

# Westchester & Fairfield County Business Journals



westfaironline.com  
June 26, 2023



Numerous business jets were on display for the NBAA event at Westchester County airport June 14.



Chris Rocheleau of NBAA.

## NBAA IS HIGH ON BUSINESS AVIATION AND WESTCHESTER COUNTY AIRPORT

BY PETER KATZ

Pkatz@westfairinc.com

**W**estchester County Airport logged 35,519 flight operations in the first quarter of 2023, an 11.6% increase compared with the same period last year. The increase reflects its continued significance to not only the traveling public that uses airline service but the private aviation communities that use the airport for their business and personal flying.

The flexibility of the airport as a business tool was just enhanced again when on June 19 the airport facilities at which travelers can clear customs when returning from international trips was expanded to include Million Air's business and private aviation terminal. Million Air, based in Dallas, has 37 sites in the U.S. and overseas. CEO Roger Woolsey and his executive team arrived at Westchester early on the morning of the 19th and became the first international travelers to be cleared into the U.S. by Customs and Border Protection agents at Million Air White Plains.

Page 6

THE **FIRST BANK** OF  
**GREENWICH** SM

EXPERT LENDERS • COMMERCIAL & RESIDENTIAL • CALL US TODAY!

**Frank J. Gaudio**  
President & CEO  
203.302.4375  
NMLS# 763755

**Evan R. Corsello**  
Chief Lending Officer  
203.302.4003  
NMLS# 1253810

Port Chester — 914.908.5444 Greenwich — 203.629.8400 Stamford — 203.413.6101  
500 Westchester Ave. 444 East Putnam Avenue 900 Summer Street



www.greenwichfirst.com | NMLS#510513



# Attorney Jim Horwitz considers a lifetime achievement honor

BY PHIL HALL

Phall@westfairinc.com

Jim Horwitz, the managing attorney at Koskoff Koskoff & Bieder, was honored earlier this month by the Connecticut Trial Lawyers' Association (CTLA) for his lifetime of achievements and contributions to civil justice in the State of Connecticut. Horwitz joined the Bridgeport-based Koskoff firm in 1986 and has handled a diverse quantity of cases related to medical

malpractice. His work as a trial lawyer resulted in multi million-dollar verdicts for his clients, including a \$58 million verdict in 2011 – the largest medical malpractice verdict in Connecticut at the time – for a Norwalk family whose son suffered a birth injury that resulted in cerebral palsy.

Horwitz spoke with the Business Journals on the meaning of being honored for his career in the legal profession.

## **Congratulations on your award. Did you see this honor coming?**

Not in the slightest. When I got a call a couple months ago from the president of the CTLA, I thought for sure they have the wrong person.

## **How does it feel to be the recipient of a lifetime achievement Award?**

It's really powerful. And moving. You try to have a career that goes in a certain direction, where you want to do the right thing and you believe that you're adhering to certain values of compassion and ethical standards and caring for the people around you. And it goes day by day by day by day, and you have those values that you're steeped in from parents, colleagues and mentors. And then, suddenly, you wake up and 35, 36, 37 years have gone by – it's just astounding, and you're doing it because you think it's the right thing to do.

And then, to have somebody from the outside recognize that you have lived your life that way is profoundly moving.

## **What inspired you to get into law in the first place?**

My father was from New Jersey and was

a solo practitioner lawyer there. And he was somebody that I thought was the most even-tempered, fairest, most ethical person that I had ever met. And the way he worked with his clients, the people that he cared for – on Saturday mornings, people would come to our house and sit around our dining room table, and he would care for clients in a very personal way. So, I had that as a kind of as a role model.

On the other hand, my mother was very active in a social justice organization where she was working for things like fair housing and better schools. Between the two of them, they just inspired me and influenced me that we have an obligation to act on behalf of the little guy to see what the little guy's needs are and to speak up.

## **How did you become part of the Koskoff firm?**

I had started with a firm up in the Norwich area (Brown Jacobson) when I was right out of law school – I moved to Connecticut because my wife-to-be was from Connecticut. I left there and went to a firm in New Haven, where I was very happy, but over the years I had two or three encounters with the Koskoff firm. In one encounter, I'd been doing a seminar and heard Michael Koskoff speak and I thought he was just brilliant. I attended another seminar with another partner, John Jessup, and I thought that if I was going go anywhere else ever, I would want to come there.

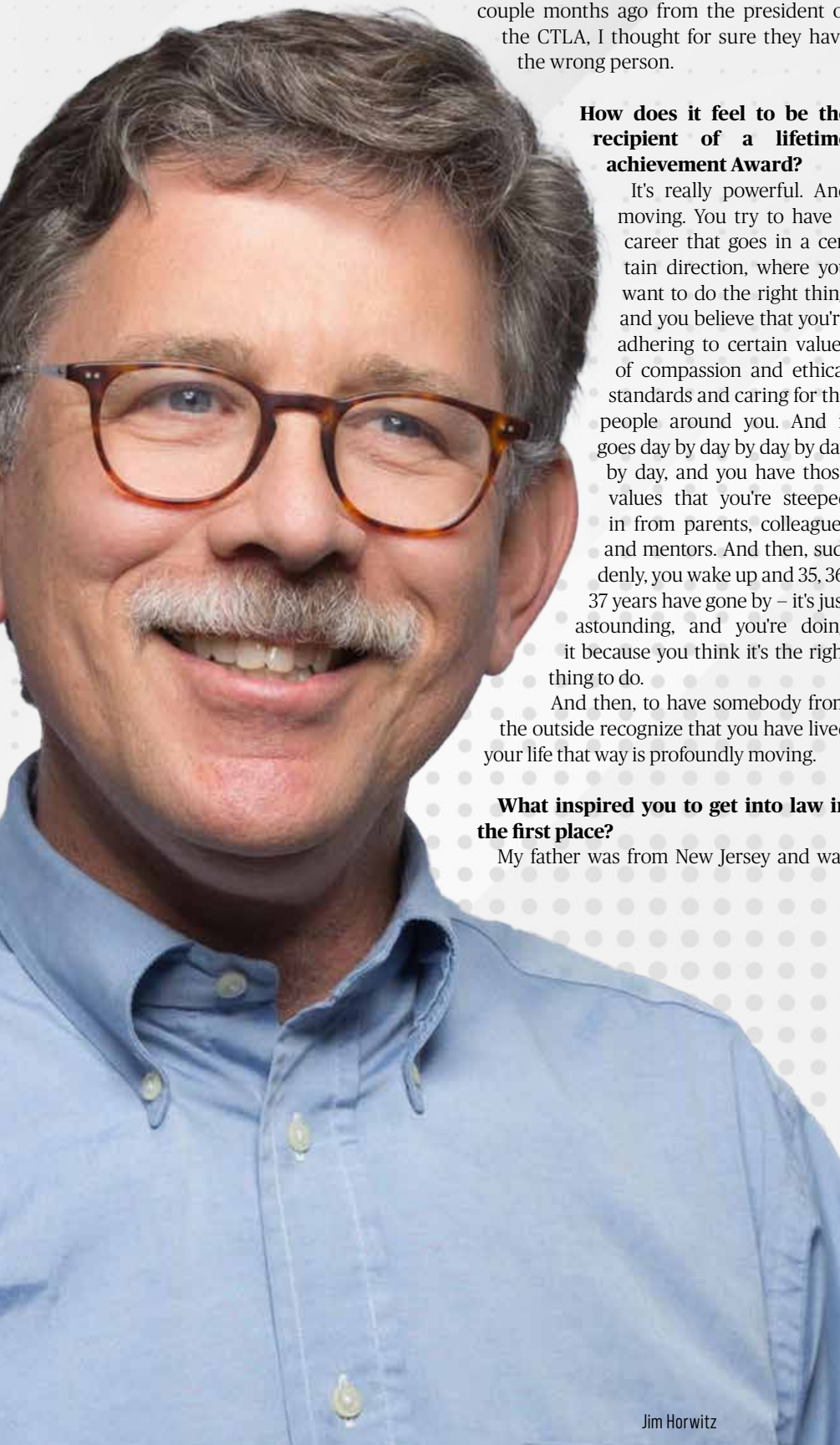
When I was with this firm in New Haven, I was on trial and I ran into an evidentiary question. The judge was kind enough to allow me to take a break during the trial to resolve this problem. And the only trial lawyer that I ever heard of at the time was Michael Koskoff, who didn't know me at all. I went to the payphone in the hallway of the New Haven County Courthouse – that was back when they were payphones – and I made a cold call to Michael Koskoff. Michael spent a half hour with me on the phone, having no idea who I was, and I thought if he is generous to have time for young lawyers, that was the place where I wanted to be.

## **Now that you received a lifetime achievement award, what do you do for an encore?**

Great question. Great question. I don't know the answer to that question.

I'm extraordinarily proud of my three kids – one is a public defender in Chicago, the second is a lawyer who works for the AARP Foundation in Washington, D.C, where they are litigating on behalf of rights for the elderly, and my youngest son is an actor and a writer – actors and writers hold the mirror up to all of us and say, 'Who are we? And are we doing the things that we should be doing in a way that we shouldn't be doing them?'

So, I'm not sure what my next chapter is, other than I'm going to be enormously and I am enormously proud of what my three kids are doing.



Jim Horwitz



No matter what business you're in, we're into your business.

### **MAIN OFFICE TELEPHONE**

914-694-3600

### **OFFICE FAX**

914-694-3699

### **EDITORIAL EMAIL**

pkatz@westfairinc.com

### **WRITE TO**

4 Smith Ave., Suite No. 2  
Mount Kisco, NY 10549

### **PUBLISHERS**

**Publisher**

Dee DelBello

**Co-Publisher**

Dan Viteri

**Fairfield Bureau Chief & Senior Enterprise Editor** • Phil Hall

**Senior Editor** • Peter Katz

**Senior Reporter** • Bill Heltzel

### **Reporters**

Pamela Brown, Georgette Gouveia,  
Peter Katz, Justin McGown

**Research Coordinator** • Luis Flores,  
Sebastian Flores

### **ART**

**Creative Director**

Dan Viteri

**Art Director**

Diana Castillo

**Marketing Coordinator**

Carolyn Meaney

### **EVENTS**

**Marketing & Events Manager**

Natalie Holland

### **ADVERTISING SALES**

**Associate Publisher & Manager**

Anne Jordan

**Metro Sales & Custom Publishing Director**

Barbara Hanlon

**Marketing Partners** • Mary Connor,  
Larissa Lobo

### **AUDIENCE DEVELOPMENT**

**Manager** • Daniella Volpachio

**Research Assistant** • Sarah Kimmer

### **ADMINISTRATION**

**Contracted CFO Services**

Adornetto & Company L.L.C.

Westfair Communications, Inc.,  
4 Smith Avenue, Suite #2, Mount Kisco, NY 10549.

© 2022 Westfair Communications Inc.  
All rights reserved. Reproduction in whole or in part  
without written permission is prohibited.

A MEMBER OF

NEW YORK PRESS ASSOCIATION

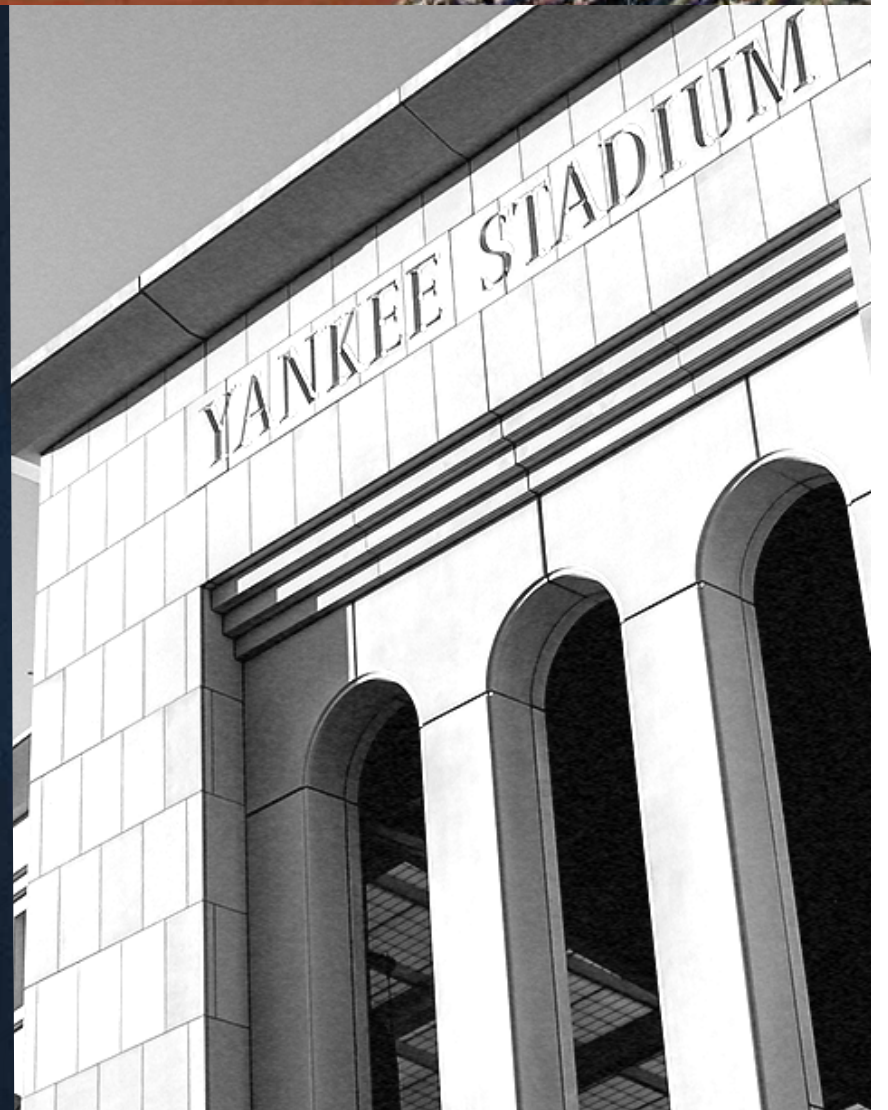
**NYPA**



# YANKEES PREMIUM

UNRIVALED ACCESS,  
UNPARALLELED SERVICE

- LEGENDS SUITE
- LEGENDS PREMIER
- CHAMPIONS SUITE
- DELTA SKY360° SUITE
- FORD FIELD MVP SEATS
- JIM BEAM SUITE



FOR MORE INFORMATION ON  
PREMIUM SEASON TICKETS

718.508.3955

[PREMIUM@YANKEES.COM](mailto:PREMIUM@YANKEES.COM)

[WWW.YANKEES.COM/PREMIUM](http://WWW.YANKEES.COM/PREMIUM)



REFERRED BY  
*New York Yankees*



# Westfair's 40 Under Forty comes to The Point



BY JUSTIN MCGOWN

jmcgown@westfairinc.com

The Point in Norwalk was the scene of a lively gathering of Fairfield County's best and brightest on June 15. Westfair Communications, parent company of the Westchester and Fairfield County Business Journals, recognized 40 distinguished members of Fairfield County's business and nonprofit community under the age of 40 for their innovation, perseverance and accomplishments with a seaside ceremony.

The 2023 edition of 40 Under Forty was emceed by Matt Scott, a meteorologist and cohost for FOX61 Morning News, who took credit for the evening's fine weather by wisecracking "Let's see them do that on News 12"

Sponsors for the event included the Bridge House, a provider of mental health services for adults across Fairfield County, leading regional CPA firm CironeFriedberg, auditing and consulting firm Deloitte and the financial search firm Forum Group Connecticut. ON-THEMARC Events was also a sponsor and provided the catering; Sacred Heart University and global real estate developer Wellbuilt held sponsorship honors while Yale New Haven Health and Millbrook Winery rounded out the event's supporters.

The honorees were selected by Nelson Merchant, a business advisor at the Connecticut Small Business Development Center, and Dr. Nikki Wingate, an associate professor of marketing at the Welch College of Business and



Technology of Sacred Heart University.

"Incredible. Amazing. Fantastic. A pleasure to have in class," Wingate joked as she explained the criteria for selecting the honorees. "Wait, that one might be for school children. Extraordinary. These are the adjectives that came into our heads."

"I have to tell you that the judging for this year was particularly difficult because so many people were nominated that were literally off the chart," Wingate added. "It was a challenging but very rewarding experience for us to be involved in the judging."

The honorees were introduced by the leaders of their respective partner chambers of commerce, who also nominated the candidates. Nominees belonged to the Chambers of Commerce of Darien, Fairfield, Greenwich, Ridgefield, Stamford and Wilton. The partnership also included Bridgeport Regional Business Council, the combined Westport-Weston Chamber of Commerce, the Greater Valley Chamber of Commerce, the Greater Danbury Chamber of Commerce and the Greater Norwalk Chamber of Commerce.

The candidates were each asked to answer

three questions, one of which Scott would ask them to share with the audience as they receive their award.

Scott ribbed the first honoree – Joubin Bavarian, vice president of operations and nursing at Bridgeport Hospital – by first asking him if a train were leaving Chicago and another leaving New York would they meet if they left at the same time traveling different speeds.

The actual question posed to Bavarian after the laughter as he attempted to respond was "What business tip has been the most helpful to you?"

"I have to go back to my first managing director of my first consulting firm," Bavarian told the audience. He said, "They don't make monuments to pessimists and I have to remind myself that every day. Especially when you work in a post Covid environment in healthcare. It's a challenging place to work, to be better, and remain optimistic we are going to make a difference."

The honorees were also asked what motivates them in the morning, how they personally describe achieving success and how

long they are willing to fail before succeeding. More light-hearted questions were also included, such as whether honorees would rather go back in time with all their current knowledge or receive \$50 million now, and what superpower they would like to have. The business interview standards of where they see themselves in a decade and what they can do to positively affect their communities were also put to the honorees.

Responses ranged from wry remarks about rambunctious kids making the decision to get up in the morning to earnestly thanking God for business success.

The wide range of responses reflected the many different paths to success followed by all 40 honorees. Latoya Fernandez, the first chief diversity, equity and inclusion officer for the city of Norwalk, thanked the nominators for recognizing the efforts of a highly diverse group.

"In these kinds of situations, I think about how you have to be very intentional about bringing diversity and making people feel like they belong," Fernandez said. "And I think that they were very intentional about that."

The 2023 Fairfield County 40 Under 40 winners are:

1. Chris Andricopoulos, managing director, Northwestern Mutual





2. Kathleen Atkins, new business development- private client services, Hub International Northeast
3. Kevin Atterberry, web developer, Peralta Design
4. Joubin Bavarian, vice president, operations and nursing, Bridgeport Hospital, Yale New Haven Health
5. Joseph Britton, Board of Education Attorney, Waterbury Public Schools
6. Tory Brown, founder and CEO, The Two Oh Three
7. Sadie Caccimelio, development manager, Alzheimer's Association
8. Lazaro Chavez, managing director, CityCenter Danbury
9. Jessica Edward, CEO, Caring for Seniors Adult Daycare Center LLC
10. Ashek Elahi, restaurateur, Mama Bella Cucina
11. Latoya Fernandez, chief diversity, equity and inclusion officer, City of Norwalk Mayor's Office
12. Christina Genz, director of education, Soundwaters
13. Christine Guan, owner, The Learning Experience (Wilton and Newtown)
14. Robert Guiry, vice president of investments, David Lerner Associates
15. Jenifer Johnson, owner/event planner, Sweet Bean Events
16. Ryan Kelly, area vice president, Arthur J. Gallagher Risk Management Services LLC
17. Nicole Kelman, CEO and education consultant, New England Education Consultants
18. Ellie Kirke, director of sales and marketing, Sunrise Senior Living
19. John Kleinhans, government affairs and communications advisor, City of Danbury
20. Scott Lumby, managing partner, Wellbuilt Company
21. Vanessa Maczko, partner, Wiggin and Dana
22. Lauren J. Mashe, attorney, LJM Law LLC
23. Elizabeth Mattern, senior loan originator, Main Street Mortgage LLC
24. Dr. Michelle Neves, owner, founder and pediatric dentist, Sasco Pediatric Dentistry
25. Megan Palmer Rivera, managing director, Palmer's Market
26. Ashley Paltauf, managing director, Ridgefield Playhouse
27. Heather Peracchio, assistant extension educator, University of Connecticut
28. Mark Pires, senior manager, CironeFriedberg LLP
29. Shari Raymond, founder and CEO, Milton & Goose
30. Adam Richichi, CEO, Dental Associates of CT
31. Kevin Saunders, senior manager, workforce transformation, Deloitte Consulting LLP
32. Siphon Simela, founder and CEO, Matrix Rental Solutions
33. Andrew Stallings, agency president, Athelo Group
34. Tim Topi, owner and master baker, Wave Hill Breads
35. Porschia Turner, vice president and branch manager, M&T Bank
36. John Varamo, director of development, The Norwalk Conservatory of the Arts
37. Rosie Snow Voulgaris, founder, Pop Art! Kids
38. Betsy Warfield, interim vice president of emergency programs, AmeriCares
39. Jessie Wong, executive director, Autism Behavioral Health
40. Joanmarie Zoeller, insurance agent - sales representative, Comparison - Liberty Mutual Company

# Just Financed

## Construction Financing

**130 Unit Residential and Retail**

***The Lafayette*  
Stamford, Connecticut**

**Let us help your business grow:  
[www.FirstCountyBank.com/](http://www.FirstCountyBank.com/)**

### First County Bank™

It's where you belong.

Equal Housing Lender Member FDIC NMLS# 411487

FIRSTCOUNTYBANK.COM

The initial customs clearance took place just a few days after the National Business Aviation Association had held its northeast regional aviation forum at Million Air for the third time. A hangar that normally houses jets was turned into an exhibition hall where more than 170 exhibits were set up by various companies serving the aviation industry. Education sessions were held that could be attended by the estimated 3,000 registered guests. About 30 aircraft, including the latest business jets, were on static display in Million Air's ramp area.

"We really believe in being a great citizen, neighbor, and friend of our communities, and we are grateful that we have these opportunities to showcase Westchester County in front of thousands of guests," Million Air's general manager at Westchester, Lauren Ronen-Payne, told the Business Journals.

The NBAA event is designed to bring together current and prospective business aircraft owners, operators, manufacturers, customers and other essential industry personnel. The underlying theme this year was sustainability in aviation.

"White Plains, Westchester, has been a great partner of ours for many years," Chris Rocheleau, COO of the NBAA, told the Business Journals. "Whatever the subjects we're talking about, whether that's sustainability or the importance of business aviation to communities, or workforce or innovation, we have found it to be very advantageous."

Rocheleau said that the current trend of increased travel by air in the U.S. has made business aviation more attractive for businesses.

"The aviation industry at-large has raced back from the Covid pandemic and we're seeing activity in commercial aviation as well as business aviation continue to grow," Rocheleau said. "One of the things we've found through many studies over the years is that business entities that use aviation really have an advantage over businesses that don't have aviation. When you think about the congestion now, the constriction within the commercial aviation side of the house, we're finding more and more people waking up to the benefits of business aviation."

Rocheleau said that NBAA takes a broad view of aviation and the U.S. airspace as a national asset.

"One of the things we've done through our work with the Department of Transportation and the Federal Aviation Administration as well as with the commercial airlines is to make sure that we're all sharing the airspace, that we're looking out for each other and, at the end of the day, the passengers," Rocheleau said. He said that includes advocating for sustainability in aviation including making a successful transition to unleaded and alternative aviation gasoline and jet fuel.

"We have made a dent but we're not done; we've got a long way to go," Rocheleau said. "We're proud of our commitment back in 2021 on climate change to reach net zero by 2050. We continue every year to become more fuel-efficient. Part of our effort is to get more information out about our efforts on supporting sustainability, whether that's through aviation fuels where we're seeing real progress both on the commercial and business aviation sides. We've been endorsing legislation on Capitol Hill to make sure we've got policies in place to allow for accelerated production and distribution of sustainable aviation fuel."



Inside the Million Air hangar set up for the NBAA event.

Rocheleau said that NBAA also is showing support for the development and introduction of eVTOL aircraft, vertical takeoff and landing small aircraft powered by electricity in what's known as air mobility operations. One such experimental aircraft was shown on a demonstration flight at Westchester County Airport this past February.

"We're very interested in electric propulsion systems," Rocheleau said. "If anything, right now, we're tracking it very closely. I would say that every single drop of sustainable aviation fuel is being used. People are buying it as soon as they can get it."

Rocheleau said that NBAA's approximately 11,000 members allow the organization to not only engage with people who are active in business aviation but encourage spreading the word about its benefits.

"Our events allow us to get people in the room and understand the benefits of busi-

ness aviation," Rocheleau said. "Business aviation, general aviation has always been at the forefront of new and modern technology. We've been determined to make flights faster, certainly safer over the years. Technology is a critical element."

Rocheleau said he sees business aviation continuing to thrive and local communities trying to become more connected to aviation's future.

"We see business aviation continuing to connect more and more communities going forward," Rocheleau said. "That's why we created our own advanced air mobility roundtable to make sure that we're assisting that very exciting piece of business aviation to enable it going forward. We see a very, very bright future for business aviation."

Rocheleau said that NBAA plans to return to Westchester County Airport for future events.

## Stamford marches against cancer



Participants in the Hope in Motion Walk; photo by Justin McGown.

BY JUSTIN MCGOWN

jmcgown@westfairinc.com

Dozens of cancer survivors and hundreds of supporters gathered in Stamford's Mill River Park on June 11 to strike raise funds for research and treatment during the Hope in Motion Walk.

Darrell Harvey, executive chairman of Ashforth Co. and a member of the Stamford

Health Investment Committee, took to the stage to congratulate the walkers for their efforts.

"This is our 28th year of this event and I'm very proud to say that over this period of time the event has raised over \$18 million for the Bennett Cancer Center," he said. "All the people who have come for many years we really appreciate you, and some of you are first timers."

Dr. Steve Lo, director of medical oncology at the Bennett Cancer Center, thanked the

walkers for their participation.

"The funds raised through this event allow us to continue to provide some of the vital programs and services to support our cancer patients and their families," he said. "I see firsthand what differences these supportive programs can make. So please know that your fundraising does make a difference and that we are all extremely grateful for your support."

Walkers paid registration fees of up to \$50, and those who raised at least \$100 earned a commemorative T-shirt. Lo extended special congratulations to Joan Weisman and her fundraising team made up of residents from the Edgehill senior living community that raised \$60,000, and the walkers were treated to complimentary food and drinks from vendors including Café Nero, Super Duper Weenie, Nora's Ovenworks Tasty Yolk, and Candy Connection.

"What a beautiful day," Stamford Mayor Caroline Simmons remarked as she addressed the crowd. "And what an amazing turnout! I hear we have over a thousand people who came out today. We are so lucky to have such a world class hospital here in our city. I know I'm biased because I had my three babies there. We're so grateful to have

them in our city, they're our largest employer and they do so much for the community."

Kathleen Silard, president and CEO of Stamford Health, extended thanks to the many participants and partners.

"I have to say it was a huge success as we make our way back in this post-pandemic era to be able to get together like this and celebrate the Bennett Cancer Center and everything that we're doing for our community," she said. "The walk is very special to many of us because each year it brings us together as a community, a community of people that give us a chance to remember and celebrate everyone whose lives have been touched by cancer."

Participating cancer survivors gathered for a photo after the walk's conclusion, including homemaker Marlene Gatz, who has been fighting cancer since 2005 and received a diagnosis of metastatic breast cancer in 2013. She credited the Bennett Cancer Center with saving her life and Hope in Motion with creating a powerful positive atmosphere that keeps her inspired.

"It's an amazing experience," Gatz said of the Hope in Motion Walk and the outpouring of support on display, as well as the opportunity to stand with fellow survivors. "It's so inspirational to know that all of these other people are out here just like me, and it gives you so much hope. It's a wonderful community feeling."

# PKF O'Connor Davies sues to protect beer business secrets

BY BILL HELTZEL

Bheltzel@westfairinc.com

**P**KF O'Connor Davies accounting firm claims that a former partner in a firm it acquired stole trade secrets and poached clients in violation of a separation agreement.

PKF accused Frank Giordano III of getting former clients to move their accounting work to another firm, in a complaint filed June 12 in U.S. District Court, White Plains.

"The frequency and flagrancy of Giordano's poaching efforts increased," the complaint states, after he was hired by a competing firm.

Efforts to find Giordano's contact information, to ask for his side of the story, failed.

Giordano worked for Judelson, Giordano and Seigel CPA for 15 years. He developed a specialty in the beer and beverage distribution industry, handled some of the largest clients, and served as the administrative partner for several years.

But the firm stripped him of his title, the complaint alleges, "after he flagrantly violated his fiduciary duties and obligations to JGS."

The firm terminated him in 2018. Ten months later in May 2019, according to the complaint, he signed an agreement with JGS retroactively restricting his activities.

He agreed to never use any JGS confidential information for any purpose, not to work for or acquire any existing JGS clients for five years, and not work within 10 miles of any



JGS office for three years.

PKF, based in Harrison, is one of the largest accounting, tax and advisory firms in the nation. In January 2022, it acquired JGS assets in a deal it depicts as a merger or "combination" of firms. It assumed JGS's rights and obligations under the Giordano termination agreement.

Even before PKF took over, Giordano al-

legedly violated the termination deal by working for American Petroleum Equipment & Construction Co., a five-year client of JGS. APECO moved its accounting work to a new firm, RBT CPAs.

He lost the APECO job in 2019 and went to work for RBT, whose Poughkeepsie office is across the street from a JGS office.

Giordano allegedly boasted to JGS clients

that he had access to proprietary information that made him uniquely capable of providing accounting services to beer distributors, a niche market that JGS had cultivated.

The complaint contends that Giordano was referring to a spreadsheet that Giordano's father had developed 20 years ago and that PKF now owns. The spreadsheet includes accounting methods and practices and other crucial information about beer distributors that give PKF a competitive advantage over competitors.

After the merger last year, beer distributors D. Bertoline & Sons Inc. and F&F Distributors Inc., former Giordano clients at JGS, moved their accounting work to RBT. Another former JGS client, PLC Group, did the same.

"By poaching PLC, D. Bertoline, APECO, and F&F," the complaint states, "Giordano violated the agreement's restrictive covenant prohibiting him from soliciting or providing services to any of JGS's clients within five years."

PKF accused Giordano of violating the federal Defend Trade Secrets Act, misappropriation of trade secrets, breach of contract, unjust enrichment, interference with prospective economic advantage, as well as slander, for allegedly suggesting to a PKF client that it offers inferior accounting services.

PKF is demanding unspecified damages and an order requiring Giordano to return its proprietary information.

The firm is represented by White Plains attorneys Russell M. Yankwitt, Corey M. Briskin and Michael Reed.

