom cap at 59 Meadowpark Avenue West, Stamford. Estimated cost: \$8,580. Filed Feb. 27.

**Tarleton, John W. and Eileen M. Tarleton**, Stamford, contractor for John W. Tarleton. Upgrade kitchen, replace cabinets and countertops, install island and replace several appliances at 120 White Oak Lane, Stamford. Estimated cost: \$30,000. Filed Feb. 27.

**Tesla Energy Operations Inc.**, Fremont, California, contractor for Sarak Yuriy. Install roof-mounted solar panels at 42 Brandywine Road, Stamford. Estimated cost: \$31,860. Filed Feb. 24.

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

Questions and comments regarding this section should be directed to:

Sebastian Flores  
Westfair Communications Inc.  
701 Westchester Ave, Suite 100J  
White Plains, NY 10604-3407  
Phone: 694-3600 • Fax: 694-3699



# Facts & Figures

**Thomas A. Connolly**, Milford, contractor for George Y. and Irina A. Bilenko. Install a generator with three 120-gallon propane tanks at 40 Crab Apple Place, Stamford. Estimated cost: \$15,000. Filed Feb. 17.

**Trinity Solar Inc.**, Cheshire, contractor for Virginia M. Verrastro. Install roof-mounted solar panels at 91 Buckingham Drive, Stamford. Estimated cost: \$50,000. Filed Feb. 14.

**William J. Ragozzine**, Oxford, contractor for Niles Dharmaputhiran Premanandan and Roy Sohini. Install a 24kw Generac generator at 1865 Long Ridge Road, Stamford. Estimated cost: \$9,469. Filed Feb. 15.

## COURT CASES

### Bridgeport Superior Court

**Amex Ammo LLC, et al**, Villa Rica, Georgia. Filed by Cucumber Capital LLC, Cedarhurst, New York. Plaintiff's attorney: Neubert Pepe & Monteith PC, New Haven. Action: The plaintiff and defendants, entered into a purchase and sale of future receipts agreement whereby the merchant sold and the Plaintiff purchased future receipts of the merchant. The merchant defaulted on the agreement and the defendants guaranteed the obligations of the merchant. However, the defendants defaulted on the guaranty for failure to pay the plaintiff all amounts due on 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. FBT-CV-23-6121131-S. Filed Jan. 30.

**Benedetto, Lorenzo, et al**, Torrington. Filed by Thomas D'Erario, Trumbull. Plaintiff's attorney: Ventura Law, Danbury. 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 further relief the court deems appropriate. Case no. FBT-CV-22-6121322-S. Filed Nov. 8.

**Ford, Kyesha, et al**, New Haven. Filed by Pedro Gomez, Bridgeport. Plaintiff's attorney: Millman & Millman, Westport. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6121017-S. Filed Jan. 24.

**Liberty Mutual Insurance Co.**, Boston, Massachusetts. Filed by Linton Brown, Stratford. Plaintiff's attorney: Richard S. Salvaggio, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by an uninsured motorist. The defendant is required to provide for uninsured motorist benefits for the plaintiff. The defendant has not paid compensation to the plaintiff for her injuries and losses. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6121211-S. Filed Jan. 31.

**Mock, Robert. et al**, Stamford. Filed by Christine Pettway, Stratford. Plaintiff's attorney: Jeremy G. Vishno, Fairfield. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6121057-S. Filed Jan. 25.

### Danbury Superior Court

**Mannkind Corp.**, Danbury. Filed by Jeffery Weaver, Oxford. Plaintiff's attorney: Cramer & Anderson LLP, New Milford. Action: The plaintiff arrived at the defendant's premises, and entered through the main entrance before being directed by an employee or agent to an outdoor service path that led to the component, which required technician servicing. While walking on the service path toward the HVAC component plaintiff was caused to slip and fall on an accumulation of snow and/or ice and suffered injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6045224-S. Filed Jan. 31.

**Rosa, Jessica, et al**, Danbury. Filed by Ronal Polanco Bolivar, Danbury. Plaintiff's attorney: The Flood Law Firm LLC, Middletown. 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 further relief the court deems appropriate. Case no. DBD-CV-23-6045124-S. Filed Jan. 19.

**Vinci, Kimberly Jo**, Danbury. Filed by Larion Sayers, Danbury. Plaintiff's attorney: Coyne Von Kuhn Brady & Fries LLC, Shelton. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-22-6044807-S. Filed Dec. 15.

**Yeasmin, Shamima, et al**, Bethel. Filed by Stephen Zabniak, Danbury. Plaintiff's attorney: Zeisler & Zeisler PC, Bridgeport. Action: The plaintiff suffered medical malpractice by the defendants who failed to check with the plaintiff before administering medication that caused him to develop a yeast infection. 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. DBD-CV-23-6044890-S. Filed Dec. 20.

### Stamford Superior Court

**Anto LLC, et al**, Trumbull. Filed by Lissette Melendez Diaz, Stamford. Plaintiff's attorney: Papsy Janosov Roche, Norwalk. Action: The plaintiff was on the premises controlled and owned by the defendants when she was caused to fall and suffer injuries due to the presence of snow and ice. 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-23-6059518-S. Filed Jan. 4.

**Elite ACG LLC, et al**, Spring Valley, New York. Filed by Summer Street Risk LLC, Stamford. Plaintiff's attorney: Diserio Martin O'Connor & Castiglioni, Stamford. Action: The plaintiff as sellers and defendants as buyer entered into an agreement to purchase two premises. At the request of the defendants the agreement was memorialized in two separate purchase and sale agreements. However, the defendants failed to make the payments. As a result of defendants' breach of the purchase and sale agreements, plaintiffs have also incurred and will continue to incur, various carrying costs and other expenses, including but not limited to legal fees. 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-23-6059579-S. Filed Jan. 9.

**Feurtado, Michelle**, Stamford. Filed by Dennis LeClaire, Stratford. Plaintiff's attorney: Trantolo and Trantolo LLC, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-23-6059541-S. Filed Jan. 6.

**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, which issued the defendant a credit account who agreed to make payments for goods and services. The defendant failed to make payments. 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-23-6059563-S. Filed Jan. 9.

**Spectrum Stamford LLC**, St. Louis, Missouri. Filed by Julio Jean-Pierre, Bridgeport. Plaintiff's attorney: Barr & Morgan, Stamford. Action: The plaintiff was an invitee on the defendant's premises when he was caused to slip and fall on a dangerous, slippery and icy condition existing at the premises. As a result, the plaintiff suffered injuries and seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-23-6059837-S. Filed Feb. 1.

## DEEDS

### Commercial

**50 Dyke Stamford LLC**, Old Greenwich. Seller: DBK 50 Dyke LLC, Stamford. Property: 50 Dyke Lane, Stamford. Amount: \$1,550,000. Filed March 1.

**CDR-328 LLC**, West Springfield, Massachusetts. Seller: 316 Commerce Drive LLC, Fairfield. Property: 316 Commerce Drive, Fairfield. Amount: \$1,500,000. Filed March 1.

**Emmerman, Tricia**, Stamford. Seller: Brooklyn Realty Holdings LLC, Brooklyn, New York. Property: 49 Walnut Ridge Court, Stamford. Amount: \$1,499,000. Filed Feb. 28.

**HDY Stillwater LLC**, Stamford. Seller: Julius Magyari, Stamford. Property: 48 Stillwater Ave., Stamford. Amount: \$800,000. Filed March 3.

**High Ridge Connecticut Development LLC**, New York, New York. Seller: 930 High Ridge LLC, Stamford. Property: 930 High Ridge Road, Stamford. Amount: \$10. Filed Feb. 27.

**Lebid, Stanislav and Viktoria Lebid**, Stamford. Seller: Dynamic Real Estate Development of Connecticut LLC, Redding. Property: 166 Oaklawn Ave., Stamford. Amount: \$625,000. Filed March 3.

