

**BLACK BUSINESS MONTH RENEWS
THE FOCUS ON AFRICAN AMERICAN
ENTREPRENEURS**

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

August is Black Business Month, a time when many may seek to support their local Black-owned businesses.

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▶ Snooki is closing her Beacon boutique



Reality television icon Snooki is saying goodbye to the Hudson Valley after three years of running a boutique in Beacon.

The “Jersey Shore” party girl announced on Instagram that she is relocating The Snooki Shop. “MOVING!” stated Snooki (whose

real name is Nicole Polizzi LaValle). “My Beacon, New York location is moving to LONG ISLAND. Thanks so much to Beacon for having us and everyone being amazing. We are gonna miss you.”

Snooki opened her Beacon store on Main Street in

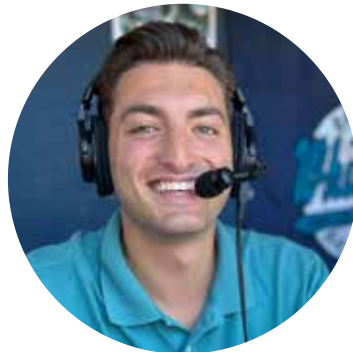
2020, two years after inaugurating her first retail venture in Madison, New Jersey, and she made frequent in-store appearances during sales and special events. While she did not share the Beacon store’s closing date, she added the boutique is now running a “45% off storewide moving sale.”

▶ New communications director at Danbury Hat Tricks

The Danbury Hat Tricks has hired Doug Lattuca as its new director of communications and play-by-play broadcaster.

In his new job, Lattuca will also be responsible for social media content, media relations duties, and business development with a focus on sponsorship, group, and ticket sales for the Federal Prospects Hockey League team.

Prior to joining the Hat Tricks, Lattuca earned a Bachelor of Science degree in broadcast and digital journalism from the S.I. Newhouse School of Public Communications at Syracuse University, with a minor in sport management. While there, he was the head of broadcasting for the Men’s Club Ice Hockey team (ACHA) in 2021-22 and 2022-23 where he led a media team, oversaw all broadcast content, served as the voice of the Orange, and assisted in promotional events and team operations. He was also a



sports staff member at the on-campus radio stations, WAER and WJPZ and was a play-by-play broadcaster for the Brewster Whitecaps of the Cape Cod Baseball League.

“The Hat Tricks are a perfect organization for me to start my broadcasting journey post-graduation,” said Lattuca. “Knowing the history and support of hockey in Danbury has me super excited to get started. I want to keep the strong and positive tradition going as a member of the Hat Tricks family, especially coming off the team’s first championship.”

▶ Golfzon Social opens in Scarsdale



The golf simulator company Golfzon has teamed with Troon, a provider of golf and

club-related leisure and hospitality services, to open its second Golfzon Social, a state-of-the-art indoor golf entertainment venue, in Scarsdale.

The new venue at 691 Central Park Ave. began operations on Aug. 12 and features 16 TwoVision simulator bays, which are designed to accommodate both long-time golfers and newcomers to the sport. The venue also includes a dining area with a chef-driven menu and hand-crafted cocktails and craft beers.

Golfzon Social’s first location opened at the Palisades Center in West Nyack last February.

▶ UConn partners on new weather and climate research facility



The University of Connecticut (UConn) has teamed with the University at Albany (UAlbany) on a new weather and climate research facility.

The Center for Weather Innovation and Smart Energy and Resilience (WISER) is an Industry-University Cooperative Research Center (IUCRC) designed to help corporate partners and government agencies connect with university researchers to conduct high-impact research, drive innovative technology development, and develop a high-tech, skilled workforce.

WISER is backed by a grant from the National Science Foundation and will leverage the research and expertise at UConn and UAlbany to create advanced weather- and climate-based solutions for the energy industry. WISER has already attracted 14 companies, including IBM and Avangrid.

“We envision WISER to become a leading energy industry-academia partnership, advancing research and cutting-edge technologies to continually improve power grid efficiency and reliability in the face of a changing climate and transition to clean energy,” said Emmanouil “Manos” Anagnostou, a Board of Trustees Distinguished Professor and Eversource Energy Endowed Chair in Environmental Engineering at UConn.

“The IUCRC program was created by the NSF to generate new and innovative research through engagement between academic researchers, government agencies and industry partners,” said Chris Thorncroft, director of UAlbany’s Atmospheric Sciences Research Center. “WISER will fulfill this mission by advancing research and cutting-edge technologies to improve energy industry efficiency and reliability in the face of a rapidly changing climate and global transition to clean energy sources.”



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MAIN OFFICE TELEPHONE
914-694-3600
OFFICE FAX
914-694-3699

EDITORIAL EMAIL
pkatz@westfairinc.com
(Westchester news)
phall@westfairinc.com
(Fairfield County news)

WRITE TO
4 Smith Ave., Suite 2
Mount Kisco, NY 10549

PUBLISHERS

Publisher
Dee DelBello
Co-Publisher
Dan Viteri

ADVERTISING SALES

Associate Publisher & Sales Manager
Anne Jordan

Fairfield Bureau Chief
& Senior Enterprise Editor • Phil Hall
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Ossining looks at Riverwalk Residences proposal

BY PETER KATZ / pkatz@westfairinc.com

A plan to build a 48-unit apartment building is expected to be on the village of Ossining's Architectural Review and Planning Board's Sept. 26 meeting agenda, when the board is expected to hear new public comments on the proposal.