**Every day ~~was~~ is something new.**

**We see you here.**

The things you love doing are more than just passions. They're what make you "you." This is why at The Bristol, our expert team members dedicate their time, attention, and energy to creating customized social activities that ensure each resident continues being the unique person they are. And, in the process, create the one-of-a-kind community we are, too.

**See for yourself. Explore all of our locations in the tri-state area.**

**The Bristol**  
ASSISTED LIVING  
[thebristol.com](http://thebristol.com)

Independent Living | Assisted Living | Memory Care

Licensed by the State Department of Health. Eligible for Most Long Term Care Policies. Equal Housing Opportunity.



On June 12, Dawn French (far left), senior vice president of marketing and community relations at White Plains Hospital, moderated a “Meet the Media” panel at the YMCA of Greenwich, sponsored by the hospital and the Greenwich Chamber of Commerce. From left, Cristin Marandino, editorial director, Greenwich magazine; Peter Barhydt, editor-in-chief, Greenwich Sentinel; Maggie Bridge, partner and marketing manager, Sam Bridge Nursery & Greenhouses LLC; and Georgette Gouveia, cultural writer and luxury editor for Westfair Communications Inc., which includes the Westchester and Fairfield County Business Journals. *Courtesy Harrison Edwards.*

# Meeting the media – and White Plains Hospital – in Greenwich

BY GEORGETTE GOUVEIA

ggouveia@westfairinc.com

On June 12, the business community had an opportunity to “Meet the Media” in a panel discussion sponsored by the Greenwich Chamber of Commerce and White Plains Hospital. But it was also an opportunity for the community to get to know the hospital, which has established a presence in Greenwich with Specialty Surgeons of Connecticut, across from the Hyatt Regency. <https://westfaironline.com/featured/specialty-surgeons-of-connecticut-opens-in-greenwich/>

“A vibrant economy is important to a healthy community, and the lessons learned from our media partners will help these businesses grow and expand in new ways,” panel moderator Dawn French, the hospital’s senior vice president of marketing and community relations, said in a follow-up statement. “I am thankful to Greenwich magazine, the Greenwich Sentinel, (Westfair Communications Inc.’s) Fairfield County Business Journal and Sam Bridge Nursery & Greenhouses for partnering with us on this great event and sharing their time and talents with us.”

Added Marcia O’Kane, the chamber’s president and CEO: “As a small business owner, navigating the landscape can be overwhelming on top of an already busy schedule. Providing valuable education to our members is a key element of our mission, and we were delighted to partner with White Plains Hospital to help local entrepreneurs gain insights that will help

advance their businesses.”

The lively discussion, which strove to exchange practical tips for navigating multiple platforms, came at a moment when health care and publishing are at a crossroads, seemingly moving in opposite directions. Organizations like White Plains Hospital, part of the Montefiore Health System, are expanding, even advertising on local TV, as the population ages, requiring perhaps more medical assistance. On the other hand, these remain challenging times for the print news media, as the panelists acknowledged, **with more newspaper advertising dollars shifting from print to digital.** <https://www.marketingcharts.com/television-227763> More adults are apt to read printed magazines than newspapers, but they do so less frequently.

Many pundits see the shift to digital as being about more than a decline in print and opportunities for viable careers in that medium. (See the recent strike by journalists at the Gannett Newspapers, the country’s largest newspaper group.) They also see the loss of local newspapers as a threat to the watchdog aspect of the press and, thus, to democracy.

That said, the panelists demonstrated that reports of the death of good journalism are, to paraphrase Mark Twain’s joke about his own death, “greatly exaggerated.” Panelist Cristin Marandino, editorial director of Greenwich magazine, told a moving story about how the suicide of a Greenwich High School student led her to reach out to his sister on social media, resulting in a story about the relationship of schools to the immigrant community and the roles that school and

community play in the lives of young people.

But, Marandino added, Greenwich magazine tells such stories with a small staff. Panelist Peter Barhydt, editor-in-chief of the Greenwich Sentinel, joked that his editorial meetings consisted of his wife, Beth - his publisher-boss - and himself sipping wine and hashing out ideas on their back porch. (He said he tried to get his daughter to cover the event for the paper’s social media, but she was busy.)

So given that the resources of the media and small businesses, which may not have dedicated marketing people, are stretched, how then are businesses to get their brands out there? Here are some of the tips the panelists offered:

**Knowledge is indeed power** - Know your business, your message and the media you are pitching them to. “If you’re having a ribbon cutting at 12 o’clock on Thursday and you want the Sentinel to come, well, it won’t publish for a week after the fact,” Barhydt said. “And Thursday is our production day when all the staff is worried about is getting the paper together and making sure all our ads and stories are in. So if you really get to know the publication and the people and build up a relationship with us, it becomes much more collaborative.”

Generally, if you are looking to get some material into a weekly publication like the Sentinel or Westfair’s Westchester and Fairfield County Business Journals, think two to three weeks advance notice. Greenwich magazine is a monthly already working on fall issues, Marandino added. So for that, you’ll have to think a season ahead.

**Target your pitch** - Work smart instead of just hard by focusing on a few media instead of blanketing everyone. This is particularly true for social media, said panelist Maggie Bridge, partner and marketing manager of Sam Bridge Nursery & Greenhouses, who handles social media for the LLC. Bridge said she has migrated to Instagram from Facebook for business postings, because Instagram’s emphasis on visuals suits a gardening

business. (She added that she will consider Tik Tok if and when the time comes as you have to be prepared to pivot to new, trending media.) It used to take seven posts/commercials to get your message across. Now, she said, the metric is 27. So persistence pays.

**Piggyback on news, trends** - How do you make your company relevant when you don’t necessarily have anything new going on? Become part of what’s trending. A simple way to do this, we said, is to follow what the hospitality and food industries excel in - piggybacking off holidays and awareness days, weeks and months. For instance, we all know July has the Fourth, for which restaurants, hotels and supermarkets will be sending out recipes and notices of special events. But July also has a host of other causes, <https://www.goodgoodgood.co/articles/july-awareness-days-months#:~:text=There%20are%20several%20awareness%20months,Month%2C%20and%20Plastic%20Free%20July> like French-American heritage month. Multiple these times 12 and you’ll find the opportunities to be on trend are endless.

**Keep it simple, but complete** - Your pitch should be an approximately one-paragraph email of complete sentences explaining the who, what, when, where and why of your company news item. Don’t get fancy with graphics. Let words - not fonts, bolding or italicizing - convey your message. Include a high-resolution photograph, which is suitable for print or digital media, and a caption with names and titles spelled out correctly, along with any photographic or courtesy credit. Sum up your message in the subject line and include a date if it’s an event. If you don’t hear back, follow up with an email and phone call.

**Network with your local chamber** - *The Greenwich Chamber of Commerce’s O’Kane said that her organization is a good place to share and receive information. For more, visit [greenwichchamber.com](http://greenwichchamber.com).*

**CONNECT WITH WESTFAIR COMMUNICATIONS**

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



# Talking tourism at the zoo



Anthony M. Anthony discussing tourism during a meeting at Connecticut's Beardsley Zoo. Photo by Justin McGown.

BY JUSTIN MCGOWN

[jmCGOWN@westfairinc.com](mailto:jmCGOWN@westfairinc.com)

Anthony M. Anthony, the new chief marketing officer for the Connecticut Department of Economic and Community Development (DECD), visited Connecticut's Beardsley Zoo in Bridgeport during his recent tour of the state. Anthony was visiting locations to meet with stakeholders interested in ensuring that the state has a healthy tourism industry. It was part listening tour and part opportunity to inform the representatives of businesses and nonprofits what steps the state will take to support them during his tenure overseeing the Office of Tourism and Statewide Marketing.

Gregg Dancho, the director of the Beardsley Zoo, hosted the meeting in the Hanson Exploration Station and introduced Anthony after a brief rundown of the history of the state's support for tourism. In addition to being the host, Dancho is a member of the board of directors for the Western Regional Tourism District.

"The shift to only three tourism districts has yielded both advantages and challenges," Dancho noted.

Previously the state had more than a dozen individual tourism districts which resulted in stiffer competition for state funding and grants and less sharing of information. According to Dancho, the new model reduced duplication of effort, although ensuring districts had a complete understanding of all their attractions became more challenging.

Dancho also noted that the Beardsley Zoo had reached visitor numbers on par with pre-Covid attendance. Anthony stated that this was a common if not yet universal situation statewide.

"Numbers are up," Anthony said of visitors to the state. "But one of the things which we

will probably be looking at over the next year, unfortunately because our budgets are down a bit from the previous fiscal year, is really focus on that [driving distance] market. We have close to 25 million people within a two-and-a-half-hour drive to Connecticut."

That focus will be funded with a decrease in ad spending in areas such as Chicago and the South.

"We know that [driving] is the relatively low-hanging fruit to get butts in seats, and that's really what we want to be doing," Anthony added.

Anthony also touted CTVisit.com as a useful resource for both visitors and the operators of attractions who can work with the state for free listings.

Members of the audience noted that many people who moved to the state during the pandemic weren't aware of local attractions, which might also require outreach.

"Couldn't agree more," Anthony replied. "One of the things we're doing on the marketing and branding side is one thing we know which is awful but also interesting is that state pride in Connecticut is very low."

Yet, Anthony noted, that wasn't all the surveys showed. "We know people feel Connecticut is a great place to work, live and play. So, we have to figure out what that gap is between state pride and what we have. I think a 'reeducation' on all the things that make Connecticut great is a priority in the years to come."

In order to implement these plans and capitalize on recent positive press such as the state being listed as one of the best spots for hiking by Thrillist owing to many easily accessible trails, Anthony acknowledged there are some budgetary constraints.

"\$4.5 million," Anthony said comprises the year's budget. "The general fund numbers are up about \$250,000 from where they were the previous fiscal year. What's different is that we don't have those one-

time federal funds from the American Rescue Plan."

Anthony added that some grants were being sought, and that he intended to work more closely with the governor's office than was typical for his role. He indicated that he believes that the future of tourism remains bright in Connecticut.

"I will say in closing that the industry is,

despite being small, marching very much in a forward direction," he said. "The momentum we built up in the last couple years, both with additional federal dollars as well as the budget we have in place now, we're going to maximize it and are going to get folks from both in state and out of state visiting. They're coming to all of your various attractions and hotels and restaurants."

 **CIRONE FRIEDBERG**  
ACCOUNTING / TAX / CONSULTING



Audit & Assurance  
Business Taxes  
Business Valuation  
Individual Taxes  
Outsourced CFO/Controller  
Forensic & Litigation  
Accounting Advisory  
Client Accounting Services

For the highest level of professional service and guidance, come to CironeFriedberg, a leading regional CPA firm serving middle-market, privately held and family-owned businesses, and individuals.

(203) 366-5876 | [cironefriedberg.com](http://cironefriedberg.com)

# Helping New York Medical College and its future health-care providers

BY GEORGETTE GOUVEIA

ggouveia@westfairinc.com

**R**uben A. Medina and New York Medical College would seem to have been destined for each other. He was born in what was then Flower-Fifth Avenue Hospital, which NYMC had established in 1889 in Manhattan as the first teaching hospital to be owned by a medical college. (Today it's the Terrance Cardinal Cooke Health Care Center - a clinical site and hospital affiliate of the NYMC School of Medicine.)

Since then, Medina has returned the favor. The founding partner and managing director of RC Solutions Inc. - a 14-year-old boutique consulting firm whose clients range from start-ups to businesses with explosive growth to New York City's Office of Emergency Management as it seeks to place migrants in housing - Medina began fundraising for NYMC before the pandemic. Now the medical college will honor him at its third annual golf tournament and brunch at St. Andrew's Golf Club in Hastings-on-Hudson June 26, along with Steven Landsman, M.D., Ph.D.,

NYMC's chair of the Department of Surgery. (See sidebar.)

"It's an honor to be honored," he said with a laugh. "It's a great time to get together and hear about the medical college's various achievements."

Those achievements come at what Medina added is a critical moment in the health-care profession post-pandemic "where we still don't have enough providers." Valhalla-based NYMC, part of Touro University, is helping to fill that need by training technicians, nurses, doctors and dentists.

Yet even with such efforts, health care, he said, remains a question of access:

"It all depends on who you are and where you are. You're not going to get the level of care in (Brooklyn's) Bedford-Stuyvesant that you do in Pound Ridge."

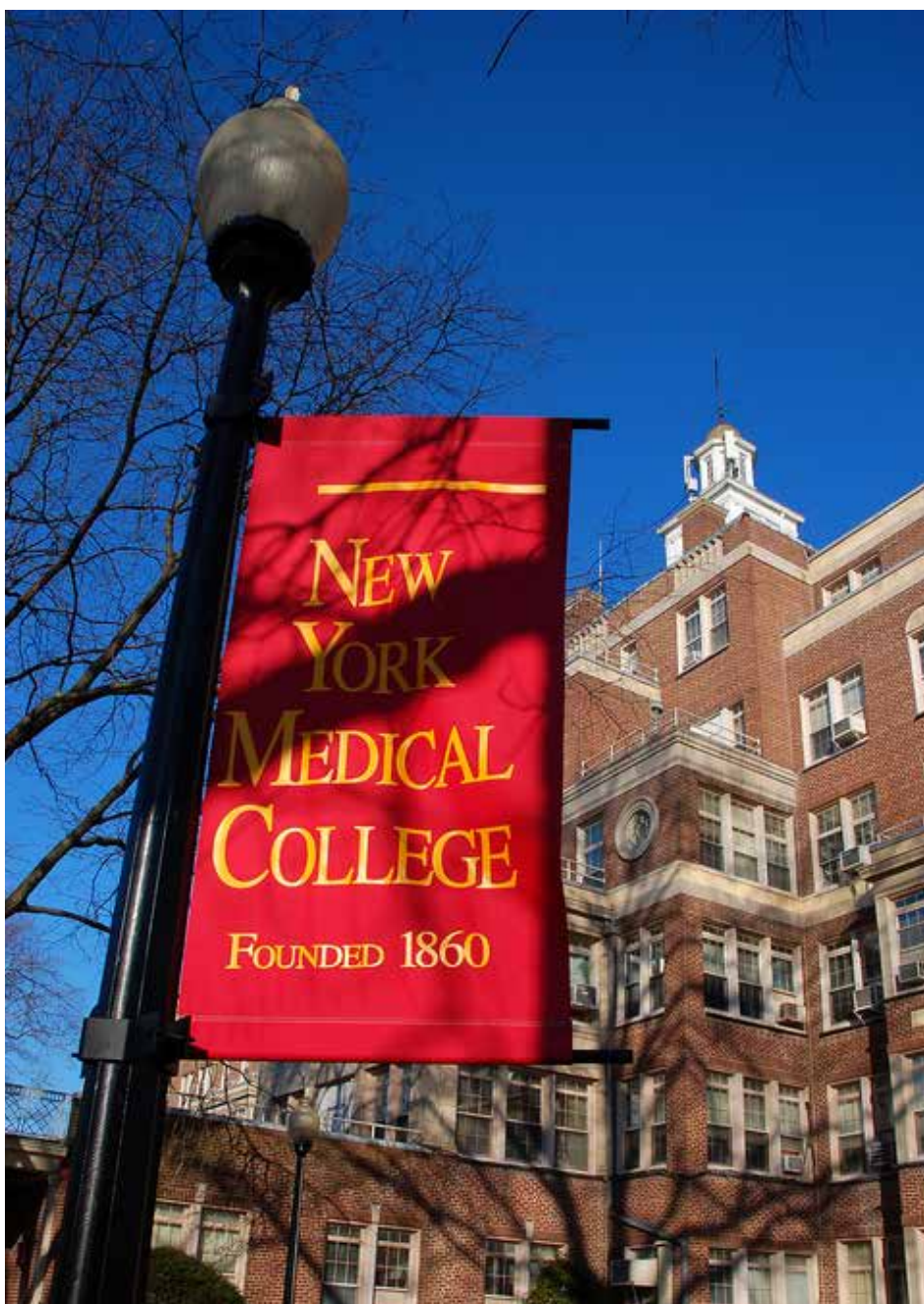
Where you are includes which state you live in. Nearly eight million of New York state's 19.8 million residents are enrolled in Medicaid, according to the state's Department of Health - putting it in the nation's top tier. (About 3.4 million are enrolled in Medicare.) Nearly a million of Connecticut's 3.6 million residents are on Medicaid - plac-



Steven Landsman, M.D., Ph.D., chair of New York Medical College's Department of Surgery, will be honored at its June 26 golf tournament and brunch at St. Andrew's Golf Club in Hastings-on-Hudson.



Ruben A. Medina, founding partner and managing director of RC Solutions Inc., will be honored by New York Medical College at its June 26 golf tournament and brunch at St. Andrew's Golf Club in Hastings-on-Hudson.



ing it in the second tier for Medicaid/CHIP (Children's Health Insurance Program) enrollment. (There are 712,549 Connecticut residents covered by Medicare.) However, several Midwestern and Western states - along with Texas and Florida but also Maine, New Hampshire and Virginia - have low enrollments in Medicaid, which was expanded under the Affordable Care Act, also known as Obamacare. Recently, North Carolina's legislature voted for it to become the 40th state to expand its Medicaid program.

What about universal coverage? "On some level, universal health care would provide access, Medina said. "But there's still the issue of public hospitals," whose services may be limited, requiring a wait to get into another hospital.

Medina has always been interested in the sciences. Raised in the Bronx, he studied at Brooklyn Technical High School, which specializes in STEM (science, technology, engineering and mathematics) classes, before transferring to the prestigious Bronx High School of Science.

"At some point in time, I thought I'd be a physician and researcher," he said. "As I went off to college, my interests grew in different directions."

Those diverging interests have taken him from a Bachelor of Arts degree in biology at Harvard University to an MBA and Master of Public Health degree from Columbia University to a career whose through line has been developing - and, in some cases, saving - health-care systems and organizations in related industries.

"I was interested in creating health-care systems that work to serve people."

In the early 1990s, he was COO for the Trustees of the City of Boston Health and Hospitals, managing the day-to-day operations of a \$75-million public benefit cor-

poration supporting that city's municipal health-care system and then became CEO of Sheehan Memorial Hospital, responsible for day-to-day and strategic management of a \$20 million financially distressed acute care hospital in Buffalo.

From 1996 to 2009, he was CEO of Promesa Systems Inc., also overseeing day-to-day and strategic management, this time for a \$70 million community development organization in the Bronx, with product lines in health care, housing and education. Five years after leaving Promesa, he became managing director of Distinctive Affordable Housing Solutions, where he reorganized and restructured distressed portfolios in that field until 2019.

When Medina isn't helping businesses to recover, jump-start their enterprises or grow, he's spending time with wife Miriam and their two daughters at their home in Elmsford. Asked about hobbies, he demurred. But in a sense, his avocation is helping NYMC. Indeed, he gets a kick out of sponsored medical students taking part in the tournament. One year when he couldn't play, he had a student take his place.

Just as students are preparing to serve others, he said he appreciated being able to serve them.

**Registration for New York Medical College's third annual golf tournament and brunch at St. Andrew's Golf Club in Hastings-on-Hudson begins at 11:30 a.m. The event is chaired by Martin Katzenstein, M.D. (Class of 1978). Proceeds will support student scholarships and other initiatives that help students on their journeys to becoming health-care professionals.**

**For tickets and more, click here. [nymcalumni.org/register\\_golf](http://nymcalumni.org/register_golf)**



Winston Flowers store photographs by *Andrea Carson Photography*

# Winston Flowers blooms in new Greenwich locale

BY GEORGETTE GOUVEIA

ggouveia@westfairinc.com

Winston Flowers has come a long way from that day in 1944 when the father-and-son duo of Robert and Maynard Winston began their pushcart flower business on Boston's fashionable Newbury Street.

Today, the third-generation, family-owned business - helmed by Robert's grandsons, and Maynard's sons, David and Ted - maintains three retail shops in Massachusetts, including the Newbury Street flagship; an 80,000-square-foot floral design studio in Boston; and a 12,000-square-foot facility in Long Island City. On May 8, the Greenwich store, a fixture on Greenwich Avenue, reopened at 154 Prospect St. in a 4,600-square-foot contemporary gray-and-white space that triples its capacity.

"Winston Flowers has been a fixture of the Greenwich community since opening our original shop in 2012," Ted Winston said in a statement. "We've been delighted to get to know our clients and take part in both their special occasions and everyday events. Moving into this new space, we're thrilled to expand our offerings to better service our clients..."

Meghan Covington - director of sales for the company, which created 5,000 arrangements for Mother's Day alone, 700 of them for the Greenwich area - expanded on this during our recent visit to the new location and in an email follow-up:

"There was a transition toward gift-giving during Covid, yet now as life is normalizing,

we are seeing a lot of the home entertaining and events coming back and increasing in volume. Our container plantings are also becoming more popular, and this prompted our move to a new space with more room for executing design and delivery."

Indeed, the large Belgian containers - filled with snake plants and palmy birds of paradise, among others, all sourced from



Floral arrangement photographs courtesy *Winston Flowers*

small growers in Florida - are a favorite for homes, patios and the events that are a big part of the business, said Kelly Bonzani, the company's director of operations. A seasonal loyalty program - one of several subscription services and rewards programs Winston Flowers offers - enables you to get a refresh of your containers at least four times a year, with a 10% discount.

Bonzani and Covington talked with us in the minimalist retail front of the house, whose neutral palette is designed to showcase the offerings, with Japanese-flavored

floor-to-ceiling doors creating a private space for client conferences and floral demonstrations.

In contrast, the back of the house bustled as a dozen staffers created bouquets of fresh, vibrantly colored flowers sourced from all over the world - watched over on this particular day by Bonzani's Cavapoo, Marty, whose favorite flowers are roses. The finished arrangements awaited delivery in a refrigerated space that will be especially delightful in August, Bonzani added.

For its floral arrangements, Winston Flow-



ers uses glass and ceramic pots from Domani. (It's the only company in the United States to do so.) The sherbet colors of spring have now given way to summer's peachy and nautical blue-and-white palettes (the Strawberry Sunrise and the Seaside Classic, respectively, to name but two).

Winston is also known for its gift boxes, everything from Blossoms & Tea to a Farmhouse Cheese Crate to the Best of New York and Gentleman's Grooming Essentials. A popular pairing, Covington said, is "Rosé and a long arrangement of flowers in a beautiful crate."

At Winston, however, container plants, arrangements for all occasions and gift boxes are not all that blossom. Its Charity in Bloom program supports nonprofits in the fields of education, health care and mentorship by partnering with an organization and creating a signature arrangement each month. Twenty percent of that arrangement's sales then go to the nonprofit. Since it began in 2010, Charity in Bloom has raised more than \$2 million, enabling more than 30 nonprofits to "come up roses."

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

## Booming Healthcare/Life Sciences Sectors Focus of BCW Webinar

**W**estchester County's fast-growing healthcare and life sciences sectors were the focus of a highly informative and timely BCW State of Westchester's Economy series held June 1 featuring an outstanding panel of industry leaders.



From left, top, Laurie Ann Walsh, Scott Edelman, George Poth and Rajiv Ratan  
From left, bottom, Josh Ratner, Jill Scibilia and Joseph Simone

BCW President & CEO Marsha Gordon hosted the webinar, whose guests included Laurie Ann Walsh, DNP, RN, Vice President, Chief Nursing Officer NewYork-Presbyterian Westchester; Scott Edelman, Executive Director, Burke Rehabilitation Hospital; George Poth, Vice President, Regeneron Pharmaceutical; Dr. Rajiv Ratan, M.D., Ph.D., Winifred Masterson Burke Professor of Neurology and Neuroscience, Associate Dean (affiliate) Weill Cornell Medicine, Chief Operating Officer, Director, Laboratory for Neural Redox Biology and Homeostatic Transcription, Burke Neurological Institute; Josh Ratner, Executive Vice President and Chief Strategy Officer, WMCHealth Network; Jill M. Scibilia, CFRE, Vice President, Development, Phelps Hospital, Northwell Health; Joseph Simone, President, Simone Development Companies.

"Health care and life sciences are without a doubt the largest and fastest-growing industry sectors in Westchester County," said Gordon. "In addition to being one of the county's largest employers, the health care/life sciences sector is also a major driver in the county's economy with the dramatic growth in new modern facilities from ambulatory care centers to urgent care centers to expanded hospital campuses being built from White Plains to Valhalla to Mount Kisco. Westchester's health care infrastructure is now beginning to rival that of New York City's."

Edelman said that Burke is growing because the healthcare landscape is changing, while facing significant staff recruitment and retention challenges because of the area's high cost of living. "The exciting things we're doing on and off campus are expanding our ambulatory footprint," said Edelman, whose new sites are in Nyack and Eastchester. "Half of the residents of Westchester County drive past our beautiful 61-acre campus and don't know what we do. So, I have a new slogan: Know us before you need us."

Poth noted Regeneron's key focuses are on growing its immunology and ophthalmology franchises where they already have successful medicines, with more in the pipeline. "Attracting the best scientific and medical minds is critical to keeping that success going. We're not just looking to buy other companies with ready-made drugs," said Poth, adding that Regeneron's corporate culture, employee ownership and philanthropy are parts of the effort to attract talent.

Ratan said that a recent \$5 million grant from Empire State Development will allow the institute to begin clinical trials for chronic stroke, which will recruit companies into Westchester to develop new treatments. "It's estimated that every dollar of research funding that we bring into the county generates \$5 to \$7 in economic activity," said Ratan. "Every \$100 million of (National Institutes of Health) funding that we get generates 76 patents, and those patents are then setting the table for developing novel companies."

Ratner noted that WMCHealth generates more than \$4 billion in economic activity across the Hudson Valley. One new initiative is a \$220 million, five-story building with 128 private rooms. "This tower is really a response to national and regional healthcare trends," said Ratner. "Over the next 10 years or so, we're going to see the demand for high-end tertiary medical services grow by about 16 percent."

Scibilia said that the United States will need 2 million more healthcare workers over the next decade. "Developing the talent pipeline is really critical and we take it seriously. We're a teaching hospital. We have a family medicine residency program and a surgical residency program. We welcome high school and college students as interns and volunteers, and also to shadow physicians," said Scibilia.

Simone said healthcare institutions are sharing spaces at his company's Boyce Thompson Center to offer patients more options and convenience. "We have found that St. John's, Mount Sinai, Montefiore, ENT & Allergy, WESTMED/Summit, Columbia Docs, are all there, and the patients have an incredible experience because of that. It becomes a one-stop shop. They understand the brands," said Simone.

Walsh said her institution's investment in the NewYork-Presbyterian Iona School of Health Sciences is an effort to create a talent pipeline. "We're working very closely with (Iona) as we develop health care programs—not only for nursing, but the allied health fields that frequently struggle. We see constant struggles getting respiratory therapists, phlebotomists, occupational therapists," said Walsh, noting that her institution is launching an internship and extended training program in September for students to help them pass nursing-certification tests.

The panelists also fielded questions about mental health and the effect of artificial intelligence on medical treatment. A recording of the webinar is posted on the BCW's Facebook page. The Series Sponsor is PCSB Bank. Supporting Sponsors were CClean, LeChase, Simone Development Companies and The Catalyst/Westchester County Industrial Development.

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

[Visit thebcw.org](http://thebcw.org) to connect today.



**BCW** BUSINESS COUNCIL OF WESTCHESTER

SUMMER VIP RECEPTION

June 6, 2023  
Manhattanville College  
Purchase, NY



# A tour of Little Italy in the Bronx



Carlo Carciotto stretching his mozzarella. Photo by Jeremy Wayne.

## BY JEREMY WAYNE

jwayne@westfairinc.com

It's 10 a.m. on a Wednesday morning and I'm on the line at Mike's Deli - one of the best-known food stores and cafés in the Arthur Avenue Retail Market in Belmont, the area known as "the Little Italy of the Bronx" - deciding between an order of rice balls or eggplant rollatini to go with my dinner later that evening. The deli's founder, the much-loved Mike Greco, who was known as "the Lion of Belmont," died in 2019. His father, Gennaro, had come to New York from Naples in 1915, and his son, David, who now runs the business, like his father before him, is practically royalty in these parts. He even sells a sandwich called the "King David" - sopressata with four-year-old Parmesan, since you've asked.

Along with others in Harlem, the Lower East Side and Brooklyn, the retail market itself was established in 1940 by Mayor Fiorella La Guardia in a bid to clean up New York's unregulated street food outlets.

A century ago, there were several Italian neighborhoods in and around New York, the most well-known being Manhattan's Lit-

tle Italy. But now they're practically all gone, victims of a shifting demographic, or, as in Manhattan itself, supplanted by the behemoth that is "Eataly."

But the Belmont section of the Bronx - which is to say Arthur Avenue between 184th and 189th streets, with a few minor forays off into the side streets - has retained much of its Italian culture and, while the area is now predominantly Latino, wonderful vestiges of its Italian cultural and food heritage remain. My recent visit reminded me just what exceptional produce you can still find in the shops in these few streets and made me regret having stayed away so long.

Cheese shops, grocery stores and salumerie, punctuated by bakeries, butcher shops and houseware stores, abound in Belmont, where I had started my day some time earlier with a smooth espresso a few doors along from the retail market, at **Del-Lillo's Pastry Shop**. In my view, they make the best cookies, cakes and Italian desserts on the block. Fueled on caffeine and almond cookies, I next stopped by Chris Borgatti's ravioli and egg noodles shop, where they have been making pasta and cutting it to order since Chris's grandfather moved to the area from Emilia-Romagna in 1935.



Sausage Chandelier

Like many artisan producers, Borgatti - now working with his son, also Chris - is a specialist, producing only ravioli, lasagna, manicotti and egg noodles, the noodles available in a handful of widths. The noodles also come in myriad "flavors" - tomato, mushroom, spinach, basil and squid ink, to name but a few - and the featherlight ravioli are filled with top quality ingredients. (The lobster ravioli would make a very swish starter or even main course for a celebratory dinner.) Everything is made fresh daily.

Although the Borgattis have embraced the internet and ship their pasta nationally, Chris Sr. is keen to stress that the shop itself needs real-life, real-time visitors. Without it, the shop, the business and eventually what remains of Little Italy of the Bronx will die.

It's a warning echoed a few doors away by Carlo Carciotto, who, with his father Orazio, produces some of New York's finest mozzarella in a pint-sized dairy at the back of their **Casa della Mozzarella** store. It's a fascinating process that visitors to the store can ask to see - the breaking up of the curd and its immersion in vast basins of hot water and energetic stirring with a paddle the size of an oar before the mozzarella is stretched and formed. The result is ambrosial-tasting mozzarella, which you can buy alone, as bocconcini, or wrapped in prosciutto. Patience is a necessity in the narrow store as you wait your turn to be served, but the quality of the products make it worthwhile.

The avenue - named for the 21st president of the United States, Chester A. Arthur - is home to sausage makers too, like brothers Antony and Sal Biancardi, whose grandfather Antonio started in business here in 1932. Their Calabria Pork Store is known

for its "sausage chandeliers," or exceptional hanging displays of pork products, including superb house-made pancetta and sopressata.