**Lippert, Jurgen and Aileen Lippert**, Fairfield. Seller: Sanddollar Development LLC, Fairfield. Property: 1485 Stillson Road, Fairfield. Amount: \$1,380,000. Filed March 3.

**One River Road LLC**, Greenwich. Seller: Paul Street, Greenwich. Property: Unit E-14, The River Club of Greenwich, Greenwich. Amount: \$93,000. Filed March 3.

**Orellana, Weslyn**, Stamford. Seller: WCS Properties LLC, Stratford. Property: 41 Taff Ave., Stamford. Amount: \$600,000. Filed Feb. 27.

**Peter Stofa & Company LLC**, Fairfield. Seller: Veronica A. Zdrovicz, Fairfield. Property: 559 Stillson Road, Fairfield. Amount: \$580,000. Filed March 1.

**Saddle Road Holdings II LLC**, Greenwich. Seller: Craig H. Stevenson Jr. and Adair B. Stevenson, Houston, Texas. Property: 16 Deer Park Drive, Greenwich. Amount: \$10. Filed March 7.

**Schwartz, Douglas**, Stamford. Seller: Equity Ventures Group LLC, Stamford. Property: 54 Dannell Drive, Stamford. Amount: \$535,000. Filed March 3.

**Seashell Real Estate LLC**, Fairfield. Seller: Andrew J. Hall and Christine C. Hall, Fairfield. Property: 750 Harbor Road, Fairfield. Amount: \$1. Filed March 3.

**Sotto 68 LLC**, Greenwich. Seller: VCV Investments LLC, Miami, Florida. Property: 68 Winthrop Drive, Greenwich. Amount: \$10. Filed March 3.

**ZP SPV LLC**, Wilmington, Delaware. Seller: Thomas Durante and Carolyn Durante, Stamford. Property: 35 Ardsley Road, Stamford. Amount: \$560,000. Filed Feb. 27.

### Residential

**Acunto, John**, Fairfield. Seller: Nicole Butcaris, Bluffton, South Carolina. Property: 94 Moritz Place, Fairfield. Amount: \$475,000. Filed Feb. 27.

**Aivalis, Stavros and Audra Nicole Antonello**, Stamford. Seller: Ray Kahn and Margaret Tavares, Stamford. Property: 90 Haviland Road, Stamford. Amount: \$330,000. Filed March 1.

**Alarcon, Marcos and Jenny Calderon**, Stamford. Seller: Joseph W. Rumore Jr., Stamford. Property: 511-517 Glenbrook Road, Stamford. Amount: \$655,000. Filed March 2.

**Allen, Griffin Graham and Cathleen Harris Allen**, Southport. Seller: George J. Kasper and Louisa Kasper, Fairfield. Property: 339 Bronson Road, Southport. Amount: \$1,100,000. Filed March 2.

# Facts & Figures

**Atwal, Ajeet and Jasinder Lehal**, Greenwich. Seller: Helen Dillon, Hingham, Massachusetts. Property: 17 LeGrande Ave., Unit 12, Greenwich. Amount: \$10. Filed March 1.

**Baldwin, Frances S. and Tyler Baldwin Jr.**, Fairfield. Seller: Frances S. Baldwin, Fairfield. Property: 82 Salt Meadow Road, Fairfield. Amount: \$0. Filed March 3.

**Brinson, Patrice**, Bronx, New York. Seller: Maria-Teresa Ramirez and Rafael Ramirez, Stamford. Property: 9 Barnstable Lane, Stamford. Amount: \$419,000. Filed March 2.

**Brown, Kathrin and William Gedale**, Greenwich. Seller: Pietro Berardi and Nicoletta Righini, Stamford. Property: 48 Gurley Road, Stamford. Amount: \$1,978,700. Filed March 3.

**Chowdhary, Manish and Indira Pereira Kamath**, Southport. Seller: Ziya Sukun, Fairfield. Property: 450 Center St., Unit 5, Southport. Amount: \$730,000. Filed Feb. 28.

**Decker, Mark R.**, Fairfield. Seller: Stephen Porpora and Katherine Porpora, Fairfield. Property: 1185 Stratfield Road, Fairfield. Amount: \$370,000. Filed March 1.

**Devlin, Lynne**, Greenwich. Seller: Lynne E. Devlin, Greenwich. Property: 21 Circle Drive Extension, Greenwich. Amount: \$1. Filed March 6.

**Eberle, Maria Pearle**, Fairfield. Seller: Sara H. Klein, Bridgeport. Property: 50 Bunnell Circle, Fairfield. Amount: \$526,000. Filed March 2.

**Elezaj, Vlora and Gezim Shabaj**, Stamford. Seller: Lynette M. Mathias, Ridgefield. Property: 7 Fourth St., Units 5H and G9, Stamford. Amount: \$302,000. Filed March 2.

**Ference, Thomas F. and Sol Leonor Rodriguez-Ference**, Fairfield. Seller: Carolyn M. Santella, Longboat Key, Florida. Property: 1073 Stillson Road, Fairfield. Amount: \$670,000. Filed March 2.

**Galter Santos Mancz, Flavia Roberta and Eduardo Mancz**, Old Greenwich. Seller: Robert Perri, Cos Cob. Property: 8 Sweet Briar Lane, Cos Cob. Amount: \$1,000,000. Filed March 2.

**Ghei, Avnish and Parul Ghei**, Greenwich. Seller: Juliet D. Loebardt and Susan M. Loebardt, Topsfield, Massachusetts. Property: 19 Le Grande Ave., Unit 15, Greenwich. Amount: \$1. Filed March 7.

**Golliozo, John and Diane Golliozo**, Darien. Seller: Donald A. Pitofsky, Cos Cob. Property: 15 River Road, Unit 211, Cos Cob. Amount: \$745,000. Filed March 2.

**Jaung, Henry and Sheila Jaung**, Stamford. Seller: Chris Ragot, Breckenridge, Colorado. Property: 150 Forest St., Unit 150, Stamford. Amount: \$600,000. Filed March 3.

**Kapelman, Randi G. and Jeffrey D. Kapelman**, Greenwich. Seller: Thomas Feda and Laura Feda, Greenwich. Property: 116 Havemeyer Place, Greenwich. Amount: \$10. Filed March 1.

**Kato, Taishi and Ranice Voon Ting Chong**, Windsor Locks. Seller: Federico R. Alfaro, Stamford. Property: 36 Northwoods Road, Stamford. Amount: \$835,000. Filed March 3.

**Kennedy, Amanda and Robert Kennedy**, Old Greenwich. Seller: John Reid and Ellen Reid, Riverside. Property: 7 Gilliam Lane, Riverside. Amount: \$10. Filed March 1.

**Kennedy, Marie Claire**, White Plains, New York. Seller: Evan Salisbury and Deidre Schelin, Stamford. Property: 46 Mayflower Ave., Stamford. Amount: \$585,000. Filed March 1.

**Leffakis, Jason and Anushree Mohta**, Stamford. Seller: Bruce L. Mann and Pia M. Mann, Stamford. Property: 65 Willard Terrace, Stamford. Amount: \$661,433. Filed March 1.

**Mastahinic, Marko and Paula Miodic**, Stamford. Seller: Mary C. Quirk, Stamford. Property: 100 Hope St., Unit 3, Stamford. Amount: \$420,000. Filed March 1.

**McCarthy, Timothy and Erica McCarthy**, Brooklyn, New York. Seller: Stephen Young and Bret Benjamin, Fairfield. Property: 147 Sky Top Terrace, Fairfield. Amount: \$995,000. Filed Feb. 28.