AF Riverwalk Residences Corp., which is located in Cortlandt Manor, has proposed to develop an approximately 5.92-acre site it owns west of the intersection of Van Wyck Street and Snowden Avenue. ASF Construction & Excavation Corp. is at the same address as given for the developer. A four-story building with 48 apartments would be built on the eastern portion of the site and the western portion of the site would be preserved as public open space.

Attorney Anthony B. Gioffre III of the White Plains-based law firm Cuddy & Feder told the Planning Board that more than three acres of public open space would be preserved through a conservation easement and will include various public amenities,

including a trailway with access from Van Wyck Street to the Crawbuckie Nature Preserve, benches, a gazebo and landscaping. There would be four public parking spaces within the Van Wyck Street cul-de-sac.

The developer proposes to provide 97 off-street parking spaces for the apartment building, which would feature 16 one-bedroom units and 32 two-bedroom units. A total of five units, two one-bedroom units and three two-bedroom units will be designated as affordable in accordance to the requirements of the village.

On-site amenities for residents would include a pool, fitness center and rooftop terrace. Solar panels would be installed on the roof.

Gioffre pointed out that the developer believes the proposal is in keeping with the village's Local Waterfront Revitalization Program (LWRP) as amended March 16, 2011.

"The LWRP states that the privately owned undeveloped properties of (the)

Snowden area will be fairly difficult to develop due to the steep grades; however, the land could be considered for housing located on the upper portions near Snowden Avenue and portions of land near the Edward M. Wheeler Crawbuckie Nature Preserve Area should be left in its natural state and connected through a pathway to the nature area," Gioffre said. "The applicant intends to honor this plan by concentrating the residential development to the area of the premises closest to Snowden Avenue while preserving the portion closest to the Crawbuckie Nature Preserve for public use and providing a connection to the trails of the Crawbuckie Nature Preserve."

The developer is asking for a density bonus as allowed in Ossining's Conservation Development District in order for it to build the 48 units proposed in its project. The density bonus of 15% applies when at least 10% of the units in a project will be offered as affordable for people earning less than 60% of the Westchester Area Median Income.

Gioffre said that when all calculations are done of allowable density

"The LWRP states that the privately owned undeveloped properties of (the) Snowden area will be fairly difficult to develop due to the steep grades."

bonuses, the developer actually would be allowed to build 49.96 units, so the 48 units proposed are fewer than what would be permitted.

"The adjacent properties include a large residential multifamily building to the south known as the Snowden House and the Ashland Pharmaceutical Plant to the north. Snowden Avenue to the west is improved with several single- and multifamily residences," Gioffre said.

An environmental services firm conducted a study of the site and reported poor wetlands conditions, the presence of solid waste and miscellaneous debris, and contaminated soils due to surface water runoff from adjacent properties. The applicant said it would mitigate the problems and the site conditions would be significantly improved with the development. It also said that its development would significantly enhance community access to the natural resources of the area and that it is proposing "an appropriately scaled moderately low-density project while reducing overall site disturbance to the greatest extent possible."



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Bureau of Rehabilitation Services

Art restoration as a family business

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

Both had connections in the region, and Fairfield provided easy access to private collections throughout one of the country's wealthiest counties in addition to New York City.

At the Fairfield studio of Troy Fine Art Services, the Amuso family perform delicate operations on oil paintings.

Troy Amuso spends much of his day repairing damage that can range from carefully stripping and replacing the stained varnish of a landscape that hung in the quarters of a frequent smoker to patching over a hole in an ancestor's portrait left by a child who both looked and touched.

The work requires intense research, steady hands, and an understanding of the subtle changes in chemistry that pigments can undergo. Clients also need to know that their works of art are in good hands.

"It's much like going to the doctor," Amuso said. "People will ask me is it you that will be working on my painting? And I say, 'I'm going to do the work.' At any stretch where it's not me doing your painting it will be my daughter Ava (Amuso) who was trained by me to do certain parts of the process, but aside from that nobody is going to touch your painting. That gives people a lot of confidence."

"That's a normal sort of question before somebody takes a scalpel and does surgery on my head," interjected Amuso's business partner and wife, Denise DiGrigoli, noting that even

the paintings with relatively low financial value can be incredibly important

to clients paying for a restoration. "There is a certain high-level skill set that comes with what we do here, so the person will be getting a service that's equivalent to what the painting is going to receive."

Daughter Ava Amuso, a senior in UMass Amherst's pre-law track, is also an active part of the business. She grew up in the workshop, watching her mother manage the business and her father carefully bring works of art back to life. Learning the trade from her father, she has since become a Junior Conservator, after discovering she has the necessary predisposition.

"I think it really requires a specific personality type," the youngest Amuso said. "Somebody that has the ability to be extremely, meticulously, attentive to small detail. You need to literally have a steady hand and patience."

She noted that her parents preferred her to any outside help since they have long known she was a good fit for the business, something that can take a long time to realize.

Troy Amuso's path was also long. He started learning his trade work-



Denise DiGrigoli, Troy Amuso and Ava Amuso at a Stamford Museum event. Contributed photo.

ing as a teenaged apprentice under Yan Vanderviver, a renowned Dutch art conservator.

"Through a friend of a friend I ended up getting a job working for Yan after school," Amuso recalled. "He handled a lot of the restoration and conservation for the Metropolitan Museum of Art in those days, so I got to spend time around some very major master paintings on a daily basis. Paintings done by masters like Rembrandt and Turner and Renoir. That kind of sold me on it and hooked me into it."

That afterschool job led Amuso to study fine art and build a career in the field of restoration, although it was not until he met DiGrigoli that they founded Troy