All this shopping makes you hungry, so I was happy to round off my morning spree with lunch at famed Arthur Avenue eatery Pasquale's Rigoletto. With its splendidly dressed tables and slightly kitschy murals - so quintessentially of their age they should have a preservation order slapped on them if they don't already have one - Rigoletto is a charming throwback to another time. With platters of antipasti piled high, classic pasta dishes in generous portions, an old-fashioned sole with almonds or pollo alla Scarpellino - this restaurant is the antithesis of "hip" and "edgy" and that, frankly, is its appeal. Come on a Friday or Saturday night and you will hear a 1950s-style lounge-singer crooning his way through the Great American Songbook, with generous dollops of "Besame" and "O Sole Mio."

Back at the Arthur Street Retail Market, I stopped by the Bronx Beer Hall. I wanted to make good on an earlier promise I'd made to the Beer Hall's affable owners, Paul and Anthony Ramirez, to return after lunch for a Little Italy Italian Pilsner, brewed, it goes without saying, in the Bronx.

As Belmont becomes less recognizably Italian, that beer seemed nicely to bridge the gap between the old Italian world and the new Latino one. Just come see the wonderful old one before it's too late.

**For more, visit [arthuravenue.com](http://arthuravenue.com), [delillopastryshop.com](http://delillopastryshop.com); [borgattis.com](http://borgattis.com); [calabriapork.com](http://calabriapork.com), [pasqualesrigoletto.com](http://pasqualesrigoletto.com); [thebronxbeerhall.com](http://thebronxbeerhall.com)**



# Cementing concrete's future in the HV

BY PETER KATZ

Pkatz@westfairinc.com

**T**halle Industries believes in the future of the concrete business in the Hudson Valley along with the importance of recycling construction materials rather than dumping them into landfills. Thalle Industries' CEO Glenn Pacchiana told the Business Journals that, keeping those things in mind, Thalle recently purchased the concrete manufacturing facility of Dakota Supply Corp. in Montrose. Thalle is launching Dakota Concrete and also is opening a Virtual Quarry recycling center at the 2099 Albany Post Road location.

While Thalle has launched its Dakota Concrete operation, Dakota Supply Corp. remains in business at the Montrose site providing other products and services as it has been doing for decades.

Thalle actually had been supplying raw materials to Dakota for it to use in its concrete manufacturing, which took place along with Dakota offering construction and landscape materials as well as hardscape and masonry supplies such as flagstones and pavers.

"Thalle Industries is an environmentally responsible producer of aggregates, asphalt and recycled products," Pacchiana said. "We've got facilities in Fishkill and Elmsford. It seemed like a natural fit for us for a few reasons. We have a lot of the same customer base. We have been focusing at Thalle Industries on taking employees and promoting from within so we have a number of employees that have been maturing and growing and this seemed like a natural fit."

Pacchiana expressed confidence that his existing employees are ready to move up to the concrete manufacturing business and that the workers already at the Dakota Supply Corp. concrete facility and his existing employees will fit together nicely. Thalle currently has about 65 employees.

"It's a really good win-win opportunity for everybody," Pacchiana said. "Concrete is the most-demanded construction material around the world. Asphalt is sand, stone, liquid asphalt. Concrete is sand, stone, cement and water. It fits in very well for what we do. We see a lot of demand on the infrastructure side. Concrete is a natural fit for us in our portfolio. We think that we're going to be very busy with concrete in the coming years. There's a lot of pent-up demand for infrastructure. There's money for infrastructure spending that is out there."

Thalle's Elmsford Virtual Quarry.

Pacchiana said that getting into concrete manufacturing and delivery to construction and infrastructure sites is going to bring new responsibilities to the company.

"My background is construction as are a number of employees of Thalle Industries," Pacchiana said. "The whole key is to coordinate with the contractor. You want to understand what they're doing. You want to make sure that you can make their life as easy as possible because they're out there with crews that are waiting on us. In the concrete business, we're a delivery com-



Thalle's Elmsford Virtual Quarry.



Thalle's Fishkill Asphalt Plant and Quarry.

pany. It's different than asphalt. In asphalt, we load the material into the contractors' trucks. In concrete, it's our responsibility to get the material to the job. We've got very good relationships with our contractors and really try to put ourselves in their shoes. They have a crew out there; they may have a \$15,000-a-day crew and you don't want them waiting for your trucks. We have to understand what they need."

Pacchiana explained that just as technology has brought improvements to so many things in life it also has brought improvements to the concrete business, allowing construction using concrete pours to continue into the winter months.

"The bottom line is you have to find a way

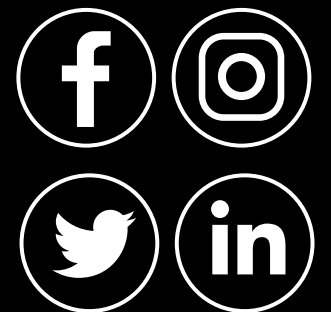
to allow the chemical reaction to occur," Pacchiana said. "You can heat the concrete, you can put warm water in it. It gets more expensive but the bottom line is we'll work with contractors all the time. There are ways to solve problems. We're very adaptable to work with any contractor in any situation. We can sit down with a contractor, find out what the problems are, find a solution and work with them."

Pacchiana said that Thalle has made recycling a strong focus of its activities and by emulating its Elmsford recycling center at the Montrose site it will make recycling readily available for a larger swath of the Hudson Valley. As an example of the scope of what they've been doing in the way of recycling,

he recalled that when the White Plains Mall was recently torn down the concrete from that site was brought to Thalle in Elmsford for processing so it didn't have to go to a landfill. Steel embedded in the concrete was removed and various components separated and made ready for reuse.

"It's our duty and our duty to our kids and generations to come to really be leaders in recycling so that as we are taking down old buildings and reclaiming old sites we're cleaning the products as we go and trying to reuse and reincorporate everything without sending it to landfills," Pacchiana said. "We are a privately held company that values its employees and we really are proud to be leaders."

CONNECT WITH  
WESTFAIR  
COMMUNICATIONS



westfaironline.com



# Putnam celebrates its first Juneteenth

BY PETER KATZ

pkatz@westfairinc.com

Putnam County has joined the ranks of government bodies that recognize Juneteenth as a special day. This year, on June 19, Putnam held its first-ever Juneteenth Ceremony. Juneteenth has been marked as a special occasion ever since June 19, 1865, when Union Army General Gordon Granger advised African Americans in Galveston, Texas, that the Civil War was over and they had been freed by the Emancipation Proclamation, which President Lincoln had issued on Jan. 1, 1863. Over the years, interest in celebrating the June 19 delayed notification of the African Americans in Galveston that they were free has gradually grown all across the U.S. In 1980, Juneteenth became a state holiday in Texas and in 2021, President Biden signed into law legislation that made June 19 a federal holiday.

Putnam's Juneteenth event took was held at the Veterans Memorial Park on Gypsy Trail Road in Carmel. It was hosted by Putnam County Historian Jennifer Cassidy and County Executive Kevin Byrne.

"The inaugural Juneteenth Ceremony in Putnam County marks an important step in recognizing and honoring the significance of this historic day," Byrne said. "The fact is, the Civil War was fought for freedom. This country was founded on the concept that all of us are created equal. In Putnam County, we will always honor and celebrate those that fought for individual liberty."

Cassidy said, "It is an honor to recognize



At Putnam County's Juneteenth Ceremony.

this holiday, when 158 years ago news of the emancipation proclamation reached Texas, two months after the Civil War had ended. Putnam County recognizes its role in American history, in black history."

Linda Harris, a Putnam County resident, read excerpts from the poem "A Colored Vol-

unteer" by Private Frank Meyers, who was an African American Civil War Veteran from Putnam County. Harris added, "No matter our differences, we need to stay united and remember that freedom is not free."

The ceremony took place at the memorial in the park that honors an African American

World War I veteran, Sgt. Clinton J. Peterson. He served in the 369th U.S. Infantry, an African American unit, also known as the Harlem Hellfighters. Because of its actions during the war, the French government awarded the entire unit the Croix de Guerre, which was its highest award for bravery.

# LaFayette building dedicated in Mount Vernon

BY PETER KATZ

pkatz@westfairinc.com

The Westchester County office building at 100 E. First St. in Mount Vernon has been formally named in honor of Reginald A. LaFayette, a long-time political and public service figure in the county and Democratic Commissioner of the Westchester County Board of Elections. A dedication ceremony of the sign naming the building for LaFayette took place on June 16.

Westchester County Executive George Lattimer said, "Reggie was a friend, a colleague and a voice to be remembered in Mount Vernon and all of Westchester County. Going back to our days coaching little league together, Reggie always stood out as a person working to make positive change in our community. While the reason for this dedication is a somber one, the dedication will be a celebration of his life that will last forever."

LaFayette began his public service career in Mount Vernon as deputy comptroller before serving 14 years as city clerk. Beginning in 1999, LaFayette served as the Democratic



Commissioner for the Westchester County Board of Elections. He served in that position until his death.

LaFayette also held the positions of executive chair of the New York State Democratic Committee and was a member of the

Democratic National Committee. He served as a delegate for the National Democratic Convention for former Secretary of State Hillary Clinton in 2008 and President Barack Obama in 2012.

LaFayette had been a Democratic District

Leader in Mount Vernon since 1972, was a member of the Black Democrats of Westchester and had been a Prince Hall Mason since 1983 and a member of Progressive Lodge No. 64 for thirty-five years. He was 69 years old when he died last year.





# BANKING & FINANCIAL ADVISORS

BE PART OF SOMETHING  
BIGGER THAN YOURSELF



### THE IDEAL CANDIDATE

- Reputable, Trustworthy, & Ethical
- History of Success
- Seeks Independence in Team Environment
- Entrepreneurial Spirit
- Cares About Others

We seek self-motivated and entrepreneurial candidates to join our firm and become Financial Advisors.

Candidates need not have a financial background, but significant business experience is a plus and a track record of success mandatory.

Potential candidates should also possess a strong network and effective personal skills. A positive self-image and attitude towards life are highly desirable.



Visit Our Career Page and Join Our Team!

WESTCHESTER | MANHATTAN

Strategies for Wealth is an Agency of The Guardian Life Insurance Company of America® (Guardian), New York, NY. Securities products and advisory services offered through Park Avenue Securities LLC (PAS), member FINRA, SIPC. OSJ: 800 Westchester Ave., Suite N-409 Rye Brook, NY 10573, 914-288-8800. PAS is an indirect, wholly-owned subsidiary of Guardian. This firm is not an affiliate or subsidiary of PAS. The Guardian Network® is a network of preferred providers authorized to offer products of The Guardian Life Insurance Company of America (Guardian), New York, NY and its subsidiaries. Strategies for Wealth is an independent agency and not an affiliate or subsidiary of Guardian. 2023-156692 Exp. 06/24

# MANAGING WEALTH FOR WESTCHESTER'S FAMILIES

## WHO WE ARE

Strategies for Wealth is a comprehensive financial services firm that offers individuals, as well as small or medium-sized businesses, something very few firms can – a 360° view of your financial world. Using a team approach, we provide breakthrough thinking that helps you build to your maximum wealth potential. Our commitment is to bring significant value to your business, your career and your life. At Strategies, we know our impact on this planet is not limited to our physical existence. We adhere to the philosophy, “Live Past Yourself,” by empowering generations we will never meet through the conversations we have today.

**LIVE PAST YOURSELF:** Our organization is committed to building relationships that shift the world's understanding of wealth. We deliver - with integrity and unparalleled service - protection and prosperity that helps transform the lives of our clients, their families and communities.

## OFFICES IN WESTCHESTER and MANHATTAN

Strategies for Wealth is an Agency of The Guardian Life Insurance Company of America® (Guardian), New York, NY. Securities products and advisory services offered through Park Avenue Securities LLC (PAS), member FINRA, SIPC. OSJ: 800 Westchester Ave., Suite N409 Rye Brook, NY 10573, 914-288-8800. PAS is an indirect, wholly-owned subsidiary of Guardian. This firm is not an affiliate or subsidiary of PAS. The Guardian Network® is a network of preferred providers authorized to offer products of The Guardian Life Insurance Company of America (Guardian), New York, NY and its subsidiaries. Strategies for Wealth is an independent agency and not an affiliate or subsidiary of Guardian. 2023-156692 Exp 06/24

# Community Starts Here

With its community at the forefront, **The First Bank of Greenwich** provides security and top-of-the-line service to individuals as well as small to large businesses.



**FRANK J. GAUDIO, President & CEO**  
203.302.4375 | NMLS: #510513

nonprofit organizations. The institution provides invaluable opportunities community wide, from Charitable Checking programs and financial literacy courses to Women's Leadership and B2B Networks.

"Supporting our community starts right here," says Gaudio. "Our strongest asset is our people. We built our team like we developed our bank: one relationship at a time." "We're committed to this community because we live here, too. We know Westchester. We know Fairfield," echoes McMillen.

"Customers immediately feel at home when they walk into The First Bank of Greenwich. And we'll do everything we can to keep it that way."

"Customers deserve real people and protection they can count on, and that's what they get at The First Bank of Greenwich," says President and Chief Executive Officer Frank Gaudio. Native to Westchester, he's committed to helping local businesses and the community thrive. "Loans and accounts don't make a bank. First-class customer service does."

At The First Bank of Greenwich, that means putting customers' needs and security first. Across three area banking centers and beyond, the institution provides powerful personal, business, and commercial banking solutions backed by unbeatable protection.

"We're all about our customers. Sometimes we go overboard on keeping them secure," says Gaudio, alluding to the bank's expanded fraud protection and deposit insurance options on high-dollar accounts. Partnered with IntraFi®, The First Bank of Greenwich ensures better peace of mind with access to multimillion-dollar FDIC insurance on large deposits—up to \$50 million on funds placed in a certificate of deposit and \$100 million on money market deposit accounts.

Beyond that, customers enjoy direct access to lending and banking experts they know and trust, including Gaudio and Chief Operating Officer Mark McMillen. Both stress the importance of maintaining relevancy in the communities they serve.

"Technology is only as good as the people behind it. We provide the same digital tools as bigger banks and staff our branches with friendly employees who can help face-to-face," says McMillen.

"Community banks are the lifeblood of the American economy," Gaudio adds.

"We know our communities and provide vital support to the small businesses that drive our economy forward."

#### COMMITTED TO EVERY CUSTOMER

Subject to different rules and regulations, the community banking system remains safe and secure despite sector-wide uncertainty. "Prudent lending and sound risk management ensure our financial stability," Gaudio explains. True to that ethos, The First Bank of Greenwich proudly boasts a \$9 million lending limit and a zero percent delinquency rate for the last four consecutive quarters.

Yet Gaudio says staying accountable to customers, as well as shareholders, sets The First Bank of Greenwich apart.

"Whether they have \$2 or \$2 million in the bank, every customer is important. And when you forget that, you fail," he says.

A true community bank, The First Bank of Greenwich is deeply invested in supporting local

## THE FIRST BANK OF GREENWICH<sup>SM</sup>

**STAMFORD**  
900 Summer Street  
Stamford, CT  
Tel 203.413.6101

**GREENWICH**  
444 East Putnam Avenue  
Cos Cob, CT  
Tel 203.629.8400

**WESTCHESTER**  
500 Westchester Avenue  
Port Chester, New York  
Tel 914.908.5444



[www.greenwichfirst.com](http://www.greenwichfirst.com) | NMLS#510513



## Your Westchester and Fairfield county experts in Commercial and Residential Lending.

Need to make a change? We make it easy! Visit any of our branches for all your banking needs. From Personal and Business Accounts to Commercial and Residential Loans. We make it happen with quick decisions made in house. Our Lending team is available to work with and for your personal needs.



Frank J. Gaudio  
President & CEO  
NMLS# 763755  
Direct line: 203.302.4375



Evan Corsello  
EVP, Chief Lending Officer  
NMLS# 1253810  
Direct line: 203.302.4003

<b>Port Chester</b> 500 Westchester Ave. 444 East Putnam Ave. Port Chester, NY Cos Cob, CT Tel 914.908.5444 Tel 203.629.8400	<b>Cos Cob</b> 444 East Putnam Ave. Cos Cob, CT Tel 203.629.8400	<b>Stamford</b> 900 Summer St. Stamford, CT Tel 203.413.6101
---------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------	-----------------------------------------------------------------------

greenwichfirst.com | NMLS#510513 | 



# NO MATTER WHAT BUSINESS YOU'RE IN, WE'RE INTO YOUR BUSINESS

 Westfair  
Business Journal  
WESTFAIRONLINE.COM

MIKE LEIBOWITZ  
COUNTRY WILLOW  
FURNITURE & DESIGN

value *or* values

When Country Willow found people staying at home instead of furnishing their home during the pandemic, they worried about the loans that fueled their dramatic growth. But Tompkins knew that solid relationships, like solid furniture, last far into the future. The value of a bank in your corner. The values of a bygone era. Tompkins gives you both—and the best banking relationship you'll ever have. [tompkinsbank.com](https://tompkinsbank.com)

*I chose both*

**TOMPKINS**   
BANKING | INSURANCE | WEALTH

*your bank of choice*

Deposit and loan products are offered through Tompkins Community Bank, Member FDIC. Investments and insurance products are not FDIC insured, are not bank guaranteed, and may lose value. Tompkins Insurance is licensed to conduct insurance business in all 50 states. 6/23





# DOCTORS of DISTINCTION 2023

WESTCHESTER, FAIRFIEL COUNTY AND THE HUDSON VALLEY

## NOMINATE TODAY

Here's your opportunity to recognize health care leaders who make lives better each and every day.

### AWARD CATEGORIES

- All In The Family
- Cutting Edge
- Female Innovator
- Promise For The Future
- Urgent Care
- Lifetime Achievement
- Veterinarian
- Power Couple
- Outstanding Nurse
- Doctor Without Boundaries
- Physician Assistant
- Compassionate Concierge
- Doctor
- Team
- Dentist

NOMINATE AT:

[westfaironline.com/dod2023/](https://westfaironline.com/dod2023/)

DEADLINE

AUGUST

01

AWARDS PRESENTATION

SEPT

21

5:30pm

8:00pm

### VIP COUNTRY CLUB

600 Davenport Ave, New Rochelle, NY 10805

PRESENTED BY

**Westfair**  
Business Journal

GOLD SPONSOR

Yale  
NewHaven  
Health

FOR MORE INFORMATION CONTACT:  
Natalie Holland at [nholland@westfairinc.com](mailto:nholland@westfairinc.com)

FOR SPONSORSHIP INQUIRIES CONTACT:  
[partners@westfairinc.com](mailto:partners@westfairinc.com)

# Hey, wanna buy a lighthouse or two?

Stratford Shoals Lighthouse; photo by GSA Auctions.

BY JUSTIN MCGOWN

jmcgown@westfairinc.com

A rare opportunity to buy waterfront property in Fairfield and Stratford for a fraction of the cost of the average home in the area is currently running online at [GSAuctions.gov](https://www.gsauctions.gov) under the Real Estate category. However, buyers should be aware that both properties are rumored to be haunted, and also come with less supernatural strings attached.

Penfield Reef Lighthouse and Stratford Shoals Lighthouse are being auctioned through the Government Services Administration (GSA). The lighthouses both date to the 1870s and were operated by lighthouse keepers for almost 100 years before they were automated in the 1970s.

The auctions for both started on June 20. The GSA will accept bids until July 15, when the GSA auction site will go down for maintenance for an unspecified amount of time.

At the time of writing, nobody had bid on the Penfield Reef Lighthouse just off the shore of Fairfield - the opening bid stood at \$50,000. Four bidders have made plays for the Stratford Shoals Lighthouse, bringing the current high bid to \$50,556 from a starting bid of only \$10,000.

In 2016, the Peck Ledge Lighthouse in Norwalk was sold to a private entity for \$235,000 and now serves as a unique art space run in partnership with the Norwalk Art Space.

"The ultimate sales price varies by lighthouse," said Paul Hughes, the GSA's regional public affairs officer for New England, of the anticipated sale price. "GSA's light station sale proceeds have ranged from \$10,000 up to \$933,888. As with any real estate, there are numerous factors that affect each property's final price including location, condition of the property, and fluctuations in the real estate market."

According to Hughes, these lighthouses were originally offered for free by the GSA

to public entities and nonprofits that were interested in preserving them. With no takers, the U.S. Coast Guard and National Park Service were permitted under the National Historic Lighthouse Preservation Act to sell them to private buyers.

Walter Matis, the program and facilities coordinator for the Fairfield Museum and History Center, said that Penfield Reef Lighthouse is an attractive structure, but the costs of repair and upkeep likely kept many nonprofit organizations away from taking on an interest in the project. Further complicating major renovations is the fact the lighthouse is accessible only by boat.

"I'm sure they've kept it structurally sound, but my guess is it probably needs some help," Matis said. "It's definitely a fixer upper, I think that's a safe statement."

The exterior of the 1,568-square-foot keeper's quarters and 51-foot-tall tower underwent restoration in 2015 to repair damage from Superstorm Sandy. The foundation also received upgrades, but the interior is in a state of disrepair. The old drop ceiling is the least of a buyer's worries as the structure also contains lead paint, and an unspecified amount of asbestos. The installed solar panels are strictly for keeping the automated navigational aids operating.

Additionally, the property includes "submerged lands" which restricts potential uses without permission from the Connecticut Department of Energy and Environmental Protection.

According to Matis, local lore also holds that

the structure is haunted by Fred Jordan, a former lighthouse keeper who drowned on his way to shore one night. After Jordan's death, several of his replacements reported seeing a "grey figure" late at night apparently checking the logbook entries from the date of his death.

David Wright, town historian for Stratford and the vice president of the Stratford Historical Society, said he often shares with visitors to tales of a keeper who went mad and tried to destroy the Stratford Point Lighthouse before being subdued by an assistant. The cargo of bells aboard the sunken freighter *Trustful* is also said to be heard ringing when conditions are right.

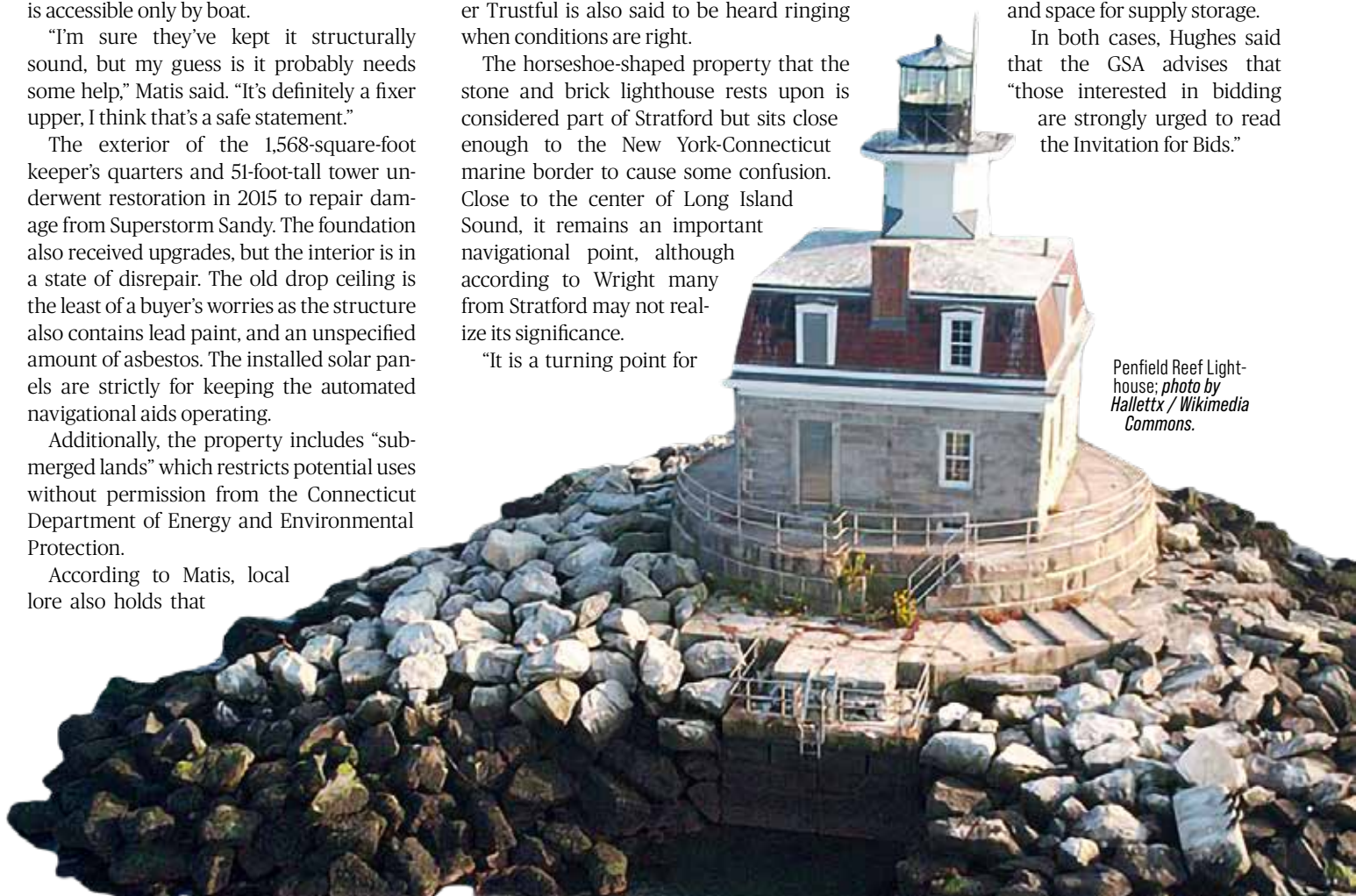
The horseshoe-shaped property that the stone and brick lighthouse rests upon is considered part of Stratford but sits close enough to the New York-Connecticut marine border to cause some confusion. Close to the center of Long Island Sound, it remains an important navigational point, although according to Wright many from Stratford may not realize its significance.

"It is a turning point for

many sailing regattas and competitive races that were held from Manhattan," Wright said. "People only have a connection if they own boats and actually want to go out and see it. People in town probably have no idea that there is second lighthouse associated with Stratford unless they come to our open houses."

Stratford Shoals Lighthouse has a 35-foot tower and has a slightly larger keeper's cottage than Penfield Reef if the basement is counted for 2,352 square feet. When operational, it once had five bedrooms plus a living and sitting room alongside a kitchen and space for supply storage.

In both cases, Hughes said that the GSA advises that "those interested in bidding are strongly urged to read the Invitation for Bids."



Penfield Reef Lighthouse; photo by Hallett / Wikimedia Commons.


**HOULIHAN LAWRENCE**
**COMMERCIAL**

**THE MAJESTIC BECK HOUSE ON 15 ACRES OF IDYLIC LAND**
**FOR SALE** | 2261 Salt Point Tpke | Clinton Cors., NY  
Listed by Don Minichino & Janet Myer | \$895,000

**MIXED-USE COMMERCIAL BUILDING W/ APARTMENT & LOADING DOCK**
**FOR SALE** | 159 North Highland Ave | Ossining, NY  
Listed by Mike Rackenberg | \$999,000

**BUILD TO SUIT OR LAND LEASE FOR QSR / DRIVE-THRU**
**FOR LEASE** | 1855 E Main St | Mohegan Lake, NY  
Listed by Rich Aponte & Kim Galton | Call for pricing

**UNDER MARKET / PEEKSKILL INDUSTRIAL OR MIXED USE PLAY**
**FOR SALE** | 126 N James Street | Peekskill, NY  
Listed by Andy Grossman | \$1.5M

**GROUND LEASE SITE WITH DRIVE-THRU (QSR) POTENTIAL**
**FOR LEASE** | 57 Saw Mill River Rd, Hawthorne, NY  
Listed by Garry Klein | Negotiable

**INVESTMENT OR OWNER/USER BLDG W/ DELI BUSINESS INCLUDED**
**FOR SALE** | 1460-1462 Nepperhan Ave | Yonkers, NY  
Listed by Peter Chen | \$2.695M

**OWNER/USER MIXED-USE WITH 2,000+ SF GARAGE & PARKING**
**FOR SALE** | 450 Commerce Street | Hawthorne, NY  
Listed by Jared Stone | \$1.95M

**ASSEMBLAGE: 4 PROPS & 2 BLDGS INCOME NOW & REDEV POTENTIAL**
**FOR SALE** | 19-51 Mt. Vernon Ave | Mount Vernon, NY  
Listed by Teresa Marziano | Call for Pricing

**CAPTIVATING 16-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY**
**FOR SALE** | 556-558 Libertyville Road | New Paltz, NY  
Listed by Anthony D'Argenzio | \$2.4M

**1,750 SF FREESTANDING AUTO REPAIR SHOP WITH 77' FRONTAGE**
**FOR LEASE** | 985 Central Park Ave | Yonkers, NY  
Listed by J. Landsman & T. Hennessy | \$52 PSF/NNN

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


# How to take advantage of properties priced far below market value

**DUTCH MENDENHAL**

**W**hen looking to invest in real estate, it may be tempting to jump on what, on the surface, is seen as a steal of a deal on a property. Properties placed well below the current market value can provide a massive return on investment for savvy real estate investors.

Unlike stocks, which can be unpredictable and uncontrollable, real estate can be molded and managed as a physical asset. In the majority of cases, the more elbow grease, attention, and care you put into a property, the more you are likely to get out of it.

So, how does one go about finding these incredible deals, and how can one get the best return on their investment in the long run?

## Too Good to be True

The old adage, "If it sounds too good to be true, it probably is" still holds true in real estate. If you find a property that is priced far below the market value for the type of property or the area where it is located, ensure

you do your research before putting any cash down.

Start by analyzing the costs of rehabilitation, your fixed costs, and any operating costs that will be needed for the location. Ask locals in and around the neighborhood to see if there are issues. A great house in a bad neighborhood may still be a hard sell, even with renovations. After running the numbers, the "too good to be true" price may not be "too good" after all.

## Time on the Market

Always check the total amount of time a property you are interested in buying has been sitting on the market. If it's been sitting for a while – say several months – with no interest, it may not be because it's a lemon of a property, it may simply come down to an ineffective realtor. This could be a positive for the investor, who could garner a good price out of a seller who is desperate to unload a property that has been sitting longer than they anticipated.

## Special Sale Opportunities

Pay attention to tax sales, pre-foreclosures,





Dutch Mendenhall; *contributed photo*

### Short Sales

During the real estate bubble burst of 2008, homeowners, buyers, sellers, and

real estate investors alike all heard a wealth of tales about short sales. Now, in 2023 the short sale is making a return, which may lead to reduced prices for real estate investors.

A short sale means that the owner owes more than the property is worth. When purchasing a short-sale property, investors may be able to negotiate the price down with the bank that holds the mortgage and is often all too motivated to unload the home.