**McCastle, Katherine Claire and Colin Michael Vidika**, Marina del Rey, California. Seller: Carol P. DePietro, Fairfield. Property: New St., Lots 26 and 27, Fairfield. Amount: \$540,000. Filed Feb. 27.

**Moy, Kenneth C. and Yuko Utebi Moy**, Westport. Seller: John Philbin and Maureen Philbin, Fairfield. Property: 50 Stone Ridge Way, Unit 1F, Fairfield. Amount: \$750,000. Filed March 3.

**Nanista, Rosemary**, Stamford. Seller: Courtney Quinn Smith, Stamford. Property: 19 Midland Ave., Stamford. Amount: \$575,000. Filed March 3.

**Nusbaum, Howard G. and Doreen Maria Paul**, Stamford. Seller: Mazi D. Scherban, Milford. Property: 130 Revonah Ave., Stamford. Amount: \$1,590,000. Filed March 2.

**Olson, Kenneth E. and Erna R. Olson**, Greenwich. Seller: Avrun Rivel, Greenwich. Property: Unit 304 West Lyon Farm, Greenwich. Amount: \$1,426,000. Filed March 1.

**Osgood, Elliot M. and Christine E. Clement**, Fairfield. Seller: Kendall L. Crolius and Stephen J. Stout, Southport. Property: 33 Spruce St., Southport. Amount: \$1,285,000. Filed March 2.

**Pelikan, Melisa**, Greenwich. Seller: Harold C. Wibling and Barbara Wibling, Danbury. Property: 15 River Road, Unit 220, Cos Cob. Amount: \$1. Filed March 1.

**Pindiur, Andrii**, Stamford. Seller: Rose Caputo and Vernie J. Taylor, Stamford. Property: 151 Courtland Ave., Unit 4H, Stamford. Amount: \$192,000. Filed March 1.

**Reynolds, Michael**, Stamford. Seller: Michael Pellegrini, Stamford. Property: 516 Stillwater Road, Stamford. Amount: \$840,000. Filed March 1.

**Santizo, Gustavo and Wendy Santizo**, New York, New York. Seller: Vincent O'Neill and Rebecca O'Neill, Greenwich. Property: 3 Wessels Place, Greenwich. Amount: \$725,000. Filed March 6.

**Sate, Claudio Alberto**, Stamford. Seller: Anthony C. Manousos and Carol A. Manousos, Norwalk. Property: 143 Hoyt St., Unit G4, Stamford. Amount: \$300,000. Filed March 1.

**Schwabe, Jennifer and Brendan Dunphy**, New York, New York. Seller: Alexis Knott, Riverside. Property: 27 Linwood Ave., Greenwich. Amount: \$3,215,000. Filed March 1.

**Susman, Benjamin Jacob and Heather Michele Susman**, Fairfield. Seller: Karen D. Ackley, Milford. Property: 25 Wagon Hill Road, Fairfield. Amount: \$881,000. Filed Feb. 27.

**Walgern, Sandra**, Stamford. Seller: Vadym Moskaliuk, Stamford. Property: 1084 E. Main St., Unit 2, Stamford. Amount: \$245,000. Filed Feb. 28.

**Ward, Johanna and Sean Whitehead**, New York, New York. Seller: Seldon Mui and Julie Mui, Stamford. Property: 119 Lawton Ave., Stamford. Amount: \$623,000. Filed March 3.

**Youngstein, Debra and Alan Youngstein**, Stamford. Seller: Matthew James Morehead, Stamford. Property: 115-57 Colonial Road, Unit 48, Stamford. Amount: \$725,000. Filed March 3.

**Yugay, Irina S.**, Alameda, California. Seller: Gina DeFrancesco, Greenwich. Property: 30 Windy Knolls, Unit B, Greenwich. Amount: \$705,000. Filed March 3.

**Zapata Gallego, Soledad**, Stamford. Seller: Frank Sabia, Stamford. Property: 30 Glenbrook Road, Unit 3C, Stamford. Amount: \$150,000. Filed March 3.

**Zellner, Christopher and Erica Zellner**, Lehigh, Pennsylvania. Seller: Hui Tao and Yor Yu Chen, Fairfield. Property: 55 Mayfair Road, Fairfield. Amount: \$740,000. Filed March 2.

**Zheng, Mao Lin and Songfang Zheng**, Fairfield. Seller: Jinggao Li and Yongmei Shen, Fairfield. Property: 560 Black Rock Turnpike, Unit A, Fairfield. Amount: \$335,000. Filed Feb. 27.

**Zimoulis, Kevin and Eleni Zimoulis**, Stamford. Seller: Wayne Spinei and Mary Spinei, Stamford. Property: 136 Westwood Road, Stamford. Amount: \$750,000. Filed March 1.

## MORTGAGES

**10 Hurlingham Drive LLC**, Greenwich, by Scott Rogalski. Lender: Yieldi LLC, 6000 Lake Forrest Drive, Suite 100, Atlanta, Georgia. Property: 10 Hurlingham Drive, Greenwich. Amount: \$3,825,000. Filed March 2.

**25 Fairway Lane LLC**, Greenwich, by Joseph Cessario. Lender: Morgan Stanley Private Bank, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 25 Fairway Lane, Greenwich. Amount: \$1,375,000. Filed March 1.

**Ahmad, Nadia**, New Canaan, by William P. Tone. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 2 Birch St., Stamford. Amount: \$381,000. Filed Feb. 13.

**Cash, Geraldine A.**, Stamford, by Cynthia M. Salemm-Riccio. Lender: American Advisors Group, 18200 Von Karman Ave., Suite 150, Irvine, California. Property: 337 Woodbine Road, Stamford. Amount: \$1,125,000. Filed Feb. 13.

**Cruz, Ralph**, Stamford, by Jonathan T. Hoffman. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 32 Courtland Ave., Apt 4, Stamford. Amount: \$160,200. Filed Feb. 15.

**DelBello, Timothy and Rebekah DelBello**, Fairfield, by Philip V. DiAlessio. Lender: First Republic Bank, 111 Pine St., San Francisco, California. Property: 81 Main St., Southport. Amount: \$1,208,800. Filed Feb. 23.

**DiRocco, Michael and Morgan DiRocco**, Greenwich, by Marissa L. Florio. Lender: US Bank NA, 4801 Frederica St., Owensboro, Kentucky. Property: 7 Little John Lane, Stamford. Amount: \$697,500. Filed Feb. 16.

**Doane, Jennifer and Brian Doane**, Stamford, by Albert T. Strazza. Lender: Paramount Bank, 622 Emerson Road, No. 325, St. Louis, Missouri. Property: 1046 E. Main St., No.13-C-4, Stamford. Amount: \$165,000. Filed Feb. 16.

**Ebert, Rebecca**, Brooklyn, New York, by Brad M. Aron. Lender: Prosperity Home Mortgage LLC, 14501 George Carter Way, Suite 300, Chantilly, Virginia. Property: 20 Golf View Circle, Stamford. Amount: \$680,000. Filed Feb. 13.

**Elliott, Peter W. and Carlotta Leung-Elliott**, Fairfield, by Myrna McNeil. Lender: Third Federal Savings and Loan Association, 7007 Broadway Ave., Cleveland, Ohio. Property: 315 Woodside Circle, Fairfield. Amount: \$50,000. Filed Feb. 23.

**Festa, Michelle and Kevin Leroy Celestine**, Stamford, by Thor L. Crone. Lender: Provident Funding Associates LP, 1408 N. Westshore Blvd., Suite 265, Tampa, Florida. Property: 28 Bouton Street West, Stamford. Amount: \$541,500. Filed Feb. 13.

**G&T Pond LLC**, Stamford, by Marshall Goldberg. Lender: Lamar Cardinez and Italia Cardinez, 43 Quaker Ridge Road, Manhasset, New York. Property: 110 Pond Road, Lot B, Stamford. Amount: \$346,000. Filed Feb. 13.