### Savvy Investing for Great Returns

There are multiple factors that affect the pricing of real estate, and it helps to be aware of all of the ways below-market pricing can help – or harm – an investor. For instance, banks may price homes very low in order to entice buyers to an auction, where the price will then go sky-high once everyone starts to bid. On the other hand, some homes may be

priced very low because they need far more repair than can be seen with the naked eye, and the current owner knows that those repairs will be costly.

However, if real estate investors do their due diligence and know what they're looking for, they could land on an investment that will pay them back and then some. While home prices hit record highs in 2021, the sellers' market is starting to right itself. More and more homes are being sold below market and below asking price, leaving opportunities for smart investments and wealth building by real estate investors who know what they're looking for.

***Dutch Mendenhall is founder and CEO of RAD Diversified REIT, a real estate investment trust focused on residential, multifamily, and farmland properties.***

# Turner

## Building What Matters To You

What do you want to build?



Turner is a North America-based, international construction services company and is a leading builder in diverse market segments. The company has earned recognition for undertaking large, complex projects, fostering innovation, embracing emerging technologies, and making a difference for their clients, employees and community. Turner has been building in Connecticut since 1916, serving a diverse range of clients across our State as well as our neighboring regions of Westchester County, New York and Western Massachusetts. Our Connecticut office employs over 200 employees and completes over \$400M in construction annually. In Westchester County, we average approximately \$100-\$150M of construction annually, managing multiple projects in the healthcare and commercial market segments. Turner offers clients the accessibility and support of a local firm with the stability and resources of a multi-national organization.

**CONTACT US**  
*to discuss your vision*

Turner Construction Company  
50 Waterview Drive - Ste. 220  
Shelton, CT 06484  
203.712.6070

and mortgage sales on prospective properties. These special real estate offerings can be a great way to get a below-market price on some great properties.

Getting to properties before they go on the market can ensure you get first dibs on great deals. Many of these special sales happen via online auctions which gives you an advantage as a buyer. Because these sales are happening virtually, you can purchase real estate anywhere in the country from anywhere in the country, and more options means more opportunities to save.

Another special sale option gaining popularity in this current real estate market is seller financing, whereby the seller finances the property purchase. In these deals, buyers will make a down payment and both parties hire professionals to draw up contracts and agreements, often making them quicker and less expensive than traditional financed property purchases.

### The "Yellow Letter"

Sometimes, getting personal can work wonders. If you see a property you like, you can send a letter to the occupants, saying something along the lines of "My wife and I were looking for a property and came across yours, please call us".

These are called "yellow letters," and while they may seem presumptuous, they can prove to be remarkably effective. If you use a local number, there is a better chance you will get a return call. You may even be able to get your hands on targeted lists – such as homes that are listed as vacant or owe back taxes – and set your sites on those locations first.

# 58-unit apartment building proposed in Poughkeepsie

BY PETER KATZ

Pkatz@westfairinc.com

**A** New Jersey-based development company is proposing to build a 58-unit luxury apartment building on S. Hamilton St. off Dwight St., in Poughkeepsie. The site current is vacant, with the rental building that stood there having been demolished in 1973 after a fire

struck in 1970. The site consists of approximately 3.378 acres according to the Clifton Park consulting firm Arico Associates, which has been retained to work on the project. The site has been partially cleared.

The applicant for the project is O'Neil Group Hamilton LLC, with an address of 241 Hudson St. in Hackensack, NJ. Also at that address is OneKey LLC, a building, general

contracting and construction management firm. It says it works on new construction of low-, mid- and high-rise buildings and its website shows projects in New York City and New Jersey.

The proposal calls for a three-story building with 29 one-bedroom units and 29 two-bedroom units. The applicant describes the planned apartments as being in the lux-

ury category. There would be a total of 109 parking spaces provided at the site. The developer said that under Poughkeepsie's codes only 102 parking spaces would be required.

The applicant estimates that the project would cost \$6 million and that with three-stories the building would reach 40 feet in height.



Front elevation of proposed S. Hamilton St. apartment building in Poughkeepsie.

**CUMMINGS & LOCKWOOD LLC**  
ATTORNEYS AT LAW

Providing sophisticated legal representation to commercial real estate industry participants:

- Real Estate Development
- Sales and Acquisitions
- Joint Ventures
- Portfolio Transfers
- Commercial and Retail Leasing
- Financings
- Foreclosures and Distressed Loans
- Real Estate Investment Trusts
- Tax Appeals
- Litigation
- Environmental

[www.cl-law.com](http://www.cl-law.com)

**Jonathan B. Mills, Esq.**  
203.351.4100  
jmills@cl-law.com

**Michael J. Hinton, Esq.**  
203.351.4492  
mhinton@cl-law.com

**Joseph Cessario, Esq.**  
203.351.4259  
jcessario@cl-law.com

**Scott Witthuhn, Esq.**  
203.351.4476  
switthuhn@cl-law.com

STAMFORD | GREENWICH | WEST HARTFORD | NAPLES | BONITA SPRINGS | PALM BEACH GARDENS

# NAR says more affordable homes are needed

BY PETER KATZ

Pkatz@westfairinc.com

The National Association of Realtors (NAR) and the website Realtor.com operated by Move, Inc., have issued a report saying that there aren't enough homes on the market that are affordable to middle-income buyers. NAR believes that the U.S. housing market is short more than 300,000 homes priced so that people earning \$75,000 a year or less are able to buy them. The analysis finds that inventory shortages impact middle-income buyers more than any other income bracket.

The report says that a balanced market would have half of all available homes fall within the price range that would make them affordable to middle-income buyers.

"Middle-income buyers face the largest shortage of homes among all income groups, making it even harder for them to build wealth through home ownership," said Nadia Evangelou, NAR senior economist and director of real estate research. "A two-fold approach is needed to help with both low affordability and limited housing supply. It's not just about increasing supply. We must boost the number of homes at the price range that most people can afford to buy."


Evangelou said that the U.S. needs to have at least two homes affordable for middle-income buyers for every one home affordable for upper-income buyers.

"Even with the current level of listings, the housing affordability and shortage issues wouldn't be so severe if there were enough homes for all price ranges," Evangelou said.


The NAR said that approximately 1.1 million homes were available for sale nationwide this past April, an increase of 5% from a year ago. Its analysis found that the market needed to add 320,000 homes priced at \$356,000 and under in order to serve the demand from buyers who earned up to \$75,000. The NAR found that middle-income buyers can afford to buy only 23% of listings in the current market. Five years ago, this income group could afford to buy 50% of all available homes, approximately 810,000 of the approximately 1.6 million properties listed for sale at that time.


Danielle Hale, the chief economist at Realtor.com, said, "Ongoing high housing costs and the scarcity of available homes continues to present budget challenges for many prospective buyers, and it's likely keeping some buyers in the rental market or on the sidelines and delaying their purchase until conditions improve."








**Scully Construction LLC**  
 141 Lafayette Avenue  
 No. White Plains, NY 10604  
 914.682.8088 • [www.scullycorp.com](http://www.scullycorp.com)























## Our Business Is Building Yours

© Scully Construction LLC Photo Credit: Andy Ryan Photographer

# Reach for the reach and frequency



**TOM CONNOR**

**R**each and frequency drive all marketing decisions when it comes to tactical execution. Gauging each of these can be tricky. We've all

heard the Kars4Kids jingle. It has played so frequently on New York radio it's hard not to have heard it. Any of your cars donated? There is such a thing as too much frequency as well as underwhelming reach.

One of the nice things about online ads is that you have inherent control over how many people you reach and with what frequency. But, the internet is a very expensive proposition to master as a marketer. Sure, we read about ecommerce successes, YouTubers with zillions of views, TikTok influencers making six-figure incomes, yet is that you?

Combined, the online ad total (outside of China) was \$500 billion, or half a trillion! James Ball, writing in *The Atlantic*, attributes \$340 billion to Meta, Amazon, Google, and Apple – the real MAGA force hell-bent for share of mind, wallet and our individual world(s). Programmatic advertising, which ends up dogging you based on cookies placed on your devices, social media sessions and your data that you don't realize is in someone else's cloud, runs whether you see it or not. It's just like a billboard on a road you don't travel. Plenty of impressions,

sure, but not you.

"Impressions" is one of the most bogus metrics in the ad game, and marketing. It's also verifiable! So how do 2.128 million (ESPN Subway Series game 1 audience count) impressions add up? If you watched the Subway Series, Coke gets that many impressions from their stadium sign in front of these viewers, Pepsi didn't, though Yankees fans are subject to Pepsi branding at home games. Then, there are the 45,000+ fans in the stadium – so, we are up to 2,173,000 impressions. Reach is 2.173 million, frequency is how many times the Coke sign registered during the telecast. This is all accepted theory of potential. Yet, it adds up. However, sales typically depend on which brand is on deal at the supermarket. The "soda aisle" is comprised of the biggest hitters in consumer package goods. They send their retail accounts to the Super Bowl. In summer, beer purchases go up, too.

The Bud Light debacle we previously illuminated in a column shows how off the rails things can go when reach and frequency go haywire. Those impressions were equally

ill-defined, but the loss of market share is devastating. How much a [market] share point costs is predicate on category volume.

Reach and frequency are at your disposal; so are "impressions." Key questions to be answered:

Who do you need to reach?

How many times do they need to be called/messaged [as advertising is known today]?

What kind of impression are you making?

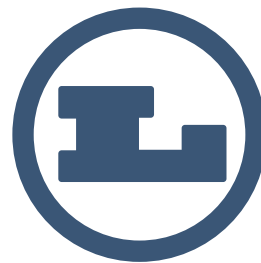
Think how beer, soda and salty snack messages come at you. Can you get your business that visible? And, for how long? Graphic design, websites, public relations, social posts; these can be had affordably. Writing checks to keep competitors at bay is why advertising agencies exist. It will be interesting to see Linda Yaccarino, who was in charge of advertising sales for NBC/Universal and Elon Musk hired to run Twitter, rope in advertisers to Twitter. I'm not much for Twitter, as opinions that inhabit that site are often unscientific and accusatory.

Bud Light knows the caustic side to opinions. They also are writing the book on the liability of influencers – the brand demigods in the social space. They are true "leaders," with plenty of "followers." I put on Instagram (IG) a mention of someone I follow and sure enough, I'm now seeing more of his ilk courtesy of IG's multiple algorithms in place. We will get into that in future columns.

IG is without question the most upbeat social media for people over 25. However, a lot of content is copycat cookie-cutter – what others have done, emulated. Video dominates and it's usually decently edited, kind of like comic books, the flow from frame-to-frame works. If you are a bank, a commercial real estate firm, a hospital or a nonprofit, IG is where you can shine given the dearth of competitors and the upbeat aspects of IG sessions. Institutions need Instagram to gather in communities, but when you're posting it's a must to have an entertainment value. Drama works well. Comedy is way tougher and requires expensive writers.

We will be seeing some stories about post-pandemic "resurgence." Some are pushing harder into marketing and succeeding; others are wait and see types, but they feel vindicated by fence-sitting. One thing is certain: if your competitor is advertising and you are not, you will lose potential business to them. Public relations might pay off, maybe new graphics, perhaps a new website – even a long-running series of social posts can do it. But ace them with video, and the results should show up like a barbecue guest with a case of beer in tow.

Drive traffic to your IG reels, bringing fresh eyeballs to the franchise, and get some wow going. You might see soda, beer and chip ads in a scroll and realize folks watch IG each day, kind of like a TV show of yesteryear. There is nothing new in advertising except for the people. IG gives reach and frequency a whole new slant. Get into it, and it will get into you.



## LASBERG CONSTRUCTION ASSOCIATES, INC.

**For 80+ years, clients have relied on our expertise, experience and integrity to get the job done right.**

**Whether it's new construction or renovation, straightforward or complex, our priority is to minimize risk and deliver client satisfaction every time.**

**Put your trust in us.**

**200 Business Park Drive  
Armonk, New York 10504  
(914) 273-4266**

**[www.lasbergconstruction.com](http://www.lasbergconstruction.com)**





# CAPPELLI

ORGANIZATION

A PROMINENT LEADER IN REAL ESTATE DEVELOPMENT AND CONSTRUCTION IN THE NORTHEAST WITH A 45-YEAR TRACK RECORD OF PROVEN EXCELLENCE.



[www.cappelliorg.com](http://www.cappelliorg.com)

## INNOVATION STARTS HERE

- Site selection and analysis
- Project management and development
- Construction management and contracting
- Tenant representation and leasing
- Property and asset management
- Real estate investment and financing
- Sustainability consulting and LEED certification
- Design and architecture services

## HYBRID INSTANT CAMERA UNVEILED

FujiFilm North America Corporation, Imaging Division, recently launched its new Instax Square Sq40™ instant camera (SQ40), a new addition to the Instax Square lineup of instant cameras. Fujifilm has also introduced a new Instax Square instant film variety, “Sunset,” featuring a variety of film borders with soft color gradients designed to be reminiscent of a serene, peaceful sunset.

“Consumers love our Instax Mini 40 instant camera, so expanding the line to also include a square format option just made sense,” said Bing Liem, division president, Imaging Division, Fujifilm North America Corporation. “Not only can Instax fans now have another instant camera with a classic look, but they can also now enjoy the SQ40’s large, square image area.”

Fujifilm’s Instax Square SQ40 instant camera will be available for purchase by the end of June. For more product information, visit [instax.com/sq40](http://instax.com/sq40)



## PROMOTION AT ATLAS AIR

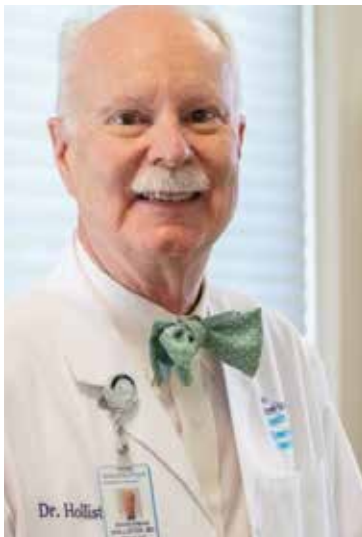
Richard Broekman has been promoted to executive vice president, chief commercial officer and head of sustainability at Atlas Air Inc., a subsidiary of Atlas Air Worldwide Holdings Inc. where he will be responsible for the development and execution of the company’s global commercial strategies and the management of the corporate sales strategy.

As Head of Sustainability Broekman will drive the company’s commitment to achieve net-zero carbon emissions by 2050. He succeeds Michael T. Steen, who will assume the role of president and CEO of Atlas Air Worldwide.

Since joining Atlas in 2004 as a flight and revenue analyst, Broekman has served in roles with increasing responsibility. He joined the commercial team in 2008 and in 2018, he was named senior vice president, global sales and commercial development.

“I am very proud of the role we serve in the global supply chain and am excited for the opportunity to build on our position as one of the world’s largest freighter operators,” said Broekman.

Atlas Air Worldwide is a leading global provider of outsourced aircraft and aviation operating services. It is the parent company of Atlas Air Inc., and Titan Aviation Holdings Inc., and is the majority shareholder of Polar Air Cargo Worldwide Inc. Its companies operate the world’s largest fleet of 747 freighter aircraft and provide customers the broadest array of Boeing 747, 777, 767 and 737 aircraft for domestic, regional and international cargo and passenger operations.



Oncologist Dickerman Hollister Jr.

## LIFELONG GREENWICH PHYSICIAN HONORED

Dickerman Hollister Jr., M.D., will be the Greenwich Hospital benefit honoree Friday, Sept. 22, 6 p.m., at the Greenwich Country Club. The event will also celebrate the launch of the Campaign for Greenwich Hospital, a multiyear fundraising initiative that supports five key areas of excellence: behavioral health, children’s, heart and vascular, neuroscience and oncology.

In 2021, after a 40-year career, during which he treated many local families, even multiple generations, Hollister retired from Greenwich Hospital.

“During his career, Hollister embraced new technologies, new treatments and new approaches — experiencing the power of tremendous advances within the oncology field. While adopting change, he was also steadfast about connecting with his patients and their families — all

of whom he considered a friend,” said Greenwich Hospital President Diane P. Kelly, DNP, MBA, RN.

Inspired to become a doctor at 10 years old, his first experience in medicine began as a teen when he became Greenwich Hospital’s first male candy striper.

During his distinguished career, he served as clinical assistant professor at the Yale School of Medicine, Greenwich Hospital’s chief of staff, chairman of oncology, and medical director of the hospital’s Hospice Program. He was instrumental in developing the hospital’s oncology program and after it became a part of Yale New Haven Health, grew the program within Yale Cancer Center and Smilow Cancer Hospital.

“Although I am no longer in practice, one never stops being an oncologist,” said Hollister. “While I am honored for this wonderful recognition, the real honor is helping in any way that I can to assist in the future of Greenwich oncology. We have accomplished much in the past, but that is only an impetus for the future. Cancer care improves every day and so must we. If we stand still, we fall behind.”

In addition to honoring Hollister, the benefit will mark the public launch of the Campaign for Greenwich Hospital. In 2020, Greenwich Hospital entered the silent phase of this historic multiyear fundraising campaign to realize critical investments.

Founded in 1903, Greenwich Hospital has evolved into a progressive medical center and is a major academic affiliate of Yale School of Medicine. To support the Benefit for Greenwich Hospital’s fundraising areas or to recognize Dr. Hollister, visit [giving.greenhosp.org/benefit-2023](http://giving.greenhosp.org/benefit-2023).

## AIA CONNECTICUT AWARDS

The AIA Connecticut Women in Architecture Award celebrates female architects in Connecticut who demonstrate design excellence, advocate for equitable and sustainable practices and create a positive impact in the architecture profession and industry. The 2023 recipients are Amanda Martocchio, AIA, founder and principal of Amanda Martocchio Architecture, and Ming Thompson, AIA, IIDA, NOMA, founder and principal of Atelier Cho Thompson.

“Catalysts for positive change, both Amanda and Ming embody the spirit of design excellence and social impact,” said Gina Calabro, AIA Connecticut executive director and CEO.

Martocchio leads a thriving Connecticut practice that reflects clarity of intention, rigorous detailing and a focus on sustainable materials and building practices. Among her many projects she played a crucial role within her community, spearheading the design and approval of the new, world-class library in New Canaan. Beyond her immediate community, Martocchio led the design and construction of a prototype health clinic in a remote village in Nicaragua. She is dedicated to making a positive impact in her field, as she actively mentors students and provides support to junior architects.

Thompson is deeply committed to enhancing the human experience through design. Recognized for her exceptional work, Thompson was honored with the 2020 AIA Young Architect Award and is a co-founder of Atelier Cho Thompson. Her professional journey includes stints at Zephyr Architects in Beijing and Bohlin Cywinski Jackson in San Francisco. Beyond her architectural pursuits, she

is involved in various educational and leadership roles and holds positions on the Board of Trustees of the Yale-China Association, the Board of Directors of the New Haven Preservation Trust, and the Alumni Council of the Harvard Graduate School of Design.

The AIA Connecticut Emerging Professionals Award recognizes and supports recently licensed or graduate architects who have made outstanding, innovative contributions to the discipline and/or architecture profession and have rendered exemplary service in the public realm. The 2023 Excellence recipient is Cassandra Archer, AIA, NOMA, Centerbrook Architects and Planners. The 2023 Merit Award recipient is Laura Bedus, AIA, WELL AP, NOMA, JCJ Architecture.

Bedus serves as a NOMA CT board member and sits on the communications committee as editor of its quarterly newsletter. She is also co-chair of AIA Connecticut’s Emerging Professionals Community, where she plays a crucial role in fostering growth opportunities related to networking, mentoring and the Architectural Registration Examination/Architectural Experience Program.

AIA Connecticut, a statewide chapter of the American Institute of Architects, serves the architectural profession, encourages design excellence and works to improve society through a concern for the quality of the built and natural environments.

AIA Connecticut serves as a resource to architects and the public. Its membership of more than 1,500 is comprised of architects, associates working toward licensure, students and professionals in affiliated fields.

## FIRM HONORED FOR ACHIEVEMENTS IN CIVIL JUSTICE

Managing attorney Jim Horwitz at Koskoff Koskoff & Bieder in Bridgeport, was recently honored by the Connecticut Trial Lawyers' Association (CTLA) at its annual meeting for his lifetime of achievements and contributions to civil justice in the state of Connecticut. In addition, Koskoff attorneys and staff were awarded the Riscassi-Koskoff Civil Justice Award for the landmark victories on behalf of families who lost loved ones at Sandy Hook.

CTLA is a nonprofit professional association dedicated to creating and maintaining a more just society by preserving individual rights within the justice system. It is a fellowship of Connecticut's most accomplished, active lawyers interested in protecting plaintiffs' rights.

"...Jim is a tireless advocate for the rights of injured people and he has truly lived the mission of CTLA," said Timothy L. O'Keefe, president of CTLA.

Since joining the Koskoff firm in 1986, Horwitz has handled cases involving a wide range of conditions resulting from medical malpractice and has become well-known for litigation in the fields of obstetrics, neurology, cardiology and pediatric medicine, as well as a wide range of other medical specialties. He has written numerous articles and lectured nationally about birth injuries.

Horwitz's work as a trial lawyer has resulted in numerous multi-million-dollar verdicts for his clients, including a \$58 million verdict, the largest medical malpractice verdict in Connecticut at the time, for a Norwalk family whose son suffered a birth injury that resulted in cerebral palsy.

In 2021, Horwitz was named a fellow of the elite American College of Trial Lawyers.

In addition to Horwitz's honor, CTLA awarded the Riscassi-Koskoff Civil Justice Award to the Koskoff attorneys and staff who won landmark victories on behalf of families who lost loved ones at Sandy Hook. The decade long effort resulted in an historic \$73 million settlement with the manufacturer of the assault rifle used in the shooting. Then, in 2022, a jury awarded the largest defamation verdict in American history totaling \$1.4 billion to surviving family members and one first responder who were targeted for harassment by Alex Jones and Infowars with the lies that the family members were actors and that the Sandy Hook shooting never occurred.

In addition to its Bridgeport office the Koskoff firm has an office in New Haven.



## SENIOR LIVING EARNED ACCREDITATION FOR DEMENTIA CARE

EPOCH Senior Living, a provider of senior living services throughout the Northeast, recently announced that its three Connecticut communities earned the Purple Flag for Dementia Care™ accreditation. The Connecticut Assisted Living Association (CALA) awarded Waterstone on High Ridge, along with Bridges® by EPOCH at Norwalk and Bridges® by EPOCH at Trumbull, with the accreditation. The honors come following an extensive audit of each community and the ways they embrace best practices in memory care.

The team at Waterstone on High Ridge, joined by representatives from CALA and several local dignitaries, raised the Purple Flag for Dementia Care™ during a special ceremony at the community's one-year anniversary celebration on Flag Day, June 14.

"This accreditation signifies us as a leader in the field of memory care," said Joanna Cormac Burt, chief operating officer of EPOCH Senior Living. "Our team members are trained to deliver expert care and personalized services that create the most rewarding, secure and nurturing lifestyle possible for our residents living with dementia. We're thankful for CALA's work to continue enhancing the lives of seniors and their families..."

Of the top 10 causes of death, Alzheimer's disease is the only one death that currently cannot be prevented, cured or slowed. An estimated 6 million Americans have Alzheimer's disease. That number is projected to rise to nearly 13 million by 2050 according to the Alzheimer's Association®.

The Purple Flag for Dementia Care™

accreditation standards, which make up a quality framework and specific elements of care programs, are considered essential and valuable in making a difference in the care of people living with dementia.

"We're proud to have the Purple Flag for Dementia Care™ flying high at these communities," said Christopher Carter, Chief Executive Officer, CALA. "They have demonstrated great leadership not only in memory care, but also in the field of senior living. EPOCH Senior Living's leadership as an early adopter of the standards of excellence required for Purple Flag accreditation showcases their passion and commitment to best practices..."

EPOCH Senior Living has been a leader in New England senior living since 1997 and is the region's largest stand-alone memory care assisted living provider.



Stacey Roberts

## MHA APPOINTS CEO

Stacey Roberts, LCSW, has been appointed CEO of The Mental Health Association of Westchester (MHA) in Tarrytown after more than 20 years of serving with the agency. Roberts began her professional career as a clinician at MHA. During those years she initiated and supervised programs throughout the agency, rising to chief operating officer and now to CEO.

A graduate of the Columbia University School of Social Work, Roberts also completed a postgraduate certificate in the treatment of interpersonal trauma at Fordham University. She has served on the Board of the Mid-Hudson Regional Consortium and continues to serve on Health First's Westchester Behavioral Health Advisory Board and the New York State Coalition for Children's Behavioral Health.

For more than 75 years, The Mental Health Association of Westchester has promoted mental health in the county through advocacy, community education and direct services offering a range of programs.



Rita Mabli, left, president and CEO, United Hebrew of New Rochelle; and Nora O'Brien, executive director, assisted living at United Hebrew

## NATIONAL RECOGNITION FOR ASSISTED LIVING FACILITIES

Willow Gardens Memory Care and Willow Towers Assisted Living, both assisted living facilities located on United Hebrew's campus of senior care in New Rochelle,

have received the 2023 National Bronze Quality Award from the American Health Care Association (AHA) and the National Center for Assisted Living (NCAL), a leading industry association for long-term and post-acute care. "This recognition is a testament to our unwavering commitment to providing exceptional care and enriching the lives of our residents through quality improvement," said Nora O'Brien, PT, DPT, executive director.

Willow Gardens and Willow Towers are among an elite group to be recognized in New York state and 57 across the nation, which have also received the Bronze honors. The award is the first of three progressive award levels through the National Quality Award Program, presented by the AHCA/NCAL.

"As the standard of excellence in our industry, this recognition signifies that we are performing well against national quality standards. Now, we're building upon a strong foundation and will track

and measure our progress toward the next level, a Silver Quality Award. Of course, achieving quality is about more than meeting requirements; the real reward is knowing that we are providing the very best possible experience for our residents," said O'Brien.

Rita Mabli, United Hebrew President & CEO, said, "...The program helps us remain competitive as an organization and helps provide the outstanding and compassionate care our residents and their families deserve."

The awards will be presented during the AHCA/NCAL Convention & Expo, Oct. 1-4 in Denver, Colorado.

United Hebrew, a not-for-profit, nonsectarian, multiservice campus of comprehensive care nestled on 7.5 acres, has been serving the Westchester metropolitan area since 1919 and today, serves more than 1,000 residents and clients daily on its Harry and Jeannette Weinberg Campus.



## AWARD DINNER BREAKS FUNDRAISING RECORDS

Craig and Suzanne Packer.

Community and business leaders, numbering 550 from the tristate area, helped raise more than \$1 million for Burke Rehabilitation in White Plains at its annual Burke Award Dinner on Thursday, June at the Westchester Country Club in Rye, New York.

The Burke Award Honorees Suzanne and Craig Packer have exhibited courage, strength and resilience after experiencing a life-altering event. Suzanne Packer has served on the Board of Directors of the Greenwich Red Cross for more than two decades organizing fundraising events and hurricane relief missions throughout the United States. Craig Packer is co-founder and senior managing director of Blue Owl, a publicly traded alternative asset manager. He serves on the Board of Trustees at

Greenwich Academy and is co-chair of the Honorary Board of Kids in Crisis, a nonprofit organization assisting children in Connecticut.

Proceeds from the Burke Award will support Burke's rehabilitative services and the newly established Suzanne and Craig Packer Safely Home Fund.

Burke Executive Director Scott Edelman, MBA, CPA, CFE, said, "Our team of rehabilitation specialists is committed to providing patients, families and caregivers with an exceptional experience. Burke represents hope and getting each patient back to maximum recovery."

The Board also presented the Lifetime Achievement Award to retired Burke Board Chairman John R. McCarthy acknowledging his 15 years of service. Burke is providing

a lasting tribute to McCarthy by creating The McCarthy Family Meditation Garden on Burke's White Plains campus.

A not-for-profit health-care organization devoted solely to acute physical rehabilitation Burke was founded in 1915 through an endowment from philanthropist John Masterson Burke. It has been a member of the Montefiore Health System since 2016 and operates the only hospital in Westchester County dedicated solely to adult and adolescent rehabilitation medicine. Burke also offers therapeutic care in locations throughout Westchester County, the Hudson Valley and the Bronx for those who have experienced injuries, surgery, or chronic conditions, from the simple to the very complex.

## STATE BAR APPROVES TASK FORCE REPORT ON BEHAVIORAL HEALTH

The New York State Bar Association (NYSBA) has given final approval on a ground-breaking report investigating the behavioral health system in New York state. The report, put together by the Task Force on Mental Health and Trauma Informed Representation, called for a fully funded, and seamless system of care for those who may have mental health, substance misuse or intellectual or developmental disabilities. The Task Force, which is co-chaired by Westchester County Department of Community Mental Health Deputy Commissioner Joseph A. Glazer and NYSBA Immediate Past-President Sherry Levin Wallach, received approval from the bar association's House of Delegates in Cooperstown.

Glazer said, "We all have our own perceptions of leadership. To me, leadership is the ability to turn vision into action. Thanks to the support of County Executive (George) Latimer, who leads the way every day and the leadership of Sherry Levin Wallach in driving this Task Force forward, Westchester County and the NYS Bar Association are showing true leadership for those with serious behavioral health needs."

Wallach said: "It is my hope that this groundbreaking report provides the impetus for the much-needed reform of New York's mental health system..."

The report, which runs more than 120 pages, was developed and drafted by 25 attorneys who are the foremost experts in the field from across New York state.

The report also calls for trauma-specific training for judges, lawyers and even law students.

## WRAPS AWARDS WESTCHESTER COUNTY PARKS



Lasdon Park and Arboretum

The Westchester County Department of Parks, Recreation and Conservation recently received the Matt M. Dolan Innovative Program Award and Grant from the Westchester Recreation and Park Society Inc. (WRAPS) for the Dinosaur Garden exhibit at Lasdon Park and Arboretum in Somers.

Westchester County Executive George Latimer said: "We are excited that Lasdon Park and Arboretum has been acknowledged by an extremely respected organization that pays tribute to people and organizations for their contributions to parks and recreation in Westchester County..."

One of Lasdon's most popular exhibits, is the walk-through Dinosaur Garden, which was created to encourage children to enjoy nature through a fun yet educational interactive experience. Life-like statues of dinosaurs were placed throughout the garden pathway along with prehistoric vegetation such as ferns, ginkgo trees, monkey puzzle trees and umbrella pines.

To bring the prehistoric exhibit into the modern era, a free-to-download app for cell phones, Zappar, allows the user to scan exhibit signs and retrieve fun and interesting facts about dinosaurs as they journey through the garden.

## A WOW EVENT FOR HOW

Hundreds of business and community leaders participated in Hospice of Westchester's (HOW) 21st annual Golf Invitational, which was held at Westchester Hills Golf Club in White Plains on Tuesday, June 6. This year's event honored Joseph Kahl, longtime supporter, event sponsor and co-chairman.

It was the nonprofit's most successful Golf Invitational to date and proceeds from the event will support HOW's commitment to providing compassionate end-of-life care and support to patients and their families.

"Every year we are humbled by the support we see from our community at our Golf Invitational and this year was no exception. Attendees braved weather that ranged from sunshine to rain and even hail and we are so grateful for their unwavering dedication to our



Foursome from Withum at the 21st Annual Hospice of Westchester Golf Invitational. From left: Samantha Corson, Liz Reiss, Tessa Liberi and Amanda D'Auria

organization and its mission," said Mary K. Spengler, MS, LHNA, CEO, HOW.

Event co-chairmen included Tina Bergers, Robert P. Camilli Jr., Michael Centineo, Michael K. Ciaramella, Larry Dix, William F. Flocks Jr., Jack Geoghegan, Mary Gibbons Gardiner, Joseph Kahl, Barry P. Mitchell Jr., Jim O'Connor, James P. O'Toole, Joseph Pepe, Christa Puccio-Gallo, Kia Robinson, Larry Weiss and John Zanzarella.

Grand Sponsors included Atlantic, Beecher Flocks Funeral Home Inc., Hildegard D. Becher Foundation Inc., Manhattan Beer Distributors LLC, Next Level Private LLC and The Blue Sandstone Group at Morgan Stanley. Sponsors included Peter A. Camilli & Sons Inc., Empress EMS, Envipco, Polchinski Memorials Inc., Tomra of North America Inc. and Zanzarella Marketing. The hole-in-one contest was sponsored by Pepe Cadillac.

## NATIONAL ACCREDITATION FOR FAMILY NURSE PRACTITIONER PROGRAM

The Manhattanville College School of Nursing and Health Sciences' Family Nurse Practitioner (FNP) program has received accreditation by the Commission on Collegiate Nursing Education (CCNE) following a rigorous review process by CCNE.

"The five-year approval of the Manhattanville FNP program is an affirmation of both the program's high academic standards and its emphasis on the professional preparation of family nurse practitioners," said Debra Simons, Ph.D., N.P., dean, School of Nursing and Health Sciences.

Health-care systems worldwide are facing challenges of meeting growing demand for primary care services and a shortage of primary care physicians. Policy makers and

administrators are searching for solutions to increase the primary care capacity and increased employment of FNPs is one solution. According to The American Association of Nurse Practitioners (AANP), FNPs, who have a wide scope of practice and can provide care to patients of any age, are considered the cornerstone of health care with 70% delivering primary care in the United States.

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 No. 1 private, nonprofit institution in New York among top performers of social mobility in regional universities.



## 100 MOST SUCCESSFUL SALES ASSOCIATES IN RE INDUSTRY

Houlihan Lawrence, headquartered in Rye Brook, New York, recently announced that more than 110 Houlihan Lawrence agents and teams have been ranked as part of "RealTrends + Tom Ferry America's Best Real Estate Professionals," placing them among the most successful sales associates in the industry.

The America's Best Real Estate Professionals is a nationwide list by Real Trends and Tom Ferry, honoring over 23,000 top real estate associates state by state. To be included, agents must have closed at least 40 residential transactions or \$16 million in closed sales volume in 2022. Teams must have closed 60 residential transactions or \$24 million in closed sales volume in 2022. All production numbers are independently verified by a third party to ensure accuracy and report integrity.

"We are thrilled to join our elite agents in celebrating this well-deserved recognition," said Liz Nunan, President and CEO of Houlihan Lawrence. "Our agents continue to set the bar for real estate excellence in our communities north of New York City. We are proud to be in with the best."

Listed are the agents and teams recognized:

### Agents by Volume

Pollena Forsman  
Ellen Mosher  
Chrissy Hazelton  
Angela Kessel  
Amanda Miller  
Julie Church  
BK Bates  
Lisa Murphy  
Amanda Spatola  
Kathleen Collins  
Amy Singer  
Nancy Kennedy  
Janine Tienken  
Debbie Needle  
Kristy de la Sierra  
Joanne Mancuso  
Maria Crowley  
Susan Kely Law  
Cini Palmer  
Spencer Sodokoff  
Susan Greenberg  
Joan Frederick  
Cathy DeVore  
Oliver Brown  
Hillary Emmerman  
Harriet Libov  
Holly Hurd  
Cindy Schwall  
Megan McSherry  
Melissa Carlton  
Lindsay Clauss Sheehy  
Sherry Wiggs  
Katie McLoughlin  
Tianying Xu  
Susan Strawgate Code  
Taylor Tait

Lindsay Matthews  
Doug Milne  
Andrea Martone  
Jocelyn Hall Burton  
Libby Mattson  
Cathy Thomas  
Gila Lewis  
Sheila Clemente  
Suzan Zeolla  
Barbie Haynes  
Kelly Kraus  
Sue O'Brien  
Amanda Bates  
Lisa DeFonce  
Carolyn Petersen  
Douglas Dill  
MK O'Shaughnessy  
Michele Tessei  
Jennifer Marsh  
April Monaco  
Barbara Wells  
Gideon Fountain  
Allison Block  
Diane Dolinsky-Pickar  
Blake Delany  
Alicja Bohmrich

Caroline Hanley  
Joseph Briggs  
Leslie Corcoran  
Jane Basham  
Kyung Ja Scalia  
Joanne Shapse  
Laura Redican  
Stacey Kornfeld  
Michael Levinson  
Michele Murray Sloan  
Anthony D'Argenzio  
Kyle Neumann  
Kathleen Ann Reed  
Sheree Frank  
Leslie Dorf  
Julie Lowe  
Roseanna Tedone  
John Doherty  
David Calabrese  
Deborah Valentino  
Andrew Korb  
Elsa Case  
Noah Finz  
Robert Neumann  
Molly Fewster  
Arthur Scinta

Ariana O'Malley  
Michael Criscuolo  
Cory Neumann  
Susan Bragg  
Jennifer Amicucci

### Teams by Volume

The Laura Miller Team  
The Metalios Team  
The Joan O'Meara Team  
The Chip & Heather Team  
The Gino Bello Team  
The Beinfield Team  
The Mulvey Team  
The Jones Ferrante Team  
The John Kincart Team  
The McElwee Team  
The Blackwell Team  
The Tishelman/Joy Team  
The Blanchet Poellot Team  
The Turnkey Team  
The Glasser Lipton Team  
The Tony Murphy Team  
The French Carpenter Team  
The Lerner Simon Team  
The Lisa Bela Team



## DRINKING WATER JUST GOT MORE REFRESHING

Third generation, Fairfield Connecticut, family-owned Bigelow Tea recently added two new flavors to its line of light and refreshing Bigelow Botanicals Cold Water Infusions – they are Blood Orange Tangerine Cold Water Infusion and Pineapple Coconut Mango Cold Water Infusion.

Each Bigelow Botanical Cold Water Infusion is carefully crafted with ingredients that slowly create a lightly infused botanical water. Different from iced tea that is made by steeping tea bags in hot water and then letting it cool, Bigelow Botanicals create a gentle herbal infusion by using real fruit and herbs steeped in cold water in order to extract each blend's light and delicious flavor.

Inspiring consumers to prioritize healthy choices by staying hydrated throughout

the day, these two new Bigelow Botanicals Cold Water Infusions offer even more flavor variety in addition to the rest of the line and are a healthy alternative to sugary drinks with zero calories, no caffeine and no artificial anything. The convenience of only adding cold water allows you to easily incorporate Bigelow Botanicals Cold Water Infusions into your daily routine to help reach your water intake – whether it's simply enjoying at home, at work or exercising, each individually wrapped bag ensures freshness and allows for portability to enjoy by the glass or take it on-the-go.

"We know that staying hydrated is essential for overall health and wellbeing," said Cindi Bigelow, president and CEO of Bigelow Tea. "In support of our consumers who are focusing on living a healthy lifestyle, we created these two new beautiful

cold water infusion flavors to enhance each wellness routine...."

The Bigelow Tea Company pioneered the specialty tea category 80 years ago with its flagship tea Constant Comment®, an iconic black tea known for its unique, memorable blend of orange rind and sweet spice that changed the way Americans were drinking tea. The third-generation company takes pride in its heritage and successful growth from a one-product, entrepreneurial venture into becoming a national market tea leader today. Under the leadership of President and CEO Cindi Bigelow, Bigelow Tea has become a Certified B Corporation, one of a select group of companies that has made a commitment to corporate social responsibility as a core business goal in the pursuit of a positive social and environmental impact.

## REIMAGINING THE NEWBURGH MALL



Meghan Taylor, vice president of government affairs and public relations for Resorts World. Photo by Kathy Kahn.

Since it opened its doors in December 2022, Resorts World Hudson Valley in the Newburgh Mall has become a destination for tourism and gaming. With two million visitors projected to pass through the mall to visit the

90,000-square-foot electronic gaming facility, mall spokeswoman Lisa Giammattei said they are eager to demonstrate what the Hudson Valley has to offer. "We live in a beautiful and unique area that offers many different locally owned artisan shops, galleries, restaurants, farms, breweries, wineries and distilleries... we want to showcase that same uniqueness throughout the property, something you might not get by visiting a typical retail center." The mall seeks to become a tourist destination that will have the best of what the Hudson Valley has to offer under one roof and is working toward that goal.

"Since unveiling our plans for Resorts World Hudson Valley, we have been welcomed by the community with open arms, led by the Newburgh Malls ownership and management team and our tenant neighbors there. Resorts World is on a path to successfully recreate the mall into a destination to shop, eat and play for all."

## EDUCATIONAL FUND CELEBRATES ITS 60TH

Celebrating its past and the tradition of providing academic scholarships to high school seniors with traceable Italian heritage, The Enrico Fermi Educational Fund recently celebrated its 60th anniversary at a breakfast event, which was sponsored by the Italian American Forum. The fund started as a dream of the late Yonkers resident Mike Vitulli. Today the trustees of the Enrico Fermi Educational Fund have maintained the tradition of awards while expanding the reach of the scholarship program. Since its origins in Yonkers, the impact of the program is now throughout Westchester County. Riccardo Cursi, deputy counsel at the Consulate General of Italy in New York was the keynote speaker. He spoke of the Italian culture, traditions and famous inventors, musicians and the economic impact of Italy on the world economy.

Award recipients include:

- Allesandro Caio Adornetta, Iona Preparatory School, recipient of the \$10,000

Thomas and Agnes Carvel Scholarship.

- Leah Calvello, Yonkers Montessori Academy, recipient of the \$5,000 Fermi Scholarship in memory of John N. Romano.
- Natalia Potenza, Loyola School, recipient of the \$5,000 Fermi Scholarship in Memory of Henry J. Monaco Jr.
- Claudia Tozzi, St. Vincent Ferrer High School, recipient of the \$5,000 Fermi Science Scholarship in Memory of Dr. Kathleen Pistone-Carlucci; and Massimo Colella-Albino, Byram Hills High School, also a recipient of this award.
- The \$5,000 Fermi Countywide Scholarship went to Ryan Fudale, Archbishop Stepinac High School; and
- Joseph Klettner, John Jay High School.

In addition to awarding the scholarships, the Enrico Fermi Educational Fund recognized and honored the Yonkers Police Department Honor Guard, a long-time supporter of the fund, and trustees Dr. Marie Elena Liotta and Anthony Maddalena for their 40-year dedication and service to the Fund.

## GOODWILL'S NEW ECOMMERCE FACILITY

Goodwill of Western and Northern Connecticut (GWNC), which is headquartered in Bridgeport, hosted a ribbon cutting on June 13 featuring guests from U.S. Senator Murphy's office, the Bridgeport Office of Planning and Economic Development and the Bridgeport Chamber of Commerce to celebrate the opening of its 21,000-square-foot e-commerce facility.

"Ecommerce is the fastest-growing asset in Goodwill of Western and Northern Connecticut's portfolio, generating \$6.5 million since launching in 2019," Rocco

Tricarico, president and CEO of the organization, said. "This rapidly growing platform has allowed us to not only grow our footprint and staffing at Goodwill but also allocate more proceeds to support our mission - providing free employment services to thousands of unemployed and under-employed Connecticut residents through our network of Career Centers."

Goodwill's e-commerce facility supports a 2023 budgeted revenue of \$4.5 million dollars.

Last year, Goodwill of Western and Northern Connecticut helped 918 Connecticut residents find work.

To find a Goodwill of Western and Northern Connecticut retail location or drop-off site near you, visit [gwct.org](http://gwct.org). To support the Chapter's e-commerce platform, visit [ShopGoodwill.com/Bridgeport](http://ShopGoodwill.com/Bridgeport).



The Goodwill team cutting the ribbon on the occasion of opening its latest e-commerce facility.

## CULTIVATING CLIMATES OF BELONGING FOR LGBTQ+

Manhattanville College in Purchase, New York presented its annual Ethel Kennedy Award for Human Rights Leadership to doctoral recipient Hope B. Weinberg for her work on cultivating climates of belonging for LGBTQ+ children and adults in school communities.

Weinberg, who graduated from Manhattanville with a doctorate in educational leadership in May, is the assistant principal at the Concord Road Elementary School in the Ardsley Union Free School District. Her work on LGBTQ+ inclusion includes a presentation to regional education leaders about cultivating climates of belonging and moderating learning chats and podcast appearances.

"Susan Iversen, Ed.D., director of the doctoral program in Educational Leadership at Manhattanville, said, "Her (Weinberg's) work with LGBTQ+ families in school environments is paving the way for advocacy and positive social change that will benefit all students and enhance educational equity. Hope's accomplishments are a tribute to Ethel Kennedy's



Last year's Kennedy awardee, Julie Kotler-Snyder, left, with this year's awardee Hope B. Weinberg.

commitment to equity and social justice."

The Ethel Kennedy Award for Human Rights Leadership honors Manhattanville alumna Ethel Kennedy by recognizing students who have a shared passion for promoting human rights, particularly within the field of education.

"In the doctoral program, my chair, Dr. Susan Iversen, asks this about your work: 'Who would you like to have sit at your dinner table to talk about your research?' I want to tell Ethel Kennedy about it because I want her to really know why I chose to do what I do, what I believe

in and how I hope to carry on her legacy of being a social activist," said Weinberg. "My son is 4 and I think about what his experience will be like walking through a public-school space having two moms."

Weinberg, of White Plains, earned her bachelor's degree in elementary education from Monmouth University, and her master's degree in literacy from The College of New Rochelle. A native of West Nyack, she began her education career as a fifth- and sixth-grade teacher.

Last year's Kennedy awardee Kotler-Snyder of Briarcliff Manor, received the award for her research and advocacy of inclusive practices in special education. She has extensively researched teacher diversity, specifically Black teacher retention in public schools. Kotler-Snyder has worked as a special education administrator and school leader for 18 years and a special educator for 24 years.

The Ethel Kennedy award at Manhattanville was established in 2020, through the generosity of Joanne Marien, Ed.D., a professor in the doctoral program who works with RFK Human Rights and has played a long-standing role in promoting human rights education in K-12 schools.

## RE SERVICES FIRM HONORED

RM Property Services LLC (RMPS) in Elmsford, an affiliate of Robert Martin Company (RMC), one of the largest real estate management and development firms in Westchester County, was honored with two construction awards at the Building Owners and Managers Association (BOMA) of Westchester County's 31st annual Hall of Honor Awards Dinner held recently at Abigail Kirsch at Tappan Hill in Tarrytown.

The awards presented to RMPS included:

The 2023 Best of BOMA Westchester County Signature Award for Best Tenant Fit Out (medical) on behalf of Dialysis Clinic Inc., the United States' largest, nonprofit dialysis provider. The award reflects RMPS' fit out for DCI's 1 Skyline Drive location in Hawthorne.

The second award the firm received was the 2023 Best of BOMA Westchester County Signature Award for Best Capital Improvement at Lightbridge Academy of Scarsdale, a new Central Park Avenue location for one of the country's fastest-growing child care and early childhood education franchise businesses with multiple centers in the region.

Since its founding by the late Robert F. Weinberg and Martin S. Berger 65 years ago, Robert Martin Company has flourished into a pioneering, fully integrated real estate company with a record of successfully acquiring, developing and managing investment properties primarily in Westchester and Fairfield counties, but with a reach now extending across the country into new markets and business categories. Led by CEO Tim Jones and President Greg Berger and a team of highly skilled industry professionals, the firm and its affiliates have acquired and developed real estate totaling more than 20 million square feet of industrial, residential, retail and office properties.

## CHILDREN'S HOSPITAL APPOINTS EXEC

Following a comprehensive national search, Blythedale Children's Hospital in Valhalla selected Stephen Leinenweber, M.D., FAAP, as its new chief medical officer (CMO), effective Aug. 1.

Board-certified in pediatrics and pediatric critical care medicine Leinenweber is an experienced clinician, educator and leader who has spent his nearly 30-year career dedicated to the care of children with critical illness and helping lead pediatric health-care organizations.

"...He is a highly respected physician and clinical leader with expertise in pediatric critical care medicine. He is an ideal match as we continue to develop innovative ways to care for infants, children and adolescents with increasingly high acuity," said President and CEO Larry Levine.

Previously Leinenweber was executive medical director of children's services and medical director of the Children's Hospital at WakeMed Health and Hospitals in Raleigh, North Carolina. Most recently, he served as vice president of strategy for PM Pediatrics.

His clinical experience includes several years as a pediatric critical care (PICU) physician at the children's hospitals at



Dr. Stephen Leinenweber

Duke University Medical Center, University of North Carolina at Chapel Hill, and WakeMed Health and Hospitals.

"It is the privilege of a lifetime to join Blythedale Children's Hospital, an outstanding organization caring for children

with complex medical needs and their families for more than a century," said Leinenweber who received his Bachelor of Arts degree from the University of Notre Dame and graduated from Rush Medical College. He completed his pediatric residency at Cook County Hospital and a fellowship in pediatric critical care at Duke University Children's Hospital. He is a fellow of the American Academy of Pediatrics and is licensed in New York, Illinois and North Carolina.

Blythedale is New York state's only independent, specialty children's hospital and one of only 14 pediatric specialty hospitals in the United States serving patients from birth through age 19.

## ELDER LAW ATTORNEY TO SHED LIGHT ON FINANCIAL ELDER ABUSE AND SENIOR SCAMS



Sara E. Meyers

On Wednesday, June 28, Westchester County elder law attorney Sara E. Meyers of Enea, Scanlan & Sirignano LLP, with offices in White Plains and Somers, will present “Protecting Yourself and Your Loved Ones from Financial Elder Abuse and Senior Scams” as part of the firm’s 2023 Lunch & Learn Series. The free educational program is open to the public – though space is limited.

According to the National Council on Aging, financial scams targeting seniors have become so prevalent that they’re often referred to as “the crime of the 21st century.” Meyers’ program, held from noon to 1:30 p.m. at the firm’s White Plains location, covers key signs of financial and personal elder abuse and scams that are targeted toward the senior population as well as the important estate planning documents to help protect against financial abuse as one ages.

“Education is the key to preventing the devastating effects of financial elder abuse and senior scams,” said Meyers, who, along with the firm’s managing member Anthony J. Enea, has been certified as an elder law attorney by the National Elder Law Foundation as accredited by the American Bar Association. “By understanding the risk factors and warning signs, we can empower ourselves and safeguard our loved ones’ financial well-being – ensuring their dignity and security remain intact...,” she said.

Those interested are encouraged to register early by calling 914-948-1500. A light lunch and refreshments are included.



Christine Dehne

## COLLEGE OFFICER HITS STAGE IN NYC

Christine Dehne, provost and executive vice president of Manhattanville College, contributed to two Spellbound Theatre productions, recently produced and performed at the New Victory Theatre in Midtown Manhattan.

Spellbound Theatre is one of the few theatre organizations dedicated to creating work for children ages 1 to five. Using storytellers, puppeteers, musicians, visual artists and physical theatre performers, Spellbound has become well-known for its innovative and often immersive productions. The New

Victory Theater is in the heart of New York’s Theatre District and is dedicated to producing family-friendly shows targeted at young audiences. Run by New 42, New Victory has been nationally recognized for its leadership in arts education and youth development.

In addition to her role at Manhattanville, Dehne is an active multimedia artist. With Spellbound, Dehne has been awarded residencies at the New Victory Theater and Miranda Arts, and grants from the Westchester Arts Council, Brooklyn Arts Council and Jim

Henson Foundation. She was the artist/co-creator of the show “The World Inside Me,” which was co-produced with the Chicago Children’s Theater and staged at the Chicago Children’s Theater, Miami Theatre Center and then in the New Victory Theater in New York City.

At Manhattanville, Dehne oversees academic and student affairs and is a senior member of the President’s Cabinet. She is currently working with teams of staff, faculty and students on curriculum revisions as well as designing student-centered approaches to processes.

## WELCOMING OUR NEWEST CITIZENS

Orange County government hosted a naturalization ceremony in its Legislative Chamber on Wednesday, June 14, where County Clerk Kelly Eskew administered the Oath of Allegiance to 75 new citizens. Judge Craig Brown presided over the ceremony.

“...These men and women should be commended for the great sacrifices that they have made to be in America. I wish them all the best of luck,” said Eskew. The new Americans took the Oath of Allegiance, the final part of the naturalization process, renouncing all foreign allegiance while pledging to defend and support the Constitution of the United States.



Orange County Court Judge Craig Brown and County Clerk Kelly Eskew greet new citizens at naturalization ceremony in Orange County.

## UNIVERSITY-BASED RETIREMENT COMMUNITY HIRES FINANCE DIRECTOR

Broadview at Purchase, a university-based retirement community on the campus of the State University of New York at Purchase, has hired a seasoned accounting professional as its finance director.

Peter Santiago, a resident of Ridgefield Connecticut, has more than 30 years’ experience in the finance field serving as controller for a cross-section of companies and industries, including HH Brown Show

Company (a Berkshire Hathaway subsidiary), the Born Shoe Group, New York Life, Marriott and OptiCare Health Systems.

Broadview, which is expected to open in the fall, champions intergenerational connections and lifelong learning. Located on a 40-acre site on campus, the community has 220 senior residential apartments and villas and will offer a wealth of amenities.

Prior to HH Brown, Santiago was the controller for a tech company owned by

the Marshall Field family. He successfully restructured the company during bankruptcy and grew sales five-fold, before eventually selling the business to a competitor located in France.

Santiago has a Bachelor of Science degree in finance from the University at Buffalo and an MBA from Fairfield University in international business.

Broadview is being co-developed by Senior Care Development LLC and LCS Development LLC, and will be operated by Life Care Services®. It is scheduled to open in the fall.

## BENEFIT TO HONOR WCC PRESIDENT



Dr. Belinda S. Miles

Anglebrook Golf Club in Lincolndale, New York, will be the site of the second annual Golf4TheV Golf Classic with dinner immediately following benefiting the Stuart Scott Memorial Cancer Research Fund of the V Foundation for Cancer Research. This year’s event will honor Dr. Belinda S. Miles, president of SUNY Westchester Community College.

Anglebrook is the final design in the storied career of golf course designer Robert Trent Jones Sr. and has been recognized by “Golf Digest” as one of the top courses in New York state.

“I’m humbled to be this year’s honoree. Like so many others, my life has been adversely affected by the cancer diagnosis in a loved one, in my case my husband of 31 years, Keith, who passed away in February 2021,” said honoree Belinda Miles.

“...hosting an event that raises a significant amount of funding that goes directly to cancer research and, in particular, research that studies the biological basis of cancer disparities experienced by patients of minority populations is very gratifying,” said tournament host, Larry Woodard.

The V Foundation for Cancer Research was founded by ESPN and the legendary basketball coach Jim Valvano with one goal in mind: to achieve Victory Over Cancer®.

Since its formation in 1993, the V Foundation has awarded more than \$310 million in cancer research grants nationwide and is one of the premier supporters of cutting-edge cancer research.

The fund also supports V Scholar scientists from minority ethnic groups underrepresented in science. This gives minority researchers important, early-career funding to establish their labs and begin their careers as cancer researchers.

Miles earned her master’s and doctoral degrees from Columbia University Teachers College and a Bachelor of Arts degree from CUNY York College.

**WESTCHESTER**
**Court Cases**

**U.S. Bankruptcy Court White Plains & Poughkeepsie Local business cases, June 14 - 20**

**Contemporary Management Services LLC, Scarsdale, Dale Goldschlag, owner-manager,** 23-22459: Chapter 11, assets \$4,446, liabilities \$781,268. Attorney: Robert L. Rattet.

**Refined Dental Laboratory LLC, Scarsdale, Dale Goldschlag, owner-manager,** 23-22460: Chapter 11, assets \$293, liabilities \$270,361. Attorney: Robert L. Rattet.

**Dale D. Goldschlag DDS, PC: Scarsdale,** 23-22461: Chapter 11, assets \$19,370, liabilities \$2,035,093. Attorney: Robert L. Rattet.

**Total Dental Implant Solutions LLC, Scarsdale, Dale Goldschlag, co-owner-manager,** 23-22462: Chapter 11, assets \$17,782, liabilities \$256,385. Attorney: Robert L. Rattet.

**CDIC Holdings LLC, Scarsdale, Dale Goldschlag, owner-manager,** 23-22464: Chapter 11, assets \$94, liabilities \$150,284. Attorney: Robert L. Rattet.

**U.S. District Court, White Plains Local business cases, June 14 - 20**

**International Union of Operating Engineers Local 14-14B, Flushing, Queens, et al, vs. Segel & Company Inc., Armonk,** 23-cv-5006-CS: Employee Retirement Income Security Act. Attorney: James M. Steinberg.

**Jamir Hodges, England vs. McGough Academy, Eastchester, et al,** 23-cv-5016-NSR: Discrimination. Attorney: Jesse S. Weinstein.

Items appearing in the Westfair 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.  
4 Smith Ave., Suite 2  
Mount Kisco, NY 10549  
Phone: 914-694-3600

**Heather Brown, Suffolk County vs. Arrow Electronics Inc., Westchester County office,** 23-cv-5055-KMK: Americans with Disabilities Act. Attorney: Laura G. Rodriguez.

**Crest Diagnostics LLC, Miami, Florida vs. Greenbaum's Pharmacy Inc., Monsey,** 23-cv-5069-PMH: Breach of contract. Attorney: Steven J. Harfenist.

**Evelyn German Roman Medina, Manhattan vs. John and Vito's Italian Deli Inc., Larchmont,** 23-cv-5077-PMH: Fair Labor Standards Act. Attorney: Abdul K. Hassan.

**Star Boxing Inc., White Plains vs. Carlos Takam, Henderson, Nevada,** 23-cv-5171-CS: Contract. Attorney: David M. Dahan.

**Jonathan Weinberg, Las Vegas, Nevada vs. Christie's International Real Estate Westchester, et al,** 23-cv-5178: Telephone Consumer Protection Act, class action. Attorney: Stefan L. Coleman.

**District Council No. 9. International Union of Painters and Allied Trades, White Plains, vs. Precision Builders Group Ltd., Brooklyn,** 23-cv-5185: Employee Retirement Income Security Act. Attorney: Dana L. Henke.

**Lisa Addi, Maryland vs. IBM, Armonk,** 23-cv-5203: Maryland Wiretapping and Electronic Surveillance Act, class action. Attorney: Joseph I. Marchese.

**DEEDS**
**Above \$1 million**

**Amy & J Corp., Flushing.** Seller: Cafe117 LLC, Bedford Hills. Property: 524 Bedford Road, Bedford. Amount: \$1.8 million. Filed June 6.

**Ann B. Realty LLC, Yonkers.** Seller: 125 South 13 Ave LLC, Mount Vernon. Property: 125 13th Ave., Mount Vernon. Amount: \$1 million. Filed June 6.

**Calvin, Robert B. and Karina Calvin, Rye.** Seller: American International Relocation Solutions LLC, Pittsburg, Pennsylvania. Property: 347 Oakland Beach Ave., Rye City. Amount: \$1.7 million. Filed June 5.

**Elmsford 1705 LLC, Jericho.** Seller: HVA Realty LLC, Mount Kisco. Property: 251 E. Main St., Greenburgh. Amount: \$5.5 million. Filed June 5.

**Elmsford-119 Association LLC, Brewster.** Seller: HVA Realty LLC, Mount Kisco. Property: 251 E. Main St., Greenburgh. Amount: \$22.7 million. Filed June 5.

**Five McDonald LLC, Armonk.** Seller: 5 MacDonald Realty LLC, Melville. Property: 5 MacDonald Ave., North Castle. Amount: \$2.3 million. Filed June 7.

**Mallin, Sherry H., Pound Ridge.** Seller: Avoric Denver Real Estate LLC, Littleton, Colorado. Property: 60 Pound Ridge Road, Pound Ridge. Amount: \$1.9 million. Filed June 7.

**PK Real Estate Holdings LLC, Rye.** Seller: Eric R. and Cindy B. Newman, New York. Property: 39 Tamarack Road, Rye Town. Amount: \$1.6 million. Filed June 7.

**Single Valentine LLC, Commack.** Seller: 179 VI LLC, Yonkers. Property: 179 Valentine Lane, Yonkers. Amount: \$1.4 million. Filed June 7.

**Warburton Management LLC, Pleasantville.** Seller: Glencar Properties LLC, Yonkers. Property: 379 Warburton Ave., Yonkers. Amount: \$3.3 million. Filed June 2.

**Below \$1 million**

**656 Sherman Holdings LLC, Bronx.** Seller: Tully Padraigh, Thornwood. Property: 656 Sherman Ave., Mount Pleasant. Amount: \$575,000. Filed June 6.

**A-Zone Properties Inc., Yonkers.** Seller: Chaim and Abraham Freund, Brooklyn. Property: 141 High St., Yonkers. Amount: \$780,000. Filed June 5.

**Abacao LLC, Mamaroneck.** Seller: Philip L. Medico, Harrison. Property: 24-26 Parsons. Harrison. Amount: \$830,000. Filed June 6.

**Arzu, Leticia, Mount Vernon.** Seller: US Bank NA, West Palm Beach, Florida. Property: 81 Broadway, Ossining. Amount: \$423,000. Filed June 5.

**Carilli-Sinton, Cathy A., Rumson, New Jersey.** Seller: RMC Luxury Lifestyle LLC, Croton-on-Hudson. Property: 9 Hudson River, F2 Cortlandt. Amount: \$23,000. Filed June 5.

**Chuni, Maria, Tarrytown.** Seller: US Bank NA, St. Paul, Minnesota. Property: 59 Ellis Place, Ossining. Amount: \$670,000. Filed June 6.

**Cilento, Pietro and Laura Cilento, Mamaroneck.** Seller: MNB White Plains LLC, White Plains. Property: 769 North St., White Plains. Amount: \$331,000. Filed June 8.

**Deurso, Darren, White Plains.** Seller: Ninety Fenimore LLC, Monsey. Property: 242 First Ave., Mount Vernon. Amount: \$294,000. Filed June 7.