**Hyde, Mary S.**, Greenwich, by Deana Lowrance. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 400 Stanwich Road, Greenwich. Amount: \$1,000,000. Filed March 3.

**JAM of Connecticut LLC**, Southport, by Charles C. Hallas. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 3350 Post Road, Fairfield. Amount: \$942,500. Filed Feb. 21.



# Facts & Figures

**Kapelman, Jeffrey D.** and **Randi G. Kapelman**, Palm Beach Gardens, Florida, by Rosi G. Machuca. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 116 Havemeyer Place, Greenwich. Amount: \$4,080,000. Filed March 1.

**Kennedy, Robert** and **Amanda Kennedy**, Old Greenwich, by Jeni Temistokle. Lender: US Bank NA, 4801 Frederica St., Owensboro, Kentucky. Property: 7 Gilliam Lane, Riverside. Amount: \$2,000,000. Filed March 1.

**Kostroff, Jerry** and **Risa Kostroff**, Scarsdale, New York, by Eileen M. Pate. Lender: Rocket Mortgage LLC, 1050 Woodward Ave, Detroit, Michigan. Property: 20 Church St., Apt. B25, Greenwich. Amount: \$552,000. Filed March 1.

**Linaryd, Holly R.** and **David A. Linaryd Jr.**, Southport, by Gina Marie Davila. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 146 Cedar Road, Southport. Amount: \$100,000. Filed Feb. 23.

**Luini, Eugene** and **Melanea Luini**, Stamford, by Debra A. Gasbarri. Lender: Lexington National Insurance Corp., P.O. Box 6098, Lutherville, Maryland. Property: 73 Autumn Lane, Stamford. Amount: \$1,500,000. Filed Feb. 16.

**Mancz, Flavia Roberta** and **Eduardo Mancz**, Old Greenwich, by Jeremy E. Kaye. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 8 Sweet Briar Lane, Cos Cob. Amount: \$800,000. Filed March 2.

**Manente, Nicole M.** and **Jeffrey M. Manente**, Fairfield, by Patricia M. Gallagher. Lender: The Milford Bank, 33 Broad St., Milford. Property: 165 Duck Farm Road, Fairfield. Amount: \$150,000. Filed Feb. 21.

**Marrero, Jeannette** and **Ricardo Marrero**, Hartstade, New York, by Nancy Slevin. Lender: Pennymac Loan Services LLC, 3043 Townsgate Road, Suite 200, Westlake Village, California. Property: 91 Strawberry Hill Ave., Unit 641, Stamford. Amount: \$221,000. Filed Feb. 15.

**Masso Ferrer, Antoni** and **Maria Luisa Illescas Gogorza**, Fairfield, by Brian S. Cantor. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 171 Woodrow Ave., Southport. Amount: \$695,000. Filed Feb. 21.

**Mazza, Shawn R.** and **Caroline G. Mazza**, Fairfield, by Robert E. Colapietro. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 165 Judson Road, Fairfield. Amount: \$250,000. Filed Feb. 17.

**Miller, Alison**, Stamford, by Eva Lee Chan. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 34 Saddle Rock Road, Stamford. Amount: \$1,078,890. Filed Feb. 13.

**Mori Pecho, Hector Paul**, Cos Cob, by Lisette A. Molina. Lender: Members Credit Union, 126 E. Putnam Ave., Cos Cob. Property: 25 Van Buskirk Ave., Stamford. Amount: \$412,403. Filed Feb. 14.

**Nimphius, Brendon** and **Susanna Nimphius**, Mamaroneck, New York, by Brett S. Lando. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 552 W. Hill Road, Stamford. Amount: \$737,100. Filed Feb. 15.

**Pelikan, Melissa**, Greenwich, by Joseph A. Saffi. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 15 River Road, Cos Cob. Amount: \$410,000. Filed March 1.

**Rosenthal, Peter** and **Heather Rosenthal**, Towson, Maryland, by Chris Barreto. Lender: Fairway Independent Mortgage Corp., 4201 Marsh Lane, Carrollton, Texas. Property: 73 Crescent Road, Fairfield. Amount: \$810,000. Filed Feb. 24.

**Ruckman, Jason** and **Britton Ruckman**, Greenwich, by Robert E. Colapietro. Lender: Flagstar Bank NA, 5151 Corporate Drive, Troy, Michigan. Property: 633 Round Hill Road, Greenwich. Amount: \$500,000. Filed March 2.

**Salam, Adil**, Fairfield, by Sharon M. Jones. Lender: Ringwood Savings Bank, 1981 Marcus Ave., Suite 110, Lake Success, New York. Property: 23 Beaumont St., Unit 23, Fairfield. Amount: \$692,750. Filed Feb. 21.

**Santizo, Gustavo A.** and **Wendy Y. Santizo**, Greenwich, by Hayley K. Ford. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 3 Wessels Place, Greenwich. Amount: \$711,868. Filed March 6.

**Schreiber, Zachary** and **Shannon Schreiber**, Fairfield, by Stuart A. Margolis. Lender: Fairfield County Bank, 150 Danbury Road, Ridgefield. Property: 653 Holly Dale Road, Fairfield. Amount: \$600,000. Filed Feb. 17.

**Semprevio, Philip G.** and **Lauren C. Semprevio**, Sleepy Hollow, New York, by Gregory T. Lattanzi. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 144 Bullard St., Fairfield. Amount: \$688,200. Filed Feb. 24.

**Serpa, Charles R.** and **Nicole R. Serpa**, Greenwich, by Erin Spiess Chang. Lender: First Republic Bank, 111 Pine St., San Francisco, California. Property: 7 Cos Cob Ave., Cos Cob. Amount: \$565,600. Filed March 1.

**Shapiro Commons LLC**, Easton, by Randi Lee England. Lender: Ground Floor Real Estate I LLC, 600 Peachtree Street Northeast, Suite 810, Atlanta, Georgia. Property: 452 Stillson Road, Fairfield. Amount: \$503,840. Filed Feb. 24.

**Skovgaard, Robert A.**, Stamford, by Jonathan T. Hoffman. Lender: Rocket Mortgage LLC, 1050 Woodward Ave, Detroit, Michigan. Property: 128 Pond Road, Stamford. Amount: \$110,000. Filed Feb. 15.

**Smith, David Moreau** and **Leigh Daily Smith**, Fairfield, by Nicole A. Pinero. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 792 Hulls Farm Road, Fairfield. Amount: \$250,000. Filed Feb. 22.

**Sotto 68 LLC**, Greenwich, by Derrick Talbott. Lender: UBS Bank USA, 95 State St., Suite 2200, Salt Lake City, Utah. Property: 68 Winthrop Drive, Riverside. Amount: \$4,687,500. Filed March 3.

**Stern, Gloria B.** and **Peter C. Stern**, Fairfield, by Stephanie Caro. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 657 Rowland Road, Fairfield. Amount: \$130,000. Filed Feb. 22.

**Stossel III, Albert J.**, Greenwich, by Luz Stella Amaya Garcia. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 8 High St., Greenwich. Amount: \$100,000. Filed March 3.

**Suekoff, Andrew**, Stamford, by Arianne O'Donnell. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 39 Glenbrook Road, Unit 2B, Stamford. Amount: \$154,615. Filed Feb. 16.

**Wepler, John M.** and **Kimberly G. Wepler**, Hudson, Ohio, by Lisa Lecastre. Lender: PNC Bank NA, 3232 Newmark Drive, Miamisburg, Ohio. Property: 22 Buckfield Lane, Greenwich. Amount: \$3,000,000. Filed March 6.