**Gormanly, Peter and Vicky G. Gormanly, Pound Ridge.** Seller: American International Relocation Solutions LLC, Pittsburg, Pennsylvania. Property: 56 Dingee Road, Pound Ridge. Amount: \$855,000. Filed June 7.

**Guttridge, John Charles, Harrison.** Seller: 35 Harrison Ave LLC, Tarrytown. Property: 35 Harrison Ave., Harrison. Amount: \$937,000. Filed June 5.

**Hidden Meadow at Somers LLC, Baldwin Place.** Seller: Marco Berardi, Harrison. Property: 34 Muscote River Road, Somers. Amount: \$729,000. Filed June 6.

**Jones, Ernest L., Mount Vernon.** Seller: 26 Greendale LLC, Middlefield, Connecticut. Property: 26 Greendale Ave., Mount Vernon. Amount: \$475,000. Filed June 6.

**Kunicki, John M. and Janice A. Kunicki, Port Chester.** Seller: 99 Birch LLC, Yonkers. Property: 99 Birch St., Rye Town. Amount: \$400,000. Filed June 5.

**LDS Real Estate Holdings LLC, Huntington Station.** Seller: Baba Real Estate Group LLC, Dobbs Ferry. Property: 9 Alta Vista Circle, Greenburgh. Amount: \$605,000. Filed June 5.

**Mascaro Family Trust, Carmel.** Seller: Home Crest Properties Corp., Yonkers. Property: 41 Grant St., Yonkers. Amount: \$670,000. Filed June 7.

**Ninty Fenimore LLC, Monsey.** Seller: Maria DePaulis, New Rochelle. Property: 49 Pine St., New Rochelle. Amount: \$505,000. Filed June 5.

**Saintil, Natacha, Elmsford.** Seller: Sup Baby LLC, Huntington. Property: 457 West St., Rye Town. Amount: \$360,000. Filed June 6.

**Sharpe Home Designs LLC, Yonkers.** Seller: Roderick Odom, Brooklyn. Property: 227 E. Fifth St., Mount Vernon. Amount: \$702,000. Filed June 6.

**SM Chestnut LLC, Dobbs Ferry.** Seller: Maxwell and Lisa Robinson, Brooklyn. Property: 50 Chestnut St., Greenburgh. Amount: \$902,000. Filed June 5.

**Spista, Maria, White Plains.** Seller: Green Day Management LLC, Forest Hills. Property: 40 Fairview Terrace, White Plains. Amount: \$375,000. Filed May 31.

**SREP Cherry Lawn Mezz Holdings LLC, Stamford, Connecticut.** Seller: Lot 6 LLC, Port Chester. Property: 2 Piping Rock Way, New Rochelle. Amount: \$362,000. Filed June 2.

**SREP Cherry Lawn Mezz Holdings LLC, Stamford, Connecticut.** Seller: Lot 9 LLC, Port Chester. Property: 15 Piping Rock Way, New Rochelle. Amount: \$362,000. Filed June 2.

**Taal Construction Inc., Somers.** Seller: Kenneth A. and Cecile Robotham Scott, Brooklyn. Property: 25 Elm Road, Cortlandt. Amount: \$644,000. Filed May 31.

**Tang, Edward, White Plains.** Seller: Jemab Family Ltd. Partnership, Putnam Valley. Property: 1658 Howard St., Peekskill. Amount: \$210,000. Filed June 6.

**Town of Eastchester, Eastchester.** Seller: R&A Property Ventures LLC, Bronx. Property: 77 Alkamont Ave., Eastchester. Amount: \$449,000. Filed June 1.

**Trolley Road Inc., Montrose.** Seller: K&F Trolley Road LLC, Peekskill. Property: 5 Trolley Road, Cortlandt. Amount: \$960,000. Filed June 1.

**U.S. Bank NA, Columbus, Ohio.** Seller: Kevin Carelli, South Salem. Property: 1276 Route 35, Lewisboro. Amount: \$422,000. Filed May 31.

**US Bank Trust NA, Greenville, South Carolina.** Seller: 39 Wilcox LLC, Katonah. Property: 39 Wilcox Ave., Yonkers. Amount: \$485,000. Filed May 31.

**Welte, Linda, Carmel.** Seller: Home Crest Properties Corp, Yonkers. Property: 35 Grant St., Yonkers. Amount: \$635,000. Filed June 8.

**Zion 126 Inc., Flushing.** Seller: Rescue 58 LLC, Mount Vernon. Property: 58 Ninth Ave., Mount Vernon. Amount: \$925,000. Filed June 6.

**Federal Tax Liens, \$10,000 or greater, Westchester County, June 14 - 20**

**Akahoho, Stainer:** Yonkers, 2019 - 2020 personal income, \$61,129.

**Aldo S. Barber Shop Corp.:** Yonkers, 2019 - 2021 employer unemployment and quarterly taxes and failure to file correction information, \$13,056.

**Allstate Plumbing & Heating Corp.:** Yonkers, 2022 employer quarterly tax, \$106,376.

**Anticon, Donna L.:** New Rochelle, 2014 - 2017 personal income, \$172,730.

**Blount, Kamau:** White Plains, 2017, 2019 personal income, \$176,802.

**Boender, Michiel:** Port Chester, 2020 - 2022 employer quarterly tax, \$22,748.

**Collier, Jordan C.:** New Rochelle, 2017 - 2018 personal income, \$156,738.

**DiDonato, Gena:** Rye Brook, 2019 - 2020 personal income, \$21,898.

**JLS Mechanical, Jason L. Scharkopf, member:** White Plains, 2022 employer quarterly tax, \$13,046.

**Malavade, Ekanath:** Millwood, 2021 personal income, \$2,765,882.

**Moore, Brandon and Jessica Moore:** Yorktown Heights, 2018 - 2021 personal income, \$51,349.

**Morck, Anita:** Yonkers, 2015 - 2016 personal income, \$10,913.

**Resnick, Alan and Theresa Resnick:** Scarsdale, 2020 - 2021 personal income, \$70,319.

**Tingling, Andrea:** White Plains, 2017, 2019 personal income, \$176,802.

**Ueng, Theodore S.H.:** Katonah, 2016 - 2017 personal income, \$23,661.

## JUDGMENTS

**Almanzar, Deminaya**, Yonkers. \$1,550 in favor of Midland Credit Management Inc., San Diego, California. Filed June 5.

**Andrade, Chris**, Purchase. \$1,650 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed June 7.

**Appeltofft, Vibeke M.**, Briarcliff. \$1,267 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed June 7.

**Arminio, Thomas R.**, Ossining. \$4,094 in favor of Discover Bank, New Albany, Ohio. Filed June 6.

**Avila, Ruby E.**, Buchanan. \$4,390 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed June 7.

**Bellantoni, Maria**, Tarrytown. \$6,993 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed June 7.

**Bennett, Norma**, Mount Vernon. \$1,868 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed June 6.

**Blanco, Reyna**, Cortlandt Manor. \$1,642 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed June 6.

**Carpentier, Rolland**, Mount Vernon. \$4,427 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed June 7.

**Cozell, Zoe M.**, Elmsford. \$2,025 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed June 7.

**Croce, Scott J.**, Mamaroneck. \$1,843 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed June 7.

**Dagnone, Ashley L.**, Walden. \$6,869 in favor of Midland Credit Management Inc., San Diego, California. Filed June 6.

**Dickerson, Jack**, Mount Vernon. \$2,042 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed June 6.

**Durrett, Peggy**, Mount Vernon. \$1,639 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed June 7.

**Elite Health & Fitness Center Inc.**, Peekskill. \$201,075 in favor of Holliman Nyrie, Peekskill. Filed June 7.

**Fashion Avenue Sweater Knits LLC**, New York. \$61,779 in favor of Euler Hermes North America Insurance Co., Owings Mills, Maryland. Filed June 5.

**Fordham, Kathy**, Tuckahoe. \$2,243 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed June 6.

**Foti, Francine**, Yonkers. \$5,405 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed June 5.

**Garcia, Santo G.**, New Rochelle. \$17,287 in favor of Discover Bank, New Albany, Ohio. Filed June 5.

**Gianapoulos**, North Salem. \$1,998 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed June 7.

**Gill, Shavonne**, Mount Vernon. \$1,308 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed June 7.

**Green, Jeremiah**, Ossining. \$2,301 in favor of Discover Bank, New Albany, Ohio. Filed June 7.

**Gutierrez, Angel**, Dobbs Ferry. \$2,077 in favor of Discover Bank, New Albany, Ohio. Filed June 7.

**Hall, Donnette**, Mount Vernon. \$4,039 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed June 7.

**Hudson Valley Land Management Corp.**, and **Steven J. Bisordi**, Cortlandt Manor. \$7,207 in favor of Edward Ehrbar Inc., Chicago, Illinois. Filed June 7.

**Iacovelli, Paul**, Yonkers. \$1,834 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed June 7.

**Johnson, Tabitha**, Croton-on-Hudson. \$1,839 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed June 7.

**Johnson, Vaughn**, Croton-on-Hudson. \$2,903 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed June 6.

**Karmen, Peter B.**, Mamaroneck. \$1,427 in favor of Marina View Condominium Inc., White Plains. Filed June 2.

**Longo, Maria**, Hartsdale. \$4,954 in favor of Discover Bank, New Albany, Ohio. Filed June 6.

**McKnight, Timothy B.**, Mount Vernon. \$1,907 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed June 6.

**Morales, Maritza**, Mount Vernon. \$2,985 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed June 7.

**Morales, Sonia**, New Rochelle. \$1,805 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed June 5.

**Mott, Maria**, Tarrytown. \$6,993 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed June 7.

**Orantes, Melissa A.**, Yonkers. \$2,452 in favor of Discover Bank, New Albany, Ohio. Filed June 7.

**Postighone, Alison**, Yonkers. \$12,022 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed June 7.

**Raefski, Dorothy S. and Dorothy E. Mucci**, Pleasantville. \$2,993 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed June 7.

**Randolph, Cynthia**, Mount Vernon. \$3,169 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed June 7.

**Rivera, Maria**, Ossining. \$3,078 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed June 7.

**Rodriguez, Amy**, Shrub Oak. \$1,559 in favor of Midland Credit Management Inc., San Diego, California. Filed June 6.

**Rodriguez, Estephani C.**, Yonkers. \$7,090 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed June 6.

**Romero, Byron**, Dobbs Ferry. \$9,729 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed June 7.

**Salmon, Jacea**, Cortlandt Manor. \$2,830 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed June 7.

**Samano, Martha A.**, Mamaroneck. \$2,645 in favor of Midland Credit Management Inc., San Diego, California. Filed June 7.

**Selvet, Brahimi and Asllani**, Mahopac. \$34,639 in favor of Long Island Minimally Invasive Surgery PC, Roslyn Heights. Filed June 1.

**Shihat, Naeim**, Ardsley. \$2,656 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed June 7.

**Shuguli, Diego A.**, Yonkers. \$8,540 in favor of Discover Bank, New Albany, Ohio. Filed June 7.

**Sorrentino, Frances**, Thornwood. \$26,499 in favor of Kensico Arms Condo Board Managers, Thornwood. Filed June 1.

**Tocco, Michele A.**, Yonkers. \$4,079 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed June 5.

**Tuttle, Joyruth**, Bronxville. \$3,875 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed June 7.

**Valdez, Ailyn**, Elmsford. \$2,668 in favor of Midland Credit Management Inc., San Diego, California. Filed June 6.

**Valencia, Maria P.**, Ossining. \$3,078 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed June 7.

**Vogt, Norma**, Mamaroneck. \$3,681 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed June 5.

**Wright, Easton**, Mount Vernon. \$2,022 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed June 7.

**Zanette, Paul J.**, West Harrison. \$32,627 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed June 6.

## LIS PENDENS

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

**AGE Surfaces Company Inc.**, as owner. Filed by Hudson Meridian Construction Group LLC. Action: Foreclosure of a mortgage in the principal amount of \$7,377,223 affecting property located at 120 Old Post Road, Rye. Filed June 8.

**ABC Company No. 100**, as owner. Filed by QSR Steel Corporation LLC. Action: Foreclosure of a mortgage in the principal amount of \$646,000 affecting property located at 131 Mamaroneck Ave., White Plains. Filed June 8.

**Alleva, John C., Estate of**, as owner. Filed by US Bank Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$440,000 affecting property located at 104 Washington Ave., North Castle. Filed June 8.

**Antonio, Flores**, as owner. Filed by Wells Fargo Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$445,000 affecting property located at 62 Morris St., Yonkers. Filed June 13.

**Bellingreri, Hugh**, as owner. Filed by Flagstar Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$480,000 affecting property located at 980 Wilmot Road, Scarsdale. Filed June 13.

**Bennett, Alantheia A.**, as owner. Filed by Bank of America A. Action: Foreclosure of a mortgage in the principal amount of \$85,000 affecting property located at 42 Edgecliff Terrace, Yonkers. Filed June 13.

**Brettschneider, Lisa**, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$900,000 affecting property located at 2 Winding Brook Drive, Larchmont. Filed June 13.

**Bronx Project 103 LLC**, as owner. Filed by Loan Funder LLC Series 5289. Action: Foreclosure of a mortgage in the principal amount of \$197,000 affecting property located at 123 Dobbs Ferry Road, White Plains. Filed June 8.

**Castillo, Hector**, as owner. Filed by ARCPE 1 LLC. Action: Foreclosure of a mortgage in the principal amount of \$120,000 affecting property located at 10 Chamberlin Ave., Yonkers. Filed June 12.

**Castillo, Teresa**, as owner. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of \$235,000 affecting property located at 129N MacQuesten Parkway, Mount Vernon. Filed June 8.

**Chambers, Robert**, as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$333,000 affecting property located at 21 Eastman Place, Yonkers. Filed June 13.

**Chase Manhattan Mortgage Corp.**, as owner. Filed by Dime Community Bank. Action: Foreclosure of a mortgage in the principal amount of \$975,000 affecting property located at 177 Somerstown Road, Millwood. Filed June 9.

**Erez, Yaniv**, as owner. Filed by Stormfield SPV I LLC. Action: Foreclosure of a mortgage in the principal amount of \$265,000 affecting property located at 164 Elm St., Yonkers. Filed June 8.

**Graham, Lewis**, as owner. Filed by US Bank Trust N A. Action: Foreclosure of a mortgage in the principal amount of \$417,000 affecting property located at 175 Huguenot St., New Rochelle. Filed June 8.

**Huba Francis M., Estate of**, as owner. Filed by Queen of Equities LLC. Action: Foreclosure of a mortgage in the principal amount of \$697,000 affecting property located at 61 Oregon Road, Cortlandt. Filed June 13.

**Mortgage Electronic Registrations**, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$999,999 affecting property located at 5 Vails Lane, Katonah. Filed June 8.

**Mortgage Electronic Registration Systems Inc.**, as owner. Filed by Freedom Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$479,000 affecting property located at 229 N. Regent St., Port Chester. Filed June 9.

**Mount Vernon City CSD**, as owner. Filed by Anna Siconolfi. Action: Foreclosure of a mortgage in the principal amount of \$170,000 affecting property located at 251 MacQuesten Parkway, Mount Vernon. Filed June 12.

**Palladino, Amanda L.**, as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$200,000 affecting property located at 6 Helena Ave., Cortlandt. Filed June 13.

**Rieue, Marisa R.**, as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$517,000 affecting property located at 13 Old Mill Road, West Harrison. Filed June 8.

**Tedesco, Laurie**, as owner. Filed by Wilmington Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$426,000 affecting property located at 106 Old Lake St., Harrison. Filed June 8.

## MECHANIC'S LIENS

**33 Calvert Properties LLC**, Harrison. \$83,570 in favor of JAN Construction Services Corp., Bedford Hills. Filed June 12.

**Demaria, John N.**, Yorktown. \$12,003 in favor of Swift Electrical Supply Co., Hawthorne. Filed June 13.

**Guion Place Renaissance Housing Development**, New Rochelle. \$231,815 in favor of Eastern Metal Works Inc., Milford. Filed June 8.

**Wartburg Residential Community Inc., Mount Vernon**. \$27,223 in favor of US Concrete Inc., Saddle Brook. Filed June 12.

## NEW BUSINESSES

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

## Partnerships

**Elegance Home Improvements**, 128 Sickles Ave., New Rochelle 10801. c/o Bernardo Mendoza and Leonel Oliveros. Filed June 8.

**Thomas H. Vogel & Associates**, 20 Brook Hills Circle, White Plains 10605. c/o Thomas H. Vogel and Marcy Vogel. Filed June 9.

## Sole Proprietorships

**Artesanias De Mexico**, 264 Madison Ave., Port Chester 10573. c/o Elvia Cervantes. Filed June 13.

**Artistry of Motion**, 18 Pollywoggle Lane, Pleasantville 10570. c/o Andrea H. Conte. Filed June 12.

**Augustine Dean**, 782 Nepperhan Ave., Yonkers 10703. c/o Tiffany Dean. Filed June 9.

Items appearing in the Westfair 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.  
4 Smith Ave., Suite 2  
Mount Kisco, NY 10549  
Phone: 914-694-3600

**Breezy B**, 8 South Road, 2A, Harrison 10528. c/o Brianna Garofalo. Filed June 12.

**Crop Culture**, 8 Halstead Ave., Harrison 10528. c/o Maria C. Lea Giraldo. Filed June 8.

**Elvias Housekeeping**, 264 Madison Ave., Port Chester 10573. c/o Elvia Cervantes. Filed June 13.

**High Noon Comics**, 64 Eastview Drive, Valhalla 10595. c/o Anthony Bonano. Filed June 9.

**Inntalent**, 111 Old Post Road, Croton-on-Hudson 10520. c/o. Filed June 8.

**Jay Lopez Landscaping**, 121 Prospect Ave., 4A, Mamaroneck 10543. c/o Gemner Jairo Lopez Gonzales. Filed June 12.

**Loviebear**, 120 Crotona Ave., Harrison 10528. c/o Nicolas Farmer. Filed June 13.

**Muraflex New York**, 621 Valley Ave., Yonkers 10703. c/o Michael Mirehell. Filed June 12.

**Seven Bridges Prep.**, 10 Winthrop Road, Chappaqua 10514. c/o Jane Fried Sheinfeld. Filed June 13.

**Sewing Machines Solutions**, 95 Buena Vista Ave., Yonkers 10701. c/o Mauricio Bonilla Campos. Filed June 8.

**Sure Hope Ministries**, 2025 Crompond Road, Yorktown Height 10598. c/o Margaret Ortiz Renzulli. Filed June 9.

**Svenos**, 237 N. Broadway, Yonkers 10701. c/o Marlon Tenan. Filed June 13.

## HUDSON VALLEY

### BUILDING LOANS

#### Above \$1 million

**BDJ Equities LLC**, as owner. Lender: Great Housing LLC. Property: 36 Satmar Drive, Unit 102, Monroe. Amount: \$1 million. Filed June 9.

**Elite Equity Holdings LLC**, as owner. Lender: Great Housing LLC. Property: 137 Acres Road, Units 101 and 201, Monroe. Amount: \$1.7 million. Filed June 13.

#### Below \$1 million

**Ace Builders New York LLC** as owner. Lender: Conventus LLC. Property: 40 N. Cole Ave., Spring Valley. Amount: \$286,000. Filed June 12.

**Bendel Properties LLC**, as owner. Lender: Kiavi Funding Inc. Property: 23 Crystal St., Spring Valley. Amount: \$450,600. Filed June 12.

**Errico, Jerry V.**, as owner. Lender: Ulster Servings Bank. Property: in Milan. Amount: \$50,000. Filed June 9.

**Kiavi Funding Inc.**, as owner. Lender: MAST Construction LLC. Property: 7 Flamingo Drive, Newburgh. Amount: \$235,000. Filed June 9.

**Walden Savings Bank**, as owner. Lender: Michael Kosto. Property: in Wawayanda. Amount: \$315,000. Filed June 14.

**Walden Savings Bank**, as owner. Lender: John and Gloria Finley. Property: 29 Paglia Drive, Wallkill. Amount: \$493,000. Filed June 13.

#### Deeds

Above \$1 million

**105 Grove LLC**, Monsey. Seller: Reva Rubenstein, Monsey. Property: 105 Grove St., Monsey. Amount: \$1.1 million. Filed May 18.

**15 Tenure LLC**, Brooklyn. Seller: Abraham O. Israel, Spring Valley. Property: 15 Tenure Ave., Spring Valley. Amount: \$1.6 million. Filed May 16.

**306 South Main LLC**, Spring Valley. Seller: 6GJ 59 LLC, New City. Property: 306 310 S. Main St., New City. Amount: \$1.1 million. Filed May 15.

**320 North Main Estates LLC**, Brooklyn. Seller: GNF Realty of Rockland Corp., Valley Cottage. Property: 320 N. Main St., Spring Valley. Amount: \$2 million. Filed May 30.

**6 Bogey Place LLC**, Montebello. Seller: Glenn R. and Randy M. Popowitz, Montebello. Property: 6 Bogey Place, Montebello. Amount: \$2.3 million. Filed May 11.

**75 E. Central Avenue LLC**, Pearl River. Seller: 75 Central LLC, Bronx. Property: 75 E. Central Ave., Pearl River. Amount: \$1.1 million. Filed May 23.

**Bh36 LLC**, Monsey. Seller: Richard and Ruth R. Mandelbaum, Woodmere. Property: 4 Hastings Road, Monsey. Amount: \$1.6 million. Filed May 31.

**Broadway SM LLC**, Brooklyn. Seller: KO Realty Nyack LLC, Ridgewood. Property: 69 S. Broadway, Nyack. Amount: \$1.1 million. Filed May 16.

**Campbell Avenue Holdings LLC**, Spring Valley. Seller: 42 Campbell Development LLC, Airmont. Property: 42 and 44 Campbell Ave., Airmont. Amount: \$1 million. Filed May 31.

**Emuna Estates LLC**, Spring Valley. Seller: David and Lisa Bonnist, Montebello. Property: 6 Divot Place, Montebello. Amount: \$1.7 million. Filed May 17.

**Fruchter, Moty**, Spring Valley. Seller: Union Ave Realty New York LLC, Spring Valley. Property: 575 Union Ave., Spring Valley. Amount: \$1.3 million. Filed May 23.

**Gp 33 N. Airmont Road LLC**, Suffern. Seller: Solomon Menche, Monsey. Property: 33 Airmont Road, North Montebello. Amount: \$2.2 million. Filed May 18.

**Hope Rising Farm LLC**, Millerton. Seller: David Hopper, Amenia. Property: 419 Leedsville Road, Amenia. Amount: \$1.9 million. Filed May 26.

**Hubley, Todd and Frances Hughes**, Fort Lee, New Jersey. Seller: Comito Homes LLC, Nyack. Property: 656 Oak Tree Road, Palisades. Amount: \$1.6 million. Filed May 30.

**Mali Properties LLC**, New City. Seller: Nyack Retail Corp, Nyack. Property: 45 N. Highland Ave., Nyack. Amount: \$2.5 million. Filed May 11.

**Nasir Properties LLC**, New City. Seller: Clarkstown Retail Corp., New City. Property: 320 S. Little Tor Road, New City. Amount: \$1.5 million. Filed May 11.

**Rosenberg, Mordechai**, Monroe. Seller: October Hill LLC, Monsey. Property: 13 Autumn Court, Airmont. Amount: \$1.5 million. Filed May 12.

#### Below \$1 million

**02 Investors LLC**, Beacon. Seller: Donald Neubauer, Beacon. Property: In city of Beacon. Amount: \$435,000. Filed May 26.

**1 Woodrum LLC**, Monsey. Seller: Pike & Wilson LLC, Montebello. Property: 41 Liberty St., Nyack. Amount: \$150,000. Filed May 10.

**1 Woodrum LLC**, Monsey. Seller: ISB Realty LLC, Montebello. Property: 56 Broadway, Haverstraw. Amount: \$150,000. Filed May 10.

**1 Woodrum LLC**, Monsey. Seller: Mae Realty Holdings LLC, Montebello. Property: 11 Broadway, Haverstraw. Amount: \$150,000. Filed May 11.

**1 Woodrum LLC**, Monsey. Seller: Bernz Equity LLC, Montebello. Property: 145-147 Broadway, Haverstraw. Amount: \$250,000. Filed May 11.

**1 Woodrum LLC**, Monsey. Seller: ISB Realty LLC, Montebello. Property: 387 S. Mountain Road, New City. Amount: \$400,000. Filed May 10.

**1 Woodrum LLC**, Monsey. Seller: Bert Real Estate LLC, Montebello. Property: 76 Main St., Haverstraw. Amount: \$400,000. Filed May 11.

**13 Ash LLC**, Brooklyn. Seller: Malka P. Tauber, Spring Valley. Property: 19 Third St., Haverstraw. Amount: \$720,000. Filed May 15.

**22 Kitchuwan Road LLC**, LaGrangeville. Seller: Domenico Ferrara, West Harrison. Property: 209 N. Smith Road, Union Vale. Amount: \$200,500. Filed June 1.

**30 Hamilton Holding LLC**, Tuxedo Park. Seller: H B Partners Inc., Nanuet. Property: 30 Hamilton Ave., Sloatsburg. Amount: \$125,000. Filed May 11.

**45 Spring Brook Road LLC**, Airmont. Seller: Faigy Fried, Nanuet. Property: 45 Spring Brook Road, Nanuet. Amount: \$507,000. Filed May 23.

**72 Blauvelt Avenue LLC**, Spring Valley. Seller: Jennifer R. and Byrd Ryner, West Haverstraw. Property: 72 Blauvelt Ave., West Haverstraw. Amount: \$400,000. Filed May 12.

**Abdelqader, Janine**, Pleasant Valley. Seller: Frost Park LLC, Fishkill. Property: Frost Hill Road, LaGrange. Amount: \$60,000. Filed May 31.

**Alyba Realty LLC**, Hopewell Junction. Seller: Martucci Realty Corp., Wappingers Falls. Property: 1 Brown Ave., Wappingers Falls. Amount: \$295,000. Filed June 1.

**Borno, Jeanne N.**, New City. Seller: H&B Partners Inc., Nanuet. Property: 137 Buckingham Court, Pomona. Amount: \$330,000. Filed May 11.

**Brecher, Mayer and Fraidy Brecher**, Spring Valley. Seller: Elish Property LLC, Spring Valley. Property: 26 Elish Parkway, Spring Valley. Amount: \$999,000. Filed May 11.

**Chabdeosingh, Avinash**, Mount Vernon. Seller: 46 Place LLC, Spring Valley. Property: 2692 Route 52, Hopewell Junction. Amount: \$550,000. Filed May 31.

**Charles, Ronell**, Pomona. Seller: Park Condo LLC, Suffern. Property: 35 Park Ave., Suffern. Amount: \$160,000. Filed May 15.

**Das, Shalini and Shipra Shalini**, Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$617,500. Filed June 2.

**ELCG Properties LLC**, Red Hook. Seller: 7375 S. Broadway LLC, Red Hook. Property: 7375 S. Broadway, Red Hook. Amount: \$800,000. Filed May 26.

**Flohr Properties LLC**, New York. Seller: Muriel Boone and Muriel B. Thornton, Mahwah. Property: 101 Sixth St., Hillburn. Amount: \$76,000. Filed May 18.

**Flores, Daniel Mendiola and Kiara Flores**, Kingston. Seller: US Bank National Association, Irvine, California. Property: 3 Thayer Lane, Red Hook. Amount: \$280,000. Filed May 26.

**Gopal Farm at Sprout Creek LLC**, Poughkeepsie. Seller: Sprout Creek Farm Inc., Poughkeepsie. Property: in LaGrange. Amount: \$884,000. Filed May 26.

**Groh, Tyler**, Ballston Lake. Seller: ABD Stratford LLC, Poughkeepsie. Property: in Poughkeepsie. Amount: \$629,000. Filed May 31.

**Haverstraw 11 LLC**, Monsey. Seller: 1 Woodrum LLC, Monsey. Property: 11 Broadway, Haverstraw. Amount: \$150,000. Filed May 11.

**Haverstraw 13 LLC**, Monsey. Seller: 1 Woodrum LLC, Monsey. Property: 13 Broadway, Haverstraw. Amount: \$250,000. Filed May 11.

**Haverstraw 145 LLC**, Monsey. Seller: 1 Woodrum LLC, Monsey. Property: 145 147 Broadway, Haverstraw. Amount: \$250,000. Filed May 11.

**Haverstraw 41 LLC**, Monsey. Seller: 1 Woodrum LLC, Monsey. Property: 41 Liberty St., Nyack. Amount: \$150,000. Filed May 11.

**Haverstraw 56 LLC**, Monsey. Seller: 1 Woodrum LLC, Monsey. Property: 56 Broadway, Haverstraw. Amount: \$150,000. Filed May 11.

**Haverstraw 7 LLC**, Monsey. Seller: 1 Woodrum LLC, Monsey. Property: 387 S. Mountain Road, New City. Amount: \$400,000. Filed May 11.

**Haverstraw 76 LLC**, Monsey. Seller: 1 Woodrum LLC, Monsey. Property: 76 Main St., Haverstraw. Amount: \$400,000. Filed May 11.

**Javis Construction LLC**, Stanfordsville. Seller: Banc of America Funding Corp. 2007 3, Highland Ranch, Colorado. Property: 37 Kingston Ave., Poughkeepsie. Amount: \$255,000. Filed June 2.

**Kreitman, Jamie**, Ridgewood, New Jersey. Seller: Annharr LLC, Meredith, New Hampshire. Property: 3308 Leeward Drive, Haverstraw. Amount: \$425,000. Filed May 17.

**Mdm Homes LLC**, Brester. Seller: Rose Marie Brown, Dover Plains. Property: 28 N. Nellie Hill Road, Dover. Amount: \$110,000. Filed May 31.

**Medved, Joseph and Olga Khait**, Old Tappan, New Jersey. Seller: Maplewood Equities LLC, Spring Valley. Property: 606 Kennedy Drive, Spring Valley. Amount: \$175,000. Filed May 22.

**O'Connor, Jonathan D.**, Bloomfield, New Jersey. Seller: Tappan Zee Constructors LLC, Tarrytown. Property: 319 S. Broadway, Nyack. Amount: \$510,750. Filed May 31.

**Pomona Point Associates Ltd.**, Spring Valley. Seller: Thomas Ninan, New City. Property: 108 Sierra Vista Lane, Valley Cottage. Amount: \$6,500. Filed May 15.

**Pomona Point Associates Ltd.**, Spring Valley. Seller: Thomas Ninan, New City. Property: 1 Utopian Place, Airmont. Amount: \$30,000. Filed May 15.

**Sprei, Yechiel**, Spring Valley. Seller: Prestigent LLC, Brooklyn. Property: 43 High St., West Haverstraw. Amount: \$485,000. Filed May 18.