**White, David F.** and **Dana Randell**, Stamford, by Lisa Kent. Lender: PNC Bank NA, 3232 Newmark Drive, Miamisburg, Ohio. Property: 82 Eden Road, Stamford. Amount: \$1,439,200. Filed Feb. 16.

**Yandoli, Richard John**, Greenwich, by Mary Beth K. Rapice. Lender: FM Home Loans LLC, 2329 Nostrand Ave., Third floor, Brooklyn, New York. Property: 127 Greyrock Place, Unit 171I, Stamford. Amount: \$206,500. Filed Feb. 14.

**Yugay, Irina S.**, Alameda, California, by Brooke Cavaliero. Lender: ARC Home LLC, 3001 Leadenhall Road, Suite 301, Mount Laurel, New Jersey. Property: 30 Windy Knolls, Unit B, Greenwich. Amount: \$493,500. Filed March 3.

## NEW BUSINESSES

**Best Bench LLC**, 57 Stillwater Ave., Apt. 108, Stamford 06902, c/o Darren F. Gacicia. Filed Feb. 21.

**Boheme Salon**, 44 Commerce Road, Suite 12, Stamford 06902, c/o Sarah Frazier. Filed Feb. 17.

**Carroll Technology Consulting**, 6 Landmark Square, Fourth floor, Stamford 06901, c/o 9 Star Advisors Corp. Filed Feb. 17.

**Enzo's Italian Fine Foods**, 2802 Summer St., Stamford 06905, c/o Enzos Italian Fine Foods LLC. Filed Feb. 21.

**Enzo's Old Greenwich Deli**, 2802 Summer St., Stamford 06905, c/o Old Greenwich Deli LLC. Filed Feb. 21.

**Family Church on the Rock**, 26 Mill River St., Stamford 06902, c/o Christopher Baptiste. Filed Feb. 17.

**JB Services**, 40 Walter Ave., Norwalk 06851, c/o John Anthony Burke. Filed Feb. 22.

**Laura Geronemus Psychotherapy**, 9 Berkeley St., Norwalk 06850, c/o Laura Geronemus. Filed Feb. 24.

**Little Pink Houses of Connecticut**, 654 Main Ave., Suite 1031, Norwalk 06851, c/o Amber Taylor. Filed Feb. 21.

**Massey Fuel**, 6 Honey Hill Road, Norwalk 06851, c/o Frank Piro. Filed Feb. 23.

**MP Entertainment**, 680 E. Main St., Suite A, Unit 1284, Stamford 06901, c/o Takeeya Dotson-Henderson. Filed Feb. 22.

**Ontrac Final Mile**, 650 West Ave., Stamford 06902, c/o Laser Ship Inc. Filed Feb. 22.

**Rudy's Home Solutions**, 22 Lawrence St., Norwalk 06854, c/o Rudy Jimenez. Filed Feb. 21.

**Simpler Home Loans**, 3855 Avocado Blvd., Suite 210, La Mesa, California 91941, c/o Financial Services Inc. Filed Feb. 22.

**Tequila Escape Harbor Point**, 845 Canal St., Stamford 06902, c/o Escape Li LLC. Filed Feb. 22.

**VP, Sales Strategy & Operations, Gartner Inc., Stamford, CT.** Cncptualize, design, & excte prgrms end-to-end that increase sales prdctivity. Req Master's deg or foreign equiv deg in Bus Admin, Fin, Econ or rel & 4 yrs of rel wrk exp. Telecommuting permitted. To apply, please email resume to: Jesse.Spigner@gartner.com & ref job code: 76940.

**Quantitative Research Analyst (Greenwich, CT):** Develop tradable signals using equity products to generate positive returns for clients. Maintain research codebase in Python, including building reporting tools and loading monthly data. Engage in the development of quantitative investment strategies. Perform statistical and economic research on financial data related to systematic strategies. Req's Bachelor's degr plus knowledge or experience in the following must have been gained through academic research and/or coursework: Global equities research and investing; econometric and statistical techniques necessary for analyzing properties of financial and economic data; and programming in Python or related object-oriented programming languages. 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: AL12AQR. AQR is an Equal Opportunity Employer. EEO/VET/DISABILITY.

# LEGAL NOTICES

LEGAL NOTICE POSTED AT  
[WWW.FINANCE.WESTCHESTERGOV.COM](http://WWW.FINANCE.WESTCHESTERGOV.COM)

NOTICE OF NAMES OF PERSONS APPEARING AS OWNERS OF CERTAIN UNCLAIMED PROPERTY HELD BY THE COMMISSIONER OF FINANCE OF THE COUNTY OF WESTCHESTER DEPOSITED WITH THE COMMISSIONER ON OR BEFORE JANUARY 1, 2020.

Pursuant to Section 601 of the Abandoned Property Law of the State of New York that:

The undersigned as Commissioner of Finance has on deposit or in her custody certain moneys and property paid or deposited in actions or proceedings in the several courts in the said county.

The persons whose names and last-known addresses are set forth below appear from the records of the said Commissioner of Finance of the County of Westchester to be entitled to certain such property of the amount of \$50.00 or more.

DEPOSITED IN ACTIONS OR PROCEEDINGS IN THE  
**SUPREME COURT** OF WESTCHESTER COUNTY:

**NAME**

James A Oswald, 233 Lehn Springs Dr, Williamsville, NY 14221  
Jeanette Mayer 28 Ferris Dr Garrison, NY 10524  
Patricio Deschamps 760 Hunts Point Ave 2F Bronx, NY 10474  
Joseph Caridi 2411 Tamarind St Port Charlotte, FL 33948  
Christine Pappas 411 Palmer Road Yonkers, NY 10701  
Mark R Knuckles For Mtglq Investors 565 Taxter Road- #590 Elmsford, NY 10523  
Sharon Skinner, 6 High Meadow Trail, Peekskill, NY 10566  
Gross Polowy Lic, 1775 Wehrle Dr - Suite 100, Williamsville, NY 14221  
Vincent P Davis, 301 Oxford Rd, New Rochelle, NY 10804  
Kathleen A Zebrowski, Esq, 86 Chambers Street, New York, NY 10007  
William T Martin, Esq, 108 Village Square - Suite 143, Somers, NY 10589

DEPOSITED IN ACTIONS OR PROCEEDINGS IN THE  
**SURROGATE COURT** OF WESTCHESTER COUNTY:

**NAME**

Lydia Rodriguez C/O Michael P Ryan, 300 Garden City Plaza - 5Th Fl, Garden City, NY 11530  
Carmen Rodriguez C/O Michael P Ryan, 300 Garden City Plaza - 5Th Fl, Garden City, NY 11530  
Manuel Rodriguez C/O Michael P Ryan, 300 Garden City Plaza - 5Th Fl, Garden City, NY 11530  
Manuel Rodriguez C/O Michael P Ryan, 300 Garden City Plaza - 5Th Fl, Garden City, NY 11530  
Evelyn Otero, 212 W Kingsbridge Rd - 6B, Bronx, NY 10463  
Michael Khader, 733 Yonkers Ave - 303, Yonkers, NY 10704  
Joseph Fiore, 4300 Nw 30Th St - # 147, Coconut Creek, FL 33066  
Relatives Of Idella Amos, 1027 Righi Ct, Peekskill, NY 10566  
Denzel Banks, 1027 Righi Ct, Peekskill, NY 10566  
Darryl Banks, 1027 Righi Ct, Peekskill, NY 10566  
Linda Banks, 1027 Righi Ct, Peekskill, NY 10566

PAYMENT INTO COURT IN THE  
**COUNTY CLERK** OF WESTCHESTER COUNTY:

**NAME**

John Dillon, 424 Mamaroneck Ave, Mamaroneck, NY 10543  
Laura Banks, 4021 Starfish Lane, Tampa, FL 33615  
Wra Properties 1, Inc, 875 Mamaroneck Ave - 306, Mamaroneck, NY 10543  
Alliance Glass Of Yorktown - Yorktown Glass, 1776 Front St, Yorktown Heights, NY 10598  
Gorayeb & Associates, 100 William St - Suite 1900, New York, NY 10038  
Marshall Conway & Bradley, 45 Broadway - Suite 740, New York, NY 10006  
Law Offices Of Kevin Westerman, 565 Taxter Rd - 110, Elmsford, NY 10523  
Peter Torpey, 397 Rye Beach Ave, Rye, NY 10580  
Steiner & Kostyn, 2 William St - Suite 302, White Plains, NY 10601  
Federal National Mortgage Assoc, 1100 15Th Street, Nw, Washington, DC 20005  
Luigi Izzo, 32 Stephens Drive, East Fishkill, NY 12533

PAYMENT INTO COURT IN THE  
**WHITE PLAINS COURT** OF WESTCHESTER COUNTY:

**NAME**

Wai Khan Yap, 300 Mamaroneck Ave - Apt 709, White Plains, NY 10605

DEPOSITED IN ACTIONS OR PROCEEDINGS IN  
**WESTCHESTER COUNTY COURT:**

**NAME AND ADDRESS**

Colleen M Stokes, 276 E. Middle Patent Rd, Greenwich, CT 06831  
Cesar Campos, 135 Willow St, Yonkers, NY 10701  
Roseann Cassano, 8 Victoria Lane, Yonkers, NY 10701  
Adam J Lakis, 1 Cedar Pl, Ossining, NY 10562  
Eurico Lopes, 34 Crestview St, New Rochelle, NY 10801  
Kevin Mccullough, 220 Yonkers Ave #17K, Yonkers, NY 10701  
Phillip Wells, 81 Elliot Ave - # 5, Yonkers, NY 10705  
Carlos Zapien, 156 Centre Ave - #1B, New Rochelle, NY 10805

DEPOSITED WITH THE COMMISSIONER OF FINANCE FROM  
**MOUNT VERNON CITY COURT:**

Nipolito Acevedo, 600 West 162Nd St New York, NY 10032  
Charles Adams, 126 South 7Th Ave - # 7B Mt Vernon, NY 10550  
Ishmael Afzal, 4671 Furman Ave Bronx, NY 10470  
Marissa Akahoho, 144 Haven Avenue Mt Vernon, NY 10553  
Fahd Al Harbi, 111 South 4Th Ave Mt Vernon, NY 10550  
Exmelin Anaya Gomez, 14 Archer Ave Mt Vernon, NY 10550  
Carlando Anderson, 231 East Prospect Ave - # 1F Mt Vernon, NY 10550  
Brian Andrews, 14 Amsterdam Pl - # 4E Mt Vernon, NY 10553  
Shakira Armstrong, 120 Benchley Place Bronx, NY 10475  
Taft Baker, 1145 Dr. Martin Luther King Jr Blvd - #6B Bronx, NY 10452  
Jimmy Baptiste, 117 Myano Lane Stamford, CT 06902  
Shanna Blissent, 4235 Digney Ave - # 2R Bronx, NY 10466  
Paulette Botelho, 211 North 6Th Ave Mt Vernon, NY 10550  
Jessica Brown, 266 Morningdove Rd Naugatuck, CT 06777  
Jonathan Chin, 3348 146Th St Flushing, NY 11354  
Mark Clarke, 2816 Schley Ave - # 4A Bronx, NY 10465  
Joseph Coleman, 20East 3Rd St - # 3 I Mt Vernon, NY 10550  
Anthony Crews, 2 Fisher Dr - #508 Mt Vernon, NY 10552  
Born Daniels, 642 East 233Rd St - # 3E Bronx, NY 10466  
Lamel Davis, 352 Penn St - # 1 Reading, PA 19602  
Toia Davis, 120 South 4Th Ave Mt Vernon, NY 10550  
Steven Decelian, 645 East 26Th St - # 3B Brooklyn, NY 11210  
Kay Delahibeaudiere, 4010 Dyre Ave Bronx, NY 10466  
Oscar Diaz, 9114 Portland Ave - #E Tacoma, WA 98445  
Sean Dixon, 51 Mcfadden Circle Yonkers, NY 10701  
Zavier Etheridge, 20 East 3Rd St - #7B Mt Vernon, NY 10550  
Cjf Evans-Taylor, 390 Nostrand Ave - #8D Brooklyn, NY 11216  
Michael Fabiano, 106 Cooper Dr - #2A New Rochelle, NY 10801  
Wilbert Falconer, 265 S 1St Avenue Mt Vernon, NY 10550  
Phillip Felix, 160 Linden St Stowe, PA 19464  
Chaz Fitch, 17 Ferndale Street #1 Yonkers, NY 10701  
Robert Fleming, 28 S 7Th Ave Mt Vernon, NY 10550  
Hassan Ford, 490 Southern Blvd - # 1A Bronx, NY 10455  
Kelly Gaton-Dilsa, 3462 3Rd Avenue - # 8C Bronx, NY 10456  
Zev Goldstein, 22 Sampson St Sayville, NY 11782  
Gabriel Gonzalez, 1976 Lafontaine Ave - #1F Bronx, NY 10456  
Akeem Grant, 544 North Terrace Mt Vernon, NY 10553  
Darryl Henson, 218 East 4Th St Mt Vernon, NY 10550  
Brigitte Hicks, 264 East 240Th St Bronx, NY 10470  
Shaquille Hinkson, 106-18 79Th St Ozone Park, NY 11417  
Dan Hochstadt, 30 Edgewood Road Hartsdale, NY 10530  
Gary Hyde, 3044 Laconia Ave Bronx, NY 10469  
Ekwutusi Ilechukmu, 741 Penfield St Bronx, NY 10470  
Darryl Jackson, 3 Schroeder St - # 12 Yonkers, NY 10701  
Lawrence Jackson, 86 Hamilton Ave - #1F Yonkers, NY 10705  
Tamara Jackson, 1210 Burke Avenue # 1A Bronx, NY 10469  
Raquel Johnson, 226 South 10Th Ave Mt Vernon, NY 10550  
Sean Johnson, 4064 Baychester Ave Bronx, NY 10466  
Tanya Johnson, 418 North Terrace Ave #9 Mt Vernon, NY 10550  
Kristian Lala, 97 Hyatt Avenue Yonkers, NY 10704  
Paula Lamont, 256 Rich Ave Mt Vernon, NY 10552  
Sashana Leslie, 218 South 3Rd Ave - # 4G Mt Vernon, NY 10550  
Gary Lewis, 10412 Damascus Park Lane Damascus, MD 20872  
Rahim Lewis, 2 South 8Th Ave - # 3 Mt Vernon, NY 10550  
Bohdan Lonevsky, 200 Bell Town Rd Stamford, CT 06905  
Mario Lopez-Gomez, 54 Church St - # 1 New Rochelle, NY 10801  
Jeffrey Marquez, 2475 Hughes Ave - #2E Bronx, NY 10458  
Martin Maurino, 689 East 233Rd St Bronx, NY 10466  
Marshall May, 33 North 3Rd Ave - #3T Mt Vernon, NY 10550  
Michael Mayhew, 378 Hawthorne Ave - #3 Yonkers, NY 10705  
Charles Mcallister, 279 Siegel St Westbury, NY 11590  
Anthony Mcpherson, 611 South 11Th Ave Mt Vernon, NY 10550  
Renzo Mendoza, 114 Sickles Ave - #1 New Rochelle, NY 10801  
Kwame Mensah, 120 Dreiser Loop - #7A Bronx, NY 10475  
Libby Michelson, 66 West 2Nd St - #1 Mt Vernon, NY 10550