**Start Again 99 LLC**, Nanuet. Seller: Corey Zymet, Riverdale, New Jersey. Property: 206 Town Hill Road, Nanuet. Amount: \$225,000. Filed May 22.

**Steiner, Sanford**, Monsey. Seller: 190H Kearsing LLC, Monsey. Property: 190 Kearsing Parkway, Spring Valley. Amount: \$307,000. Filed May 22.

**Super IE LLC**, Nanuet. Seller: Joan McManus, et al, New City. Property: 9 Oldfield Drive, New City. Amount: \$460,000. Filed May 12.

**Villegas, Akiko**, Fort Lee, New Jersey. Seller: Lakeside Homes LLC, Nanuet. Property: 73 New Holland Village, Nanuet. Amount: \$252,000. Filed May 23.

**Wassaic Lantern Inn LLC**, Wassaic. Seller: Brian P. Whalen, Wassaic. Property: in Amenia. Amount: \$250,000. Filed May 26.

## JUDGMENTS

**Alila, Nick**, Middletown. \$4,468 in favor of Citibank, Sioux Falls, South Dakota. Filed June 2.

**Alvarado, Edwin**, Rock Tavern. \$2,875 in favor of Greher Law Offices PC, New Windsor. Filed June 5.

**Argento, Elizabeth**, Chester. \$3,550 in favor of Bank of America, Charlotte, North Carolina. Filed June 9.

**Brewer, Patricia**, Middletown. \$4,887 in favor of Synchrony Bank, Draper, Utah. Filed June 8.

**Cancel, Demaries**, Newburgh. \$19,212 in favor of Citibank, Sioux Falls, South Dakota. Filed June 2.

**Casanova, Jacquelyn**, Middletown. \$2,890 in favor of Capital One Bank, McLean, Virginia. Filed June 1.

**Castillo, Emiliano**, New Windsor. \$6,500 in favor of Synchrony Bank, Draper, Utah. Filed June 7.

**Conklin, Dillon W.**, Middletown. \$3,274 in favor of Capital One Bank USA, Richmond, Virginia. Filed June 8.

**Costagliola, Jordan D.**, Middletown. \$8,231 in favor of Midland Credit Management Inc., San Diego, California. Filed June 8.

**Curtis, Rodney**, Middletown. \$3,319 in favor of Mobile Life Support Services Inc., New Windsor. Filed June 5.

**Danczewski, Meagan Ann**, Middletown. \$2,830 in favor of Citizens Bank, Johnston, Rhode Island. Filed June 9.

**Desimone, Alexander**, Bronx. \$5,000 in favor of Demoya & Associates PC, New City. Filed June 5.

**Donald, Michael A.**, Monroe. \$8,576 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed June 2.

**Dritto, Christopher**, Montgomery. \$3,198 in favor of Greher Law Offices PC, New Windsor. Filed June 6.

**Ewing, Bill and Gold Crown Plumbing**, Walden. \$932 in favor of TI Paving Inc., Middletown. Filed June 1.

**Falls Park Realty Corp. and Michael M. Pozo**, Highland Falls. \$26,150 in favor of Roc Funding Group LLC, Staten Island. Filed June 2.

**Garcia, Mark**, Newburgh. \$10,885 in favor of American Express National Bank, Sandy, Utah. Filed June 9.

**Gilson, Wendy**, Middletown. \$1,589 in favor of Cavalry SPV I LLC, et al, Greenwich, Connecticut. Filed June 2.

**Goodman, Melissa**, Newburgh. \$3,011 in favor of Discover Bank, New Albany, Ohio. Filed June 9.

**Gordon, Carmen**, New Windsor. \$25,036 in favor of Southgate Village LLC, New Windsor. Filed June 2.

**Gumbs, Ormiston**, Newburgh. \$21,599 in favor of Discover Bank, New Albany, Ohio. Filed June 2.

**Huertas, John A.**, Monroe. \$6,925 in favor of UHG I LLC, Williamsville. Filed June 2.

**Jackson, Miranda A.**, Middletown. \$2,090 in favor of Midland Credit Management Inc., San Diego, California. Filed June 8.

**Jones, Sonia**, Montgomery. \$2,278 in favor of Absolute Resolutions Investments LLC, Bloomington, Minnesota. Filed June 2.

**Khalil, Nichola F.**, New Windsor. \$9,207 in favor of Synchrony Bank, Draper, Utah. Filed June 2.

**Knapp, Stephanie**, Middletown. \$1,484 in favor of Cavalry SPV I LLC, et al, Greenwich, Connecticut. Filed June 2.

**Lawson, Ashana**, Middletown. \$1,621 in favor of Mobile Life Support Services Inc., New Windsor. Filed June 5.

**Lecht, Justin**, Washingtonville. \$7,566 in favor of Discover Bank, New Albany, Ohio. Filed June 7.

**Lopez, Darielle Dominic**, Goshen. \$3,579 in favor of Bank of America, Charlotte, North Carolina. Filed June 9.

**Lowy, Solomon**, Monroe. \$11,734 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed June 12.

**Martinez, Darlene A.**, Newburgh. \$11,204 in favor of Capital One, Richmond, Virginia. Filed June 2.

**Meier, Kathleen**, Walden. \$8,143 in favor of Discover Bank, New Albany, Ohio. Filed June 7.

**Moreno, Rose A. and Rose A. Edwards**, Warwick. \$2,276 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed June 5.

**Morris, Taylor R.**, Montgomery. \$3,152 in favor of Capital One, McLean, Virginia. Filed June 7.

**Norton, Scott**, Monroe. \$19,552 in favor of Citibank, Sioux Falls, South Dakota. Filed June 2.

**Odems, Theresa A.**, Middletown. \$4,339 in favor of Midland Credit Management Inc., San Diego, California. Filed June 7.

**Pagan, Jennifer**, Port Jervis. \$4,750 in favor of Cavalry SPV I LLC and Citibank, Valhalla. Filed June 8.

**Powell, Stewart**, Middletown. \$1,567 in favor of Mobile Life Support Services Inc., New Windsor. Filed June 5.

**Riccio, Alea N.**, Newburgh. \$2,425 in favor of Midland Credit Management Inc., San Diego, California. Filed June 7.

**Ross, Candice**, Middletown. \$7,861 in favor of Discover Bank, New Albany, Ohio. Filed June 7.

**Sainclair, Esaie**, Spring Valley. \$1,995 in favor of Caddis Funding LLC, Greenville, South Carolina. Filed June 12.

**Scaffari, Christian J.**, New Windsor. \$7,908 in favor of TEG Federal Credit Union, Poughkeepsie. Filed June 7.

**Steinmetz, Ellya**, Monroe. \$32,337 in favor of Capital One Bank, Glen Allen, Virginia. Filed June 2.

**Strocchia, Martha and Martha L. Milan**, New Windsor. \$4,090 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed June 7.

**Torres, Jose**, Washingtonville. \$2,629 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed June 2.

**Upstate Sheet Metal Corp., et al**, Monroe. \$409,566 in favor of Santander Bank, New York. Filed June 2.

**Vergara, Tatiana**, Pine Bush. \$2,440 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed June 2.

**Vitale, Norman**, Rock Tavern. \$3,143 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed June 2.

**Werzberger, Joel**, Monroe. \$5,106 in favor of Bank of America, Charlotte, North Carolina. Filed June 7.

**Williams, Mark A.**, Maybrook. \$3,937 in favor of Capital One, Richmond, Virginia. Filed June 2.

**Yap, Antonio**, Montgomery. \$1,829 in favor of UHG I LLC, Williamsville. Filed June 2.

**Zambrano, Angel O.**, Middletown. \$6,586 in favor of New City Funding Corp., Stony Point. Filed June 8.

## MECHANIC'S LIENS

**Grundman, Andrew and April Grundman**, as owner. \$6,288 in favor of Whispering Pine Garden. Property: 11 Emily Lane, Mahopac. Filed June 8.

**Judge, Thomas J. and Julie M. Judge**, as owner. \$5,300 in favor of Geothermal Energy Options LLC. Property: 534 Overlook Drive, Mahopac. Filed June 1.

**P&D Electric of Hudson Valley Inc.**, as owner. \$5,883 in favor of Southern New York Windows Inc., et al, Property: 7-9 Lawrence Road, Hyde Park. Filed June 7.

**Violet Estates Owner LLC**, as owner. \$110,061 in favor of P&D Electric of Hudson Valley Inc. Property: 35 Violet Ave., Poughkeepsie. Filed June 6.

**Violet Estates Owner LLC**, as owner. \$295,501 in favor of Corewood Ventures Inc. Property: 1-29 Ultra Way and 35 Violet Ave., Poughkeepsie. Filed June 7.

## NEW BUSINESSES

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

## Sole Proprietorships

**3 Sons Property Maintenance, 7** Melissa Lane, Greenwood Lake 10925 c/o Jason Charles Jennings Jr. Filed June 13.

**Alter Ego Psychotherapy, 2** Houston Place, Montgomery 12549 c/o Eneida Jeanine Fuentes Farro. Filed June 12.

**Bombard Construction, 26** Orchard Trail, Monroe 10950 c/o Christopher Michael Bombard. Filed June 9.

**Book & Nook Books & Events, 24** Spruce Peale Road, Middletown 10940 c/o Candace Bridget Rivera. Filed June 13.

**Golden Eagle Enterprises, 3** Strelisk Court, Unit 101, Monroe 10950 c/o Aron Weinstock. Filed June 13.

**Herrerias Shop, 111 S. Robinson Ave.**, Newburgh 12550 c/o Antonio Herrera Arriaga. Filed June 13.

**Mitzva Friends, 4** Strelisk Court, Monroe 10950 c/o Moishe Friedman. Filed June 12.

**BUILDING PERMITS**
**Commercial**

**Atlantic Construction Services Inc.**, Eastchester, New York, contractor for Bulls Head Realty. Remove the existing store-front window and replace it with a sectional roll-up window at 43 High Ridge Road, Stamford. Estimated cost: \$15,000. Filed May 23.

**Blackwell Construction LLC**, Fairfield, contractor for 400 Atlantic Joint Venture LLC and SLJ Atlantic Stamford LLC. Reduce fourth floor to core and shell and construct new corridor partitions around existing core at 400 Atlantic St., Stamford. Estimated cost: \$50,000. Filed May 18.

**Blackwell Construction LLC**, Fairfield, contractor for 400 Atlantic Joint Venture LLC and SLJ Atlantic Stamford LLC. Perform replacement alterations at 400 Atlantic St., Stamford. Estimated cost: \$650,000. Filed May 19.

**Ceja, Gerardo and Maria L. Hernandez**, Norwalk, contractor for Gerardo Ceja and Maria L. Hernandez. Perform replacement alterations at 251 Ely Ave., Norwalk. Estimated cost: \$1,000. Filed May 10.

**Church of the Annunciation**, Stamford, contractor for Church of the Annunciation. Erect five tents for annual festival at 1230 Newfield Ave., Stamford. Estimated cost: \$3,800. Filed May 23.

**City of Stamford Mill River Park**, Stamford, contractor for the city of Stamford. Install a tent on grass at Mill River near the carousel for an event at 30 W. Broad St., Stamford. Estimated cost: \$2,000. Filed May 2.

**City Property LLC**, Stamford, contractor for City Property LLC. Install channel letters sign at 1035 Washington Blvd., Stamford. Estimated cost: \$6,500. Filed May 11.

Items appearing in the Westfair 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.  
4 Smith Ave., Suite 2  
Mount Kisco, NY 10549  
Phone: 914-694-3600

**CPCI LLC**, Norwalk, contractor for CPCI LLC. Perform replacement alterations at 527 Main Ave., Norwalk. Estimated cost: \$1,000. Filed May 10.

**Culbertson Company of New York**, Hawthorne, New York, contractor for Heywood Heights Condominium. Repair retaining wall and concrete slab at 241 Hamilton Ave., Unit G-18, Stamford. Estimated cost: \$92,875. Filed May 15.

**Dietz, Christopher**, Mahopac, New York, contractor for Mc-Myano LLC. Legalize management office converted to R-2 residential dwelling unit. Modify toilet room to add lavatory at 50 Myano Lane, Stamford. Estimated cost: \$20,000. Filed May 2.

**Dwyer, John G.**, Trumbull, contractor for Abilis Inc. Perform replacement alterations at 1411 Hope St., Stamford. Estimated cost: \$65,000. Filed May 25.

**Efstathios, Savvoulides**, Wilton, contractor for 60 Ocean Drive LLC. Perform replacement alterations at 60 Ocean Drive North, Stamford. Estimated cost: \$20,000. Filed May 30.

**Ericsson Inc.**, Plano, Texas, contractor for 1266 Main Street Stamford LLC. Modify existing AT&T antenna facility on rooftop by removing and replacing six antennae; removing nine radio units and installing six remote radio units including diplexers, coax lines and fiber lines at 1266 E. Main St., Stamford. Estimated cost: \$40,000. Filed May 19.

**Fischer Roofing LLC**, Jackson, New Jersey, contractor for Wescott Apartments DE 1 LLC and Wescott Apartments DE 2 LLC. Remove a section of the existing flat roof and install new flat roof at 1450 Washington Blvd., Stamford. Estimated cost: \$128,000. Filed May 11.

**Garian Property Maintenance Inc.**, Milford, contractor for Federal National Mortgage Association. Replace the entire roof on house and garage and install architectural shingles at 17 Limerick St., Stamford. Estimated cost: \$16,000. Filed May 4.

**Gateway Harbor Point Planned Community**, Stamford, contractor for Gateway Harbor Point Planned Community. Install tent for a corporate event at 400 Washington Blvd., Main Unit, Stamford. Estimated cost: \$2,000. Filed May 16.

**Hamel, Christina D. and John Hamel Jr.**, Norwalk, contractor for Christina D. Hamel. Construct a superstructure for a new single-family residence at 184 Perry Ave., Norwalk. Estimated cost: \$520,000. Filed May 9.

**Orabuena, Jason D.**, Norwalk, contractor for Jason D. Orabuena. Construct above-ground swimming pool at 7 Scribner Heights, Norwalk. Estimated cost: \$12,000. Filed May 10.

**Pro-Klean Cleaning & Restoration**, Norwalk, contractor for Benjamin Buchsbaum. Install new insulation sheetrock and kitchen cabinets at 19 Isaacs St., No. 205, Norwalk. Estimated cost: \$80,000. Filed May 10.

**Pro-Klean Cleaning & Restoration**, Norwalk, contractor for Benjamin Buchsbaum. Remove sheetrock and insulation at 19 Isaacs St., No. 205, Norwalk. Estimated cost: \$10,000. Filed May 10.

**Residential**

**A&J Generator and Equipment LLC**, Oxford, contractor for Eileen Cohen. Install natural gas generator with service-entrance automatic transfer switch at 339 Stamford Ave., Stamford. Estimated cost: \$12,000. Filed May 3.

**Albright, Gregory R.**, Reno, Nevada, contractor for Aillery Family Living Trust. Install roof-mounted solar panels at 84 Knickerbocker Ave., Stamford. Estimated cost: \$111,000. Filed May 1.

**Alexandre, Karolina Pardo and Marco**, Stamford, contractor for Karolina and Marco Pardo. Replace siding for three wood fireplace insert openings at 80 Bartlett Lane, Stamford. Estimated cost: \$8,000. Filed May 11.

**Alpha Pools Patio & Garden LLC**, Norwalk, contractor for Anthony N. and Karen A. Ceraso. Construct an in-ground swimming pool with automatic safety cover, patio and drainage improvements at 195 Davenport Farm Lane West, Stamford. Estimated cost: \$100,000. Filed May 2.

**AM General Contracting & Remodeling LLC**, Brookfield, contractor for Gene and Maureen Palmer. Construct a new deck at 335 Janes Lane, Stamford. Estimated cost: \$20,000. Filed May 9.

**AM General Contracting & Remodeling LLC**, Brookfield, contractor for Sean R. and Rhondashay L. Grogan. Construct a new deck at 15 Sylvan Knoll Road, Stamford. Estimated cost: \$13,000. Filed May 12.

**Anderson, Bradley F.**, Norwalk, contractor for Bradley F. Anderson. Construct an addition for a bathroom at the side of a single-family residence at 18 Cottage St., Norwalk. Estimated cost: \$40,000. Filed May 11.

**Andrei's Home Improvement LLC**, Orange, contractor for Lois L. Cathcart. Correct some cedar impression shingles siding for house at 1364 Rock Rimmon Road, Stamford. Estimated cost: \$18,650. Filed May 12.

**Antonelli, John E.**, Stamford, contractor for Jeffrey Charles Mattson and Elizabeth Baker. Replace shingle roof at 1398 Newfield Ave., Stamford. Estimated cost: \$69,142. Filed May 31.

**Area Renovation Inc.**, Stamford, contractor for Richard and Maria D. Castellucci. Replace the roofing shingles and remodel some of the roof at front of house at 27 Meadowpark Avenue South, Stamford. Estimated cost: \$27,000. Filed May 22.

**Athanasiadis, Pantelis and Georgia Athanasiadis**, Stamford, contractor for Pantelis and Georgia Athanasiadis. Renovate kitchen, install new cabinetry and island, relocate gas oven, microwave and refrigerator and replace window at 52 Idlewood Drive, Stamford. Estimated cost: \$105,000. Filed May 18.

**AVM Construction Services Inc.**, Stamford, contractor for Ian Jentgen and Lauren Lapolice. Renovate kitchen, 2.5 baths, replace windows and siding and add HVAC to a two-story residence at 355 Thornridge Drive, Stamford. Estimated cost: \$300,000. Filed May 30.

**Best Way Siding & Roofing LLC**, Waterbury, contractor for Richard C. and Anna M. Morgan. Remove and replace existing shingles and accessories and install ice and water shields at 88 Foxwood Road, Stamford. Estimated cost: \$50,000. Filed May 22.

**Black Swan Hearth & Gift LLC**, Newtown, contractor for Lawrence and Audrey Apfel. Remove existing wood-burning fireplace, reframe area and install a heated gas fireplace at 10 Black Rock Road, Stamford. Estimated cost: \$15,400. Filed May 9.

**BLS Construction LLC**, Norwalk, contractor for George F. Flay III and Denise E. Flay. Install a new deck at rear of a single-family residence at 16 Lakeview Drive, Norwalk. Estimated cost: \$12,910. Filed May 11.

**BMR Enterprises LLC**, West Hartford, contractor for Daniel Hadi and Liana Bree Tufariello. Install two big-foot piers for load and support and use existing framing of deck to build a four-season space on one floor with a cathedral ceiling at 58 Cady St., Stamford. Estimated cost: \$68,250. Filed May 26.

**Brennan Exteriors LLC**, Stamford, contractor for Mark T. and Diane C. McEnroe. Remove the old roof and install a new one at 21 Cresthill Place, Stamford. Estimated cost: \$27,000. Filed May 10.

**Brown Roofing Company Inc.**, Seymour, contractor for Edward and Molly Bernson. Remove and dispose of existing shingles at 144 High Line Trail, Stamford. Estimated cost: \$10,629. Filed May 4.

**Brown Roofing Company Inc.**, Seymour, contractor for Robert Warnecke and Cindy Lozano-Warnecke. Remove and dispose of existing shingles at 34 Terrace Ave., Stamford. Estimated cost: \$7,655. Filed May 11.

**Brown Roofing Company Inc.**, Seymour, contractor for Michael Tonetti and Katherine Cullen. Strip roof and re-roof 92 Coolidge Ave., Stamford. Estimated cost: \$9,481. Filed May 30.

**Brown, Christopher Paul and Diane Karen Brown**, Stamford, contractor for Diane Karen and Christopher Paul Brown. Remodel dining room and reframe bay window roof at 1226 Shippan Ave., Stamford. Estimated cost: \$18,000. Filed May 10.

**Cannondale Generators Inc.**, Wilton, contractor for Barbara R. Lorenzo. Install new Generac generator with 500-gallon tank at 73 E. Ridge Road, Stamford. Estimated cost: \$25,961. Filed May 8.

**Carey, John F.**, Greenville, South Carolina, contractor for Debra A. and Adam Biondolillo. Install roof-mounted solar panels at 141 Shadow Ridge Road, Stamford. Estimated cost: \$21,690. Filed May 8.

**Carey, Michael P.**, Stamford, contractor for Alin L. Litra and Valean Carmen D. Alter. Modify an existing master bathroom at 206 Janes Lane, Stamford. Estimated cost: \$15,550. Filed May 2.

**Colandro Construction Services LLC**, Stamford, contractor for Alan Preston Wilson. Build deck with one set of steps at 15 Mead St., Stamford. Estimated cost: \$9,000. Filed May 8.

**Collins Pharmacy Inc.**, Fairfield, contractor for Yuan Ping and Pan Yongdong. Replace existing tub/shower combo with new accessible shower by Best Bath Systems at 35 W. Broad St., Unit 109, Stamford. Estimated cost: \$13,000. Filed May 25.

**Cooper, John and Lindsay Cooper**, Stamford, contractor for John and Lindsay Cooper. Construct a two-story colonial and two-car garage at 77 Rockledge Private Drive, Stamford. Estimated cost: \$350,000. Filed May 12.

**DiGiorgi Roofing & Siding Inc.**, Norwalk, contractor for James C. Whitney. Strip and re-roof 6 Hollow Spring Road, Norwalk. Estimated cost: \$23,956. Filed May 9.

**Mayne Construction LLC**, Norwalk, contractor for Sarah J. Fitzgerald. Remove rear deck and replace with screened in porch at 16 Regency Drive, Norwalk. Estimated cost: \$80,000. Filed May 11.

**Neil Velasquez Jr.**, Norwalk, contractor for Rita C. Faucher. Remove and re-roof 3 Larkspur Lane, Norwalk. Estimated cost: \$15,925. Filed May 11.

**Schwartz, Bryan T. and Stefani A. Calvano**, Norwalk, contractor for Bryan T. Schwartz and Stefani A. Calvano. Renovate bathroom at 29 Orchard Hill Road, Norwalk. Estimated cost: \$20,300. Filed May 8.

**Simpson, Kevin and Lindsey Lamb**, Norwalk, contractor for Kevin Simpson. Construct superstructure for a one-story addition at 137 Ponus Ave., Norwalk. Estimated cost: \$175,000. Filed May 10.

**Torres Zuniga, Dixon**, Norwalk, contractor for Dixon Torres Zuniga. Perform replacement alterations at 3 Appletree Lane, Norwalk. Estimated cost: \$25,000. Filed May 11.



**Trinity Solar Inc.**, Norwalk, contractor for Edward Skeen. Remove and re-roof 12 Brookhill Lane, Norwalk. Estimated cost: \$20,000. Filed May 9.

**Weisheit, James T. and Jean Weisheit**, Norwalk, contractor for James T. Weisheit. Convert three-family residence to two-family at 10 Third St., Norwalk. Estimated cost: \$15,000. Filed May 8.

## COURT CASES

### Bridgeport Superior Court

**Cartwright, Michelle Ann, et al**, Ocala, Florida. Filed by Christopher Jennings, Bridgeport. Plaintiff's attorney: Arthur Carl Laske III, Fairfield. 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-23-6123374-S. Filed April 21.

**Garcia-Serna, Kaylee Karisha**, Bridgeport. Filed by William Gardella, Easton. Plaintiff's attorney: Discala & Discala LLC, Norwalk. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6123783-S. Filed March 15.

**Hartford Fire Insurance Co.**, East Hartford. Filed by Eddie Ryan, Bridgeport. Plaintiff's attorney: Miller Rosnick D'Amico August & Butler PC, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damage and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6123406-S. Filed April 24.

**Riddick, Denzel, et al**, Norwalk. Filed by Jessica Graham, Beacon Falls. Plaintiff's attorney: Miller Rosnick D'Amico August & Butler PC, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damage and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6123409-S. Filed April 24.

**Sirano, Margaret Ann, et al**, Norwalk. Filed by Keisy Batista Dos Santos, Bridgeport. Plaintiff's attorney: Marc Alan Krasnow, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damage and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6123621-S. Filed May 1.

### Danbury Superior Court

**Mesa General Contractors Inc., et al**, New Milford. Filed by June Molina, Sandy Hook. Plaintiff's attorney: Goff Law Group LLC, West Hartford. Action: The plaintiff was lawfully on the premises controlled and maintained by the defendants and when she was attempting to exit she suddenly and violently was caused to slip and fall due to the presence of ice on the exterior parking area. As a result of the incident, the plaintiff sustained personal 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-23-6045878-S. Filed April 10.

**Richards, Beau, et al**, Norwich. Filed by Walter Jara, Danbury. Plaintiff's attorney: Ventura Law, Danbury. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damage 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-23-6045896-S. Filed April 11.

**Suscal, Christopher H., et al**, Danbury. Filed by Mirna A. Menendez-Gonzalez, Danbury. Plaintiff's attorney: Ventura Law, Danbury. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damage 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-23-6045924-S. Filed April 14.

**The Stop & Shop Supermarket Company LLC**, Hartford. Filed by Marie DeMarco, Newtown. Plaintiff's attorney: The Flood Law Firm LLC, Middletown. Action: The plaintiff was lawfully on the premises controlled and maintained by the defendant when she was caused to fall due to liquid on the grocery store floor, thereby causing her to suffer 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-23-6045690-S. Filed March 22.

**Turo Rental Car, et al**, San Francisco, California. Filed by Klever Ordonez, Danbury. Plaintiff's attorney: Alan Barry & Associates, Danbury. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damage 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-23-6045970-S. Filed April 19.

### Stamford Superior Court

**City of Stamford**, Stamford. Filed by Stamford Metro Green Apartments LLC, Stamford. Plaintiff's attorney: Carmody Torrance Sandak & Hennessey LLP, Stamford. Action: The plaintiff, the owner of a real property in New Canaan, claims relief against a wrongful assessment of its property for taxation by the defendant. The plaintiff appealed the defendant's taxation stating the valuation of the property was not the percentage of its true and actual value, but was grossly excessive, disproportionate and unlawful. The plaintiff seeks a new evaluation of the property and monetary damages exclusive of interest and costs and such other and further relief the court deems appropriate. Case no. FST-CV-23-6060706-S. Filed April 10.

**Coplon, Joseph, et al**, Stamford. Filed by Josette Hyppolite, Stamford. Plaintiff's attorney: The Pickel Law Firm LLC, Stamford. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damage 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-23-6060940-S. Filed April 21.

**Glendale Commerce Park Condominium Inc., et al**, Stamford. Filed by CBO Union Street LLC, Stamford. Plaintiff's attorney: Ridgely Whitmore Brown, Stamford. Action: The plaintiff is the owner of a unit in the condominium managed by the defendant, which ordered and caused an encroachment to be built on the west wall of the plaintiff's Unit 1A comprising several electric meters and panels. The encroachment allegedly has caused damages to the plaintiff's unit and reduced the square footage of Unit 1A that may be used in connection with the operation of the plaintiff's business and has impaired the property value. The plaintiff seeks a judgment quieting title to the easement for the right of way from Unit 1A, a temporary and permanent injunction against interference with the easement to the rolling door of the unit and 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-23-6060856-S. Filed April 17.

**Stanizeski, Lindsay**, Norwalk. Filed by Progressive Direct Insurance Co., Mayfield Heights, Ohio. Plaintiff's attorney: Greene Law PC, Farmington. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damage 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-23-6060641-S. Filed April 4.

## DEEDS

### Commercial

**122 Egypt LLC**, Greenwich. Seller: Stephen R. Pierce, Teton Village, Wyoming. Property: 29 Dairy Road, Greenwich. Amount: \$10. Filed June 1.

**31 Fairfield Road LLC**, Greenwich. Seller: Erica S. Blob, Greenwich. Property: 31 Fairfield Road, Greenwich. Amount: \$2,995,000. Filed June 1.

**48 Clapboard LLC**, Greenwich. Seller: 122 Egypt LLC, Greenwich. Property: 48 Clapboard Ridge Road, Greenwich. Amount: \$10. Filed June 2.

**60 Strawberry Hill Avenue LLC**, Las Vegas, Nevada. Seller: Petra Handrigan and Michael T. Handrigan, Potomac, Maryland. Property: 60 Strawberry Hill Ave., Unit 714, Stamford. Amount: \$N/A. Filed May 11.

**AG 445 Flax Hill Road LLC**, Riverside. Seller: Shin Family Trust, Sunnyvale, California. Property: 62 Sundance Drive, Greenwich. Amount: \$850,500. Filed May 31.

**ATL Builders LLC**, Fairfield. Seller: 2780 Redding Road LLC, West Redding. Property: 2800 Redding Road, Fairfield. Amount: \$520,000. Filed May 30.

**Capuano, Michelle**, Stamford. Seller: Deutsch Bank National Trust Company, Salt Lake City, Utah. Property: 62 Wascussee Lane, Stamford. Amount: \$610,000. Filed May 15.

**CJ 89 River Road Holdings LLC**, Madison, New Jersey. Seller: River Road Development LLC, Greenwich. Property: Unit 301, The Residences at Row America, Greenwich. Amount: \$1,500,000. Filed June 2.

**EA 1 Properties LLC**, Stamford. Seller: Stanford Guy Sutton, Greenwich. Property: 41 Hinckley Ave., Stamford. Amount: \$830,000. Filed May 15.

**Hamilton Jr., Charles J. and Pamela G. Carlton**, New York, New York. Seller: Brooklyn Realty Holdings LLC, Brooklyn, New York. Property: 47 Walnut Ridge Court, Stamford. Amount: \$1,615,000. Filed May 16.

**Jennings, Carol**, Boca Raton, Florida. Seller: River Road Development LLC, Greenwich. Property: 89 River Road, Unit 205, Greenwich. Amount: \$1,475,000. Filed May 31.

**Johnston, Hugh and Kelly Mahon Johnston**, New Canaan. Seller: Stillman Court LLC, Riverside. Property: 7 Stillman Lane, Greenwich. Amount: \$5,349,000. Filed May 30.

**Kaminsky, Andrew and Melissa Kaminsky**, Boca Raton, Florida. Seller: 44-4 Chestnut Hill LLC, Danbury. Property: 58 Chestnut Hill Road, Stamford. Amount: \$1,880,000. Filed May 12.

**Kovacevic, Vebija and Angela Kovacevic**, New Rochelle, New York. Seller: 85 Urban LLC, Stamford. Property: 85 Urban St., Stamford. Amount: \$951,000. Filed May 15.

**Liu, Manhua**, Cos Cob. Seller: Flouty Family Limited Partnership, Riverside. Property: 33 Strickland Road, Cos Cob. Amount: \$488,000. Filed June 1.

**Lombardo, Mario**, Stamford. Seller: Urstadt Biddle Properties Inc., Greenwich. Property: 130 Turnof River Road, Stamford. Amount: \$10. Filed May 16.