# LEGAL NOTICES

Steven Michelstein, 3 East 3Rd St - # 1C Mt Vernon, NY 10550  
Solomon Millan, 6 North Ave - # 1St Fl Mt Vernon, NY 10550  
Danielle Moore, 230 Yonkers Ave - 7F Yonkers, NY 10701  
Samantha Moran, 143 West 3Rd St - # 2 Mt Vernon, NY 10550  
Miguel Munoz, 100 75Th Street - # 19 North Bergen, NJ 07047  
Randir Nargine, 121 East Grand Street Mt Vernon, NY 10550  
Jesus Ocasio, 2429 Barnes Ave - # 2 Bronx, NY 10467  
Julio Olarte, 906 Nichols Rd - #1 Deer Park, NY 11729  
Brandon Ordonez, 3 Knollwood Road Yonkers, NY 10701  
Ngozi Pantan, 2995 Botanical Sq - # 4J Bronx, NY 10458  
Eileen Parboosingh, 97 Brookside Ave - # 2 Mt Vernon, NY 10553  
Sean Parker, 40 North Terrace Ave Mt Vernon, NY 10550  
Austin Pickering, 3539 Decatur Ave - #608 Bronx, NY 10467  
Kingsley Porter, 43 Pier St Yonkers, NY 10701  
Francis Powell, 27 Claremont Ave - #6F Mt Vernon, NY 10550  
Tremayne Prince, 79 Ashland Ave Springfield, MA 01119  
Chrystal Pringle, 3232 Hull Ave - # E1 Bronx, NY 10467  
Dante Reid, 558 South 7Th Ave - # 2 Mt Vernon, NY 10550  
Amy Ritter-Webb, 27 Cranmore Road Hyde Park, MA 02136  
Jadzea Rivera, 114 Franklin Ave - Unit 9 New Rochelle, NY 10805  
Craig Robertson-Jones, 522 South 3Rd Ave Mt Vernon, NY 10550  
Jessica Roman, 267 Swinton Ave Bronx, NY 10465  
Estelle Rondon, 67 Morningside Ave - 2Nd Fl Yonkers, NY 10701  
Manuel Salas, 12 New Light Drve Danbury, CT 06851  
Andrason Scott, 36 Haven Ave Mt Vernon, NY 10550  
Indeina Scott, 22 Oneida Ave Mt Vernon, NY 10553  
Ricardo Scully-Shelly, 300 East Prospect - # 3N Mt Vernon, NY 10550  
Shahid Shamraz, 6571 Broadway - # 12B Bronx, NY 10471  
Eric Shepps, 17 Island View Pl New Rochelle, NY 10801  
Devon Sherman, 6 Madison St Mt Vernon, NY 10550  
Amandeep Singh, 8462 East 256Th St Floral Park, NY 11001  
Jamal Smith, 4210 Digney Ave Bronx, NY 10466  
Kemisha Smith, 259 Union Ave Mt Vernon, NY 10550  
Leonardo Souto, 130 Rich Ave Mt Vernon, NY 10550  
Roniel Spencer, 1 Fisher Drive - Unit 411 Mt Vernon, NY 10552  
Jeffrey Stephens, 461 Riverdale Avenue Yonkers, NY 10705  
Margaret Tarrant, 22 Grove St - 3Rd Fl Mt Vernon, NY 10551  
Christopher Tavarez, 308 36Th St - # 64 Union City , NJ 07087  
Julia Terry, 156 Urban Street Mount Vernon, NY 10552  
Troy Thomas, 19 Rich Ave - # 3D Mt Vernon, NY 10550  
Roderick Thornton, 2375 1St Ave - #4E New York, NY 10035-3421  
Michelle Volksen, 35 Kenyon Pl - #2 Mt Vernon, NY 10550  
Jabarie Walker, 3490 Eastchester Rd Bronx, NY 10469  
Lemoua White, 549 South 7Th Ave Mt Vernon, NY 10550  
Maye Whitney, 3656 Harper Ave - # 2 Bronx, NY 10466  
Jahiah Wilson, 1500 Hornell Loop - #6E Brooklyn, NY 11239  
Aaron Wright, 339 North Terrace Ave Mt Vernon, NY 10550

DEPOSITED WITH THE COMMISSIONER OF FINANCE FROM  
**NEW ROCHELLE CITY COURT:**

Harold Collins, Homeless - Unknown  
Danna Garcia, 83 Bouton St Norwalk, CT 06854  
Brian Howard, 562 8Th Street Niagara Falls, NY 14301  
Lalachen Jacob, 66 Victory Blvd New Rochelle, NY 10804  
Gonzalo Rodriguez Barri, 434 Main St - # 519 New Rochelle, NY 10801  
Monika Rodriguez, 19 High St Greenwich, CT 06830  
Donald Rotzien, 1 Lafayette Pl Greenwich, CT 06830

DEPOSITED WITH THE COMMISSIONER OF FINANCE FROM  
**PEEKSKILL CITY COURT:**

Rosangela Alzabin, 631 Homestead Ave Peekskill, NY 10566  
Miguel Arpi A, 28 South Washington St - #1 Tarrytown, NY 10591  
Elizabeth Bell B, 11107 Liberty Field San Antonio, TX 78254  
David Cooper M, 23 Windsor Ct Delmar, NY 12054  
Minda Duarte De Martin, 205 Nelson Ave Peekskill, NY 10566  
Christian Loja M, 336 Smith St - Apt 1 Peekskill, NY 10566  
Galo Lojano, 212 Hadden St Peekskill, NY 10566  
Hector Ramos A, 6 Graham Ave Peekskill, NY 10566  
Alan Solis S, 116 Lakeview Drive Peekskill, NY 10566  
Derrick Ubiles J, 1Alder Street - Apt 4R Yonkers, NY 10703

DEPOSITED WITH THE COMMISSIONER OF FINANCE FROM  
**RYE CITY COURT:**

Baruch Barauce, 51 Oak Ridge St - 2Nd Fl Greenwich, CT 06830  
Carlos Escalante J, 226 West Tremont Ave Bronx, NY 10453  
Cameron Green, 59 Fordham Dr Somerset, MA 02726  
Guy Kabessa R, 4 Lavender Lane Rye, NY 10580  
Henry Mcwilliam E, 45 Wainwright St Rye, NY 10580  
Maelvin Sanchez-Lopez, 352 Mount Pleasant Avenue Mamaroneck, NY 10543  
Pavlos Vardinogiannis, 345 East 37Th St - #3 New York, NY 10016