**Macavoy, John**, Stamford. Seller: 88 Southfield Properties LLC, Stamford. Property: 88 Southfield Ave., Unit 106, Stamford. Amount: \$475,000. Filed May 10.

**Mayosk LLC**, Greenwich. Seller: James H. Honorst and Katherine L. Honorst, Greenwich. Property: 107 Maple Ave., Greenwich. Amount: \$10. Filed June 1.

**Morris Varvel, Eric**, Greenwich. Seller: Library Holdings LLC, Greenwich. Property: 253 Round Hill Road, Greenwich. Amount: \$1. Filed June 2.

**Nesel, Thomas W. and Wynne A. Evans**, New York, New York. Seller: 34 Evergreen LLC, Greenwich. Property: 34 Evergreen Road, Greenwich. Amount: \$2,487,500. Filed June 2.

**The Fall Design LLC**, New York, New York. Seller: Thomas Patrone and Johnny Patrone, Fairfield. Property: 183 Crestwood Road, Fairfield. Amount: \$1. Filed June 1.

**Trejo Bresnan, Marina Christina** and **Michael Francis Bresnan**, Fairfield. Seller: 99 Baldwin Beach LLC, Fairfield. Property: 99 Baldwin Terrace, Fairfield. Amount: \$N/A. Filed June 1.

**Weitz, Kathleen** and **Michael Weitz**, Greenwich. Seller: River Road Development LLC, Greenwich. Property: Unit 202, The Residences at Row America, Cos Cob. Amount: \$1,780,000. Filed May 31.

## Residential

**731 Flatbush Avenue LLC**, White Plains, New York. Seller: Peter Cleary and Patricia Cleary, Duxbury, Massachusetts. Property: 311 Country Road, Fairfield. Amount: \$1,480,000. Filed June 1.

**Acunto, John** and **Anna Acunto**, Fairfield. Seller: Herber De Ruijter and Yvette De Ruijter, Fairfield. Property: 650 Springer Road, Fairfield. Amount: \$970,000. Filed June 2.

**Ali, Mohammad**, Stamford. Seller: Michelle Capuano, Stamford. Property: 6 Soundview Ave., Stamford. Amount: \$585,000. Filed May 12.

**Beltran, Erika E.** and **Daniel R. Reyes**, Stamford. Seller: Louis D. Torelli, Stamford. Property: 459 Sylvan Knoll Road, Stamford. Amount: \$267,500. Filed May 10.

**Campos, Ellen**, Bridgeport. Seller: Aleksandr Poretskiy, Stamford. Property: 71 Strawberry Hill Ave., Unit 1120, Stamford. Amount: \$215,000. Filed May 16.

**Carlson, Severin** and **Shannon Ford**, Fairfield. Seller: Gregory Burgdoerfer and Carlee-Gene Sullivan, Fairfield. Property: 113 Charles St., Fairfield. Amount: \$930,000. Filed June 1.

**Cesarini, Bruno** and **Diana Buzzeo**, Cos Cob. Seller: Elaine Finocchio, Norwalk. Property: 1 Upland Street East, Greenwich. Amount: \$575,000. Filed June 2.

**Colandro III, Frank Joseph** and **Kristina Lauren Schule**, Stamford. Seller: Faith Kain Scott, Stamford. Property: 255 Strawberry Hill Ave., Unit F5, Stamford. Amount: \$401,805. Filed May 15.

**Coleman, Todd D.**, Westport. Seller: Paul J. Crotty, Fairfield. Property: 130 Howard St., Fairfield. Amount: \$1,045,000. Filed June 2.

**Copley, Andrew**, Wilton. Seller: Craig P. Simandl, Fairfield. Property: 1094 Fairfield Beach Road, Fairfield. Amount: \$1,705,000. Filed June 2.

**Dayan, Raymond** and **Patricia H. Dayan**, Stamford. Seller: Patricia Haines Dayan, Stamford. Property: 45 Cousins Road, Stamford. Amount: \$N/A. Filed May 15.

**De Villiers, Marchant** and **Adriana Murano**, Norwalk. Seller: Reina Benabou, Yardley, Pennsylvania. Property: 283 Mill Hill Road, Southport. Amount: \$1,525,000. Filed June 1.

**DiBiase, Ben C.** and **Gabrielle M. Migliaccio**, Greenwich. Seller: Sarah R. Haag-Fisk and Megan Haag-Fisk, Washington, D.C. Property: Lot 458, Pemberwick Road, Greenwich. Amount: \$680,000. Filed June 1.

**Drury, Richard** and **Joan Drury**, Chatham, Massachusetts. Seller: Jared Weinstein and Anna Weinstein, Greenwich. Property: 514 W. Lyon Farm Drive, Greenwich. Amount: \$1,850,000. Filed June 2.

**Emple, Marissa G.** and **Artem Emple**, Stamford. Seller: Ryan J. Davia and Francesca Davia, Stamford. Property: 23 Brighton Place, Stamford. Amount: \$726,250. Filed May 11.

**Frattaroli, Nicholas**, Fairfield. Seller: Nicholas Frattaroli, Fairfield. Property: 274 Valley View Road, Fairfield. Amount: \$N/A. Filed June 2.

**French, David S.** and **Marjorie T. French**, Fairfield. Seller: Susannah Eykyn, Fairfield. Property: 191 Main St., Fairfield. Amount: \$2,500,000. Filed June 1.

**Frutos, Pablo** and **Maureen Faith Lynch**, Fairfield. Seller: Stephen R. Grens Jr. and Lisa I.S. Grens, Fairfield. Property: 780 Tunxis Hill Road, Fairfield. Amount: \$550,000. Filed May 31.

**Hong Wu, Guo** and **Lin Dong**, Greenwich. Seller: Takahiro Yamamoto, Greenwich. Property: 28 Wescott St., Riverside. Amount: \$N/A. Filed June 1.

**Jaikaran, Mitra**, Stamford. Seller: Suguru R. Kimura and Nobuko Suzuoki, Stamford. Property: 1 Broad St., Unit 12C, Stamford. Amount: \$400,000. Filed May 12.

**Krumeich, Jonathan T.**, Greenwich. Seller: Georgine Lorenzi, Greenwich. Property: 50 Lafayette Place, Unit 3A, Greenwich. Amount: \$10. Filed May 30.

**Kuo, Christopher S.** and **Miao-Shan Yen**, Stamford. Seller: Peter C. Carriero, Stamford. Property: 13 Salem St., Cos Cob. Amount: \$775,000. Filed June 1.

**Labriola, John**, Rye, New York. Seller: Frank A. Cantavero, Cos Cob. Property: 178 Peck Ave., Unit 6, Greenwich. Amount: \$700,000. Filed May 31.

**Lawrence, Sarita**, Stamford. Seller: Paul C. Young and Debra A. Young, Stamford. Property: 101 Bridge St., Stamford. Amount: \$640,000. Filed May 10.

**Lohani, Pranab R.** and **Ruchi Pandey**, Canton, Massachusetts. Seller: John Luvara, Stamford. Property: 637 Cove Road, Unit A-14, Stamford. Amount: \$205,000. Filed May 16.

**Loizzo, Anthony** and **Carolina Dilorio**, Greenwich. Seller: Arline Schmaling, Greenwich. Property: 35 Hettiefred Road, Greenwich. Amount: \$1. Filed May 31.

**Lombardo, Marc Anthony** and **Alistaire McDonough Lombardo**, Riverside. Seller: Alfred Graham Bayle and Donna Faup Bailey, Old Greenwich. Property: 11 Hendrie Ave., Greenwich. Amount: \$3,250,000. Filed June 2.

**Meriwether, Heath J.** and **Edna Patricia Meriwether**, Fairfield. Seller: Edna Patricia Meriwether, Fairfield. Property: 971 Fairfield Beach Road, Fairfield. Amount: \$N/A. Filed May 30.

**Mulhare, Glenn**, Fort Montgomery, New York. Seller: Paula C. Callari, Westport. Property: 123 Harbor Drive, Stamford. Amount: \$42,000. Filed May 16.

**Ortiz, Leslie M.**, Stamford. Seller: Capris Coker and Desiree Coker, Stamford. Property: 91 Strawberry Hill Ave., Unit 538, Stamford. Amount: \$275,000. Filed May 16.

**Pjetergjoka, Filip** and **Age Pjetergjoka**, Flushing, New York. Seller: Stanford Guy Sutton, Greenwich. Property: 20 Aberdeen St., Stamford. Amount: \$955,000. Filed May 15.

**Pollock, Austin** and **Sara Pollock**, Westport. Seller: Noel Fisco and Kimberly Fisco, Fairfield. Property: 111 Queens Grant Lane, Fairfield. Amount: \$1,880,000. Filed June 2.

**Rodriguez, Luis Kenny** and **Lisette N. Rodriguez**, Hartsdale, New York. Seller: Franklyn Lora, Stamford. Property: 75 Coolidge Ave., Stamford. Amount: \$1,250,000. Filed May 16.

**Shao, Qun** and **Yan Ding**, Greenwich. Seller: Taizo Chibana and Ayako Yano, Greenwich. Property: 25 Brown House Road, Old Greenwich. Amount: \$0. Filed May 30.

**Shi, Yucheng** and **Shenglin Wu**, White Plains, New York. Seller: Michael J. Butler and Lynda M. Martone, Fairfield. Property: 351 Pemberwick Road, Unit 606, Greenwich. Amount: \$792,000. Filed May 31.

**Stewart, Jenny Leigh**, Vero Beach, Florida. Seller: Marion Beale, Greenwich. Property: Unit 20, Longshore Estates, Greenwich. Amount: \$1. Filed June 1.

**Taher, Abu**, Stamford. Seller: Eriberto Irrizarry and Ofelia Irrizarry, Stamford. Property: 28 Madison Place, Stamford. Amount: \$630,000. Filed May 10.

**Verni, John A.** and **Karina L. Verni**, Mamaroneck, New York. Seller: Richard D.W. Mead and Valerie E. Mead, Stamford. Property: 294 Erskine Road, Stamford. Amount: \$1,285,000. Filed May 15.

**Walla, Albert A.** and **Lillian R. Walla**, Stamford. Seller: Albert A. Walla and Lillian R. Walla, Stamford. Property: 5 W. Hill Lane, Stamford. Amount: \$N/A. Filed May 10.

## MORTGAGES

**Alcaide, Randolph C.**, Fairfield, by Seth J. Arnowitz. Lender: Sikorsky Financial Credit Union, 1000 Oronoque Lane, Stratford. Property: 520 Gilbert Highway, Fairfield. Amount: \$640,000. Filed May 2.

**Alsbrooks Jr., Laval** and **Ashlee M. Alsbrooks**, Fairfield, by Robb Heering. Lender: Ridgewood Savings Bank, 1981 Marcus Ave., Suite 110, Lake Success, New York. Property: 245 Sunnyside Ave., Unit 10, Fairfield. Amount: \$345,504. Filed May 3.

**Andresky, Frederick** and **Christa Andresky**, Westport, by Philip J. Toohy. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 1035 Stillwater Road, Stamford. Amount: \$1,120,000. Filed May 3.

**Bellaby, Jaclyn W.** and **Jason M. Bellaby**, Fairfield, by Karissa M. Peters. Lender: Newtown Savings Bank, 39 Main St., Newtown. Property: 363 Jeniford Road, Fairfield. Amount: \$95,000. Filed May 2.

**Bickley, John B.** and **Roberta A. Bickley**, Auburn, Massachusetts, by James Kavanagh. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 7 Rockridge Lane, Stamford. Amount: \$501,000. Filed May 1.

**Boland, Eric J.** and **Nelli J. Boland**, New York, New York, by Beth L. Love. Lender: HSBC Bank USA NA, 452 Fifth Ave., New York, New York. Property: 440 Barlow Road, Fairfield. Amount: \$1,115,000. Filed May 1.

**Boruch, Avery E.**, Portsmouth, Rhode Island, by Charles P. Abate. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 36 Courtland Ave., Unit 4, Stamford. Amount: \$133,200. Filed May 3.

**Bruno, Victor** and **Audrey Bruno**, Greenwich, by Peter Ambrose. Lender: Ridgewood Savings Bank, 1981 Marcus Ave., Suite 110, Lake Success, New York. Property: 47 Ridge St., Cos Cob. Amount: \$846,000. Filed May 4.

**Brzoska, Nicole** and **Scott Brzoska**, Shelton, by Jonathan A. Wetmore. Lender: Newtown Savings Bank, 39 Main St., Newtown. Property: 1000 Knapps Highway, Unit 23, Fairfield. Amount: \$175,500. Filed May 3.

**Brzova, Ana Marija**, Franklin Lakes, New Jersey, by John M. Crane. Lender: US Bank NA, 4801 Frederica St., Owensboro, Kentucky. Property: 14 Ritch Ave., Greenwich. Amount: \$675,000. Filed May 2.

**Caldana, Kenneth J.**, Fairfield, by Joseph L. Furnari Jr. Lender: Fairway Independent Mortgage Corp., 4750 S. Biltmore Lane, Madison, Wisconsin. Property: 84 Applegate Road, Fairfield. Amount: \$817,500. Filed May 2.

**Capparelle, James J.**, Greenwich, by William G. Hanlon. Lender: The First Bank of Greenwich, 444 E. Putnam Ave., Cos Cob. Property: 213 River Road Extension, Unit D, Cos Cob. Amount: \$5,000. Filed May 5.

**Cardinez, Lamar** and **Italia Cardinez**, Manhasset, New York, by Jonathan T. Hoffman. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 110 Pond Road, Stamford. Amount: \$1,384,000. Filed May 3.

**Cercy, Christopher D.** and **Leason Cercy**, Greenwich, by Stephen Anthony Fabrizio. Lender: English Blaine McClure, 49 Fox Run Lane, Greenwich. Property: 545 Indian Field Road, Greenwich. Amount: \$280,000. Filed May 4.

**Chin, Mee K.**, Greenwich, by Courtney Kane-Hayes. Lender: Richard J. Margenot, 537 Steamboat Road, Suite 100, Greenwich. Property: 355 Greenwich Ave., Greenwich. Amount: \$1. Filed May 1.

**Coblente, Rosy** and **Eric Bernat**, Stamford, by Rose D. Rono. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 660 W. Hill Road, Stamford. Amount: \$100,000. Filed May 1.

**Cook, Matthew J.** and **Jaclyn Cook**, Greenwich, by Margaret E. Luboy. Lender: HSBC Bank USA NA, 452 Fifth Ave., New York, New York. Property: 26 Winthrop Drive, Riverside. Amount: \$2,480,000. Filed May 3.

**Crowley, Anne** and **Enda Crowley**, Fairfield, by Gillian V. Ingraham. Lender: Dime Community Bank, 1 Huntington Quadrangle, Suite 1N16, Melville New York. Property: 22-24 Bullard St., Fairfield. Amount: \$434,000. Filed May 3.

**Decembre, Thierry** and **Sandra Decembre**, Fairfield, by Zionymarquize Q. Bohannon. Lender: US Bank NA, 425 Walnut St., Cincinnati, Ohio. Property: 34 Oliva Place, Fairfield. Amount: \$200,000. Filed May 1.

**Ferroni, Charles J.**, Austin, Texas, by Gillian V. Ingraham. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 180 Colonial Road, Unit B3, Stamford. Amount: \$335,700. Filed May 2.

**Greengater Revocable Family Trust**, Greenwich, by Michael P. Murray. Lender: UBS Bank USA, 95 State St., Suite 2200, Salt Lake City, Utah. Property: 3N Selden Lane, Greenwich. Amount: \$3,150,000. Filed May 3.

Items appearing in the Westfair 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.  
4 Smith Ave., Suite 2  
Mount Kisco, NY 10549  
Phone: 914-694-3600

**Hailey, Kim and Minu Bae**, Shelton, by Michael J. Jones. Lender: Newrez LLC, 1100 Virginia Drive, Suite 125, Fort Washington, Pennsylvania. Property: 62 Mason St., Unit 1E, Greenwich. Amount: \$350,520. Filed May 4.

**Hailaj, Agim**, Stamford, by Sebastiano Tornatore. Lender: Angek Oak Mortgage Solutions LLC, 980 Hammond Drive, Suite 850, Atlanta, Georgia. Property: 69 Cove Road, Unit C16, Stamford. Amount: \$127,500. Filed May 2.

**Harris, Andrew H. and Christine E. Harris**, Fairfield, by Jeffrey G. Lane. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 384 Toilsome Hill Road, Fairfield. Amount: \$760,000. Filed May 2.

**Hsu, Doris**, Old Greenwich, by Eileen M. Pate. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 49 Edgewater Drive, Old Greenwich. Amount: \$1,078,000. Filed May 5.

**Knoll, Jonas H. and Silvina Skverer**, Greenwich, by Cynthia M. Saleme-Riccio. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 26 Summit Road, Riverside. Amount: \$1,080,000. Filed May 1.

**Kogan, Olga**, Greenwich, by Irine Korenblit. Lender: Simmons Lane LLC, 626 Sheepshead Bay Road, Suite 730, Brooklyn, Ohio. Property: 18 Simmons Lane, Greenwich. Amount: \$2,500,000. Filed May 5.

**Kullal, Prashant and Jaya Mandlik**, Stamford, by Andrew L. Wallach. Lender: Primelending, 18111 Preston Road, Suite 900, Dallas, Texas. Property: 115 Colonial Road, Unit 58, Stamford. Amount: \$726,200. Filed May 1.

**Lahcanski, Taline and Benjamin Gliner**, Brooklyn, New York, by M. Cassin Maloney Jr. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 29 Glen Ridge Road, Greenwich. Amount: \$1,105,085. Filed May 2.

**Liucci, Nicholas**, Stamford, by Mark McNally. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 91 Strawberry Hill Ave., Apt. 1124, Stamford. Amount: \$276,450. Filed May 2.

**Marini, Francesco and Marie A. Marini**, Fairfield, by Linda Nichio. Lender: Robert A. Pacelli Jr., 833 E. Broadway, Milford. Property: 45 Harvester Road, Fairfield. Amount: \$200,000. Filed May 1.

**McBrier Burns, Rebecca and Robert Burns** Greenwich, by Jeremy E. Kaye. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 27 Summit Road, Riverside. Amount: \$1,539,300. Filed May 1.

**Mistry, Rakesh D. and Sarah M. Perman**, Denver, Colorado, by Chris Barreto. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 841 Stillson Road, Fairfield. Amount: \$1,308,000. Filed May 1.

**Mitchell, Megan and William Mitchell**, Stamford, by Morris L. Barocas. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 408 Winnepogge Drive, Fairfield. Amount: \$750,000. Filed May 3.

**Parsons, Patricia Ann**, Greenwich, by Douglas Seltzer. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 1 Idar Court, No. A, Greenwich. Amount: \$730,000. Filed May 1.

**Passalacqua, Jessica M. and Timothy J. Passalacqua**, Riverside, by Gina Marie Davila. Lender: PNC Bank NA, 222 Delaware Ave., Wilmington, Delaware. Property: 2 Spruce St., Riverside. Amount: \$75,000. Filed May 2.

**Pehrson, Christer F., et al**, Cos Cob, by Manuel M. Rodriguez. Lender: KeyBank NA, 4910 Tiedeman Road, Suite C, Brooklyn, Ohio. Property: 1 Cat Rock Road, Cos Cob. Amount: \$500,000. Filed May 2.

**Radcliffe, Alexander**, Cos Cob, by Joel M. Kaye. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 12 Ricki-Beth Lane, Old Greenwich. Amount: \$1,662,500. Filed May 5.

**Reda, Joseph**, White Plains, New York, by Domenico Chieffalo. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 70 Riverdale Ave., Unit 804, Greenwich. Amount: \$724,000. Filed May 3.

**Robinson, Marcus and Danielle Marcus** Stamford, by Seth J. Arnowitz. Lender: MGT Bank, 1 MGT Plaza, Buffalo, New York. Property: 101 Coolidge Ave., Stamford. Amount: \$536,476. Filed May 1.

**Sandoval, Juan C. and Juan Sandoval**, Seymour, by Jeffrey M. Wasikowski. Lender: Primelending, 18111 Preston Road, Suite 900, Dallas, Texas. Property: 3 Beacon Square, Fairfield. Amount: \$200,000. Filed May 3.

**Scinto, Robert A. and Kelly Scinto**, Fairfield, by Candice Savin. Lender: M&T Bank, 1 MGT Plaza, Buffalo, New York. Property: 326 Penfield Road, Fairfield. Amount: \$1,213,000. Filed May 2.

**Smith, Christine Nelson**, Branford, by Dana Eric Friedman. Lender: Liberty Bank, 315 Main St., Middletown. Property: 7 Mountain Laurel Drive, Greenwich. Amount: \$1,500,000. Filed May 2.

**Tancredi, Austin and Mark Tancredi**, Fairfield, by Daniela Alexandra Roldan. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 6 Wellner Drive, Fairfield. Amount: \$50,000. Filed May 1.

**Torsken LLC**, Darien, by Jeremy E. Kaye. Lender: Loan Funder LLC, 645 Madison Ave., 19th floor, New York, New York. Property: 203 S. Water St., Greenwich. Amount: \$500,000. Filed May 1.

## NEW BUSINESSES

**Amical Coach Transportation**, 1 Cedar Crest Place, Norwalk 06854, c/o Winnie Cadet. Filed May 18.

**Casa De Oracion Puertas Al Cielo**, 22 Edlie Ave., Apt. 1, Norwalk 06855, c/o Kembli G. Naranjo. Filed May 16.

**D&D Lawncare + Tick Control LLC**, 288 Ely Ave., Norwalk 06854, c/o Juan Andres Ballinas Alcaide. Filed May 16.

**Godoy's Home Improvement LLC**, 2 N. Taylor Ave., Apt. 2A, Norwalk 06854, c/o Adolfo D Godoy. Filed May 18.

**Hooked On Kits**, 7 Willow St., Norwalk 06851, c/o Karla Vega. Filed May 22.

**Huletts Hill Consulting**, 11 Richmond Hill Road, Norwalk 06854, c/o Patricia O'Keefe. Filed May 16.

**Kenneth Mena Masonry & Services LLC**, 29 Avenue D, Norwalk 06854, c/o Kenneth D. Mena Rojas. Filed May 22.

**Tecun International Food**, 33 Oxford St., Apt. 1, Norwalk 06854, c/o Amilcar U. Cajbon Valey. Filed May 19.

**Wise Generation Living**, 7 Kellogg St., Norwalk 06850, c/o Isaiah Bien Aime. Filed May 16.

**YZ Nails Beauty Salon LLC**, 130 Main St., Norwalk 06851, c/o Breysi Matamoros Zambrano. Filed May 16.

**NO MATTER  
WHAT BUSINESS  
YOU'RE IN,  
WE'RE INTO  
YOUR BUSINESS**

**Westfair  
Business Journal**  
WESTFAIRONLINE.COM

Sleepy Hollow AG, LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 8/26/2022. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 40 Depeyster St., Sleepy Hollow, NY 10591. General Purpose #63341

All Ages Occupational Therapy PLLC Filed 9/28/22 Office: Westchester Co. SSNY designated as agent for process & shall mail to 500 Ellendale Ave, Port Chester, NY 10573 Purpose: Occupational Therapy #63356

Phoenix Maintenance Group LLC. Filed 11/30/22 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 265 East 66th Street Apt 39D, New York, NY 10065 Purpose: all lawful #63359

Eagle Fitness LLC Filed 8/5/22 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 235 Garth Rd E3D, Scarsdale, NY 10583 Purpose: all lawful #63371

515 W 18th Consulting Group LLC Filed 8/8/22 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 399 Knollwood Rd Ste 318, White Plains, NY 10603 Purpose: all lawful #63372

A & I Salvage LLC Filed 8/18/22 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 407 Saw Mill River Rd, Yonkers, NY 10701 Purpose: all lawful #63373

426 Chestnut Avenue LLC Filed 9/30/22 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 2777 Schley Ave Apt 3A, Bronx, NY 10465 Purpose: all lawful #63374

TRG IRVING LLC Filed 10/11/22 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 146 E 37th St, NY 10016 Purpose: all lawful #63375

North Pearl Manager LLC Filed 10/26/22 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 146 E 37th St, NY 10016 Purpose: all lawful #63376

OTUNJ LLC. Filed 10/31/22 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 48 Heath Pl, Hastings On Hudson, NY 10706 Purpose: all lawful #63377

Randr Realty Group LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 4/6/2023. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 850 Bronx River Rd., Ste. 16, Box 121, Bronxville, NY 10708. General Purpose #63399

NOTICE OF FORMATION OF BROTHERS LOGISTICS I, LLC. Articles of Organization were filed with the Secretary of State of New York (SSNY) on 05/04/23. 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 Kevin A. Oliveros: 172 N Highland Ave, Ossining, NY, 10562. Purpose: any lawful business activity. #63409

20 Bonnefoy Place Realty, LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 3/29/2023. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 7 Candlewood Rd., Scarsdale, NY 10583. General Purpose #63410

Balanced Perspectives Psychology PLLC, Arts of Org. filed with Sec. of State of NY (SSNY) 5/4/2023. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to Nicole Eskenasi, 201 South Division St., Peekskill, NY 10566. Purpose: Psychology #63411

Notice of Formation of iDEAWORX23 LLC. Arts. of Org. filed with SSNY on 4/28/2023. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to Daniel Marc Williams, iDEAWORX23 LLC, 78 Devonshire Road, New Rochelle, NY 10804. Purpose: advertising and marketing as well as any lawful related services. #63412

Notice is hereby given that a Change in Class Application upgrading to an OnPremises Liquor License, Serial #1354784, has been applied for by Churrasqueria Minerva Corp to sell liquor, beer, wine, and cider at retail at an on-premises Restaurant for on premises consumption under the ABC Law at 413 Washington Street, Peekskill, New York 10566. #63414

1907 Barnes LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 11/17/2021. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 212 Lawrence Ave., Mamaroneck, NY 10543. General Purpose #63415

NOTICE OF FORMATION OF K&D ACCOUNTING AND TAX SERVICES LLC. Articles of Organization were filed with the Secretary of State of New York (SSNY) on 05/18/23. 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 Dylan Lozano: 159 Main St, Ossining, NY, 10562. Purpose: any lawful business activity. #63416

Eric A. Ross M.D., PLLC, Arts of Org. filed with Sec. of State of NY (SSNY) 12/21/2022. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 660 White Plains Rd., Ste. 125, Tarrytown, NY 10591. Purpose: Medicine #63417

K C S MECHANICAL LLC Filed 09/09/22 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 9 Agawam S 2A, Yonkers, NY 10704 Purpose: all lawful #63419

TRG NORTH PEARL LLC Filed 9/30/22 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 146 E 37th St, New York, NY 10016 Purpose: all lawful #63420

Notice of Formation of JOAT TECHNOLOGIES LLC filed with SSNY on 2/14/23. Offc. Loc: NYC. SSNY desig. As agent of the LLC upon whom Process against may be served. SSNY shall mail process to the LLC, 120 Erskine Pl., Bronx, NY 10475. #63421

J Tretler Advisory, LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 5/17/2023. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 58 Sycamore Rd., Scarsdale, NY 10583. General Purpose #63422

Wakefield Inspection Services LLC Article of origin filed with New York Secretary of state on 5/23/2023. The office is located in Westchester county, NY. Secretary of state shall mail a copy of any process against it to Euclysn Ellis 2005 Palmer ave Suite 1104 Larchmont, NY 10538. The LLC primary address is Palmer ave Suite 1104 Larchmont, NY 10538 and may engage in any lawful act or activity for which a limited liability company may be formed. #63423

BUILDING PRINTS LLC Filed 6/2/23 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 44 Ashford Ave, Dobbs Ferry, NY 10522 Purpose: all lawful #63426

PODIUM ATHLETICS LLC Filed 4/27/23 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 235 Garth Rd, Apt E3D, Scarsdale, NY 10583 Purpose: all lawful #63427

W12 GARAGE LLC Filed 4/26/23 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 14 Ridgewood Ave, #2, Yonkers, NY 10704 Purpose: all lawful #63428

Eliot Lirr LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 11/15/2022. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 716 S Columbus Ave., Mt. Vernon, NY 10550. General Purpose. #63429

22 The Terrace LLC, a domestic LLC, filed with the SSNY on 06/01/2023. Office location: Westchester County. SSNY is designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to Jason Van Itallie, 685 Post Road, Darien, CT 06820. Any lawful activity. #63430

Notice of Formation of iSHINE Maids Cleaning Services LLC. Arts. of Org. filed with SSNY on 5/17/2023. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to iSHINE Maids Cleaning Services LLC, 55 Bank St Unit #802 White Plains NY 10606. Purpose: any lawful act or activity. #63433

REICH MILL HALLOW INVESTORS LLC, Art. Of Org. filed with SSNY 6/14/2023. Office location: Westchester County. SSNY designated as agent for process & shall mail process to: The LLC c/o Attn: Keith Reich, 28 Wyndham Close, White Plains, NY, 10605, USA. Purpose: any lawful act or activity. #63434

Sealed bids will be received as set forth in instructions to bidders until 10:30 A.M. on Thursday, July 13, 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-notice](http://www.dot.ny.gov/doing-business/opportunities/const-notice). The Contractor is responsible for ensuring that all Amendments are incorporated into its bid. To receive notification of Amendments via e-mail you must submit a request to be placed on the Planholders List at [www.dot.ny.gov/doing-business/opportunities/const-planholder](http://www.dot.ny.gov/doing-business/opportunities/const-planholder). Amendments may have been issued prior to your placement on the Planholders list.

NYS Finance Law restricts communication with NYSDOT on procurements and contact can only be made with designated persons. Contact with non-designated persons or other involved Agencies will be considered a serious matter and may result in disqualification. Contact Robert Kitchen (518)457-2124.

Contracts with 0% Goals are generally single operation contracts, where subcontracting is not expected, and may present direct bidding opportunities for Small Business Firms, including, but not limited to D/M/WBE's and SDVOBs.

The New York State Department of Transportation, in accordance with the Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation and Title 23 Code of Federal Regulations, Part 200, Title IV Program and Related Statutes, as amended, issued pursuant to such Act, hereby notifies all who respond to a written Department solicitation, request for proposal or invitation for bid that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, disability/handicap and income status in consideration for an award.

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

D265052, PIN 856137, Westchester Co., HIGHWAY RESURFACING - Rt. 35/202 from Taconic State Parkway to Rt. 118, Town of Yorktown., Bid Deposit: 5% of Bid (~ \$200,000.00), Goals: MBE: 5.00%, WBE: 4.00%, SDVOB: 6.00%

D265058, PIN 881403, Dutchess, Orange, Putnam, Rockland, Ulster, Westchester Cos., REGION WIDE CRACK SEAL & MASTIC - Various Locations, Night Time Work, No Plans, Bid Deposit: 5% of Bid (~ \$75,000.00), Goals: MBE: 4.00%, WBE: 8.00%, SDVOB: 0.00%