DEPOSITED WITH THE COMMISSIONER OF FINANCE FROM  
**WHITE PLAINS CITY COURT:**

Melvin Abreu, 118 Tailwood Dr Hartsdale, NY 10530  
Juan Benharrea, 15 Dobbs Ferry Rd - #1 White Plains, NY 10607  
Luis Cabrera, 919 Constant Ave Peekskill, NY 10566  
Aurora Camardella, 12 Harrison Ave Harruson, NY 10528  
Anthony Cavoto, 27 Tamarack Dr New Milford, CT 06776  
Patrick Colon, 315 Oxford Rd New Rochelle, NY 10804  
Ricardo Cuenca, 10 Hall Ave White Plains, NY 10601  
Stephen Delacruzsilveri, 12 Fairfield St White Plains, NY 10606  
Gustavo Diaz, 10 Osbourne St - 2Nd Fl White Plains, NY 10601  
Don'Jih Dufort, 7 Cabot Ave Elmsford, NY 10523  
David Feinstein, 73 Brockway Pl White Plains, NY 10601  
Marcello Forte, 123 Allan St Cortlandt Manor, NY 10567  
Maria Garces-Florez, 100 Marymount Ave Tarrytown, NY 10591  
Andrea Gazivoda, 106 Stevens Ave Yonkers, NY 10704  
Cekua Hernandez, 4 Clove Ave White Plains, NY 10601  
Dwayne Jones, 1115 College Ave Bronx, NY 10456  
Giovanni Labra, 620 East 188Th St - # 16 Bronx, NY 10457  
Rosa Maita-Maita, 45 Upper Croton Ave Ossining, NY 10562  
John Martorano, 19 Wildflower Ln Putnam Valley, NY 10579  
Rene Morocho, Homeless - Unknown  
Brian Murphy, 16 Dutch Hill Dr Carmel, NY 10512  
Mara Norris, 27 Columbus Ave New Rochelle, NY 10801  
Adwoa Owusua, 100 Elgar Place Bronx, NY 10475  
Raquel Petit Homme, 129 Fisher Ave - # 1 White Plains, NY 10606  
Ricardo Quintero, 18 East Post Rd - # 4A White Plains, NY 10601  
Reicardo Regules-Ibanez, 9 Regina Ave Mohegan Lake, NY 10547  
Lisa Reich, 35 Hillside Terrace - # A White Plains, NY 10601  
Guillermo Romero, 4 Marydale Rd West Haven, CT 06516  
Jennifer Sanchez, 643 Schroeder St Yonkers, NY 10701  
Jose Urena, 86 Dekalb Ave - # 10L White Plains, NY 10601  
Pablo Vega-Castro, 100 Marymount Ave Tarrytown, NY 10591  
Michael Venuti, 115 N Kensico Ave White Plains, NY 10601  
Robert Venuti, 28 Westchester View Lane White Plains, NY 10607  
Thiago Veriggino, 119 N Terrace Ave - #2S Mt Vernon, NY 10550  
Lionel Wilkins, 37 Granada Crescent White Plains, NY 10601  
Julio Zhungo, 58 Riverdale Aveue White Plains, NY 10607

DEPOSITED WITH THE COMMISSIONER OF FINANCE FROM  
**YONKERS CITY COURT:**

Laith Abukhader, 61 Friendly Rd Mahopac, NY 10541  
Hedva Alexander, 24 Scenic Drive Suffern, NY 10901  
Bobbe Archer, 191 Park Ave #2 Yonkers, NY 10703  
Kim Bailey, 507 West 11Th St - # 23 New York, NY 10025  
Jaime Bautista, 400 Brook Ave Bronx, NY 10454  
William Beckler, 1156 St Johns Pl - # 3R Brooklyn, NY 11213  
Miguel Bourdierd, 333 Bronx River St #317 Yonkers, NY 10704  
Anthony Brogno, 9 Fregory Street - # A Mahopac, NY 10541  
Gary Casmir, 1509 North Ave New Rochelle, NY 10804  
David Cluinie, 418 Warner St Nw Washington, DC 20001  
Gian Carlo Cortes-Roncani, 65 Pleasant St Meriden, CT 06450  
Dylan Covert, 42 Lime Mill Road Lagrangeville, NY 12540  
Jonathan Cruz, 420 East 125Th St New York, NY 10027  
Quilvio Frias, 1197 Grand Concourse - # 4I Bronx, NY 10452  
Ekrem Gashi, 1240 Rustic Ridge Ct Yorktown Heights, NY 10598  
Frederick Gill, 239 Anchor Dr Uniondale, NY 11553  
Ginea Hernandez, 86 Hamilton Ave - # 3 G Yonkers, NY 10705  
Lorie Higgins, 24 St. Andrews Pl Yonkers, NY 10705  
Harriet Massaquoi, 89 Bruce Ave Yonkers, NY 10705  
Maria Molina, 41 Rosalind Ave Pleasantville, NY 10570  
Zaid Nagi, 2445 Woodhull Ave Bronx, NY 10469  
Rashawn Nairme, 226 Lawrence St Mt Vernon, NY 10550  
Raymond Nieves, 82 Hamilton Ave - # 3O Yonkers, NY 10705  
Musa Ockeh, 261 Alta Vista Drive Yonkers, NY 10710  
Rahmi Patel, 668 Highridge Rd Stamford, CT 06905  
Felicia Perez, 64 Hunts Bridge Rd Yonkers, NY 10704  
Javier Reynoso, 255 Huguenot St - # 116 New Rochelle, NY 10801  
Christopher Richards, 4168 Murdoch Avenue Bronx, NY 10466  
Alice Rodriguez Ramiriez, 95-117 Ravine Ave Yonkers, NY 10701  
Michael Rosario, 2285 Andrews Ave Bronx, NY 10468  
Douglas Saravia, 11 Pratt St Haverstraw, NY 10927  
James Siegel, 28 Pier St - # 1D Yonkers, NY 10705  
Angel Soriano, 1 Post St - # 31 Yonkers, NY 10705  
Antonio Taveras, 2302 Lyon Ave Bronx, NY 10462  
Stanley Thompson, 95-117 Ravine Avenue Yonkers, NY 10701  
Fernando Vasquez, 35 Colin St - # 3 Yonkers, NY 10701  
Ronny Ventura, 3 Schroeder St - # 311 Yonkers, NY 10701  
Julissa Villalona, 609 W 191St St - #D New York, NY 10040  
Julissa Villanova, 269 Hawthorne Ave Yonkers, NY 10705  
Robert Werner, 996 Se 9Th Ave Pompano Beach, FL 33432  
Ian White, 7 Drake Pl Yonkers, NY 10710  
Elias Zabala, 2090 Davidson Ave Bronx, NY 10453

TAKE FURTHER NOTICE THAT:

(A) A list of names contained in this notice is on file and open to public inspection at the Office of the Commissioner of Finance of Westchester County ;  
(B) Any such unclaimed moneys or other property will be paid or delivered by her on or before the thirtieth day of April to persons establishing to her satisfaction their right to receive the same; and  
(C) In the succeeding month of May, and on or before the tenth day thereof, such unclaimed moneys or other property still remaining will be paid or delivered to the Comptroller of the State of New York, and the undersigned shall thereupon cease to be liable thereof.

**Dated:** White Plains, New York  
March 13, 2023

Karin Hablow  
Commissioner of Finance  
County of Westcheter

#63354

# LEGAL NOTICES

Notice of Formation of DomPro618Main LLC, filed with SSNY on 1/17/2023. Office located in Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of any process against it to the LLC; 1333A North Avenue, #713, New Rochelle, NY 10804. LLC may engage in any lawful act or activity for which a limited liability company may be formed. #63334

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: DATALEVER, LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 02/18/22. Office location: Westchester County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to: The LLC, 74 Madison Ave, Valhalla, New York 10595, principal business location of the LLC. Purpose: any lawful business activity. #63335

Notice of Formation of Bella Bambinos Boutique & Imaging, LLC. Arts. of Org. filed with SSNY on 1/25/23. Principal business location: Westchester County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail a copy of any process to the LLC: 656 Preservation Trail, Webster, NY 14580. Purpose: any lawful act or activity. #63336

Notice of Formation of Aretee Consulting LLC Art. Of Org. filed with SSNY on 2/4/2023. Offc. Loc: Westchester Cty. SSNY desig. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 1 Shorthill Rd. Ardsley, NY 10502. Purpose: any lawful purpose. #63338

Notice of formation of Limited Liability Company.Name: CL 346 Connecticut LLC (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 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

Irving Avenue Manager LLC. Filed 11/30/22 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 146 E 37th St., New York, NY 10016 Purpose: all lawful #63360

Commercial Leasing Management, LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 10/5/2022. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 623 Anna Ct., Yorktown Heights, NY 10598. General Purpose #63315

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](http://www.bidx.com). A certified cashier's check payable to the NYSDOT for the sum specified in the proposal or a bid bond, form CONR 391, representing 5% of the bid total, must accompany each bid. NYSDOT reserves the right to reject any or all bids.

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

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

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

The New York State Department of Transportation, in accordance with the Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d-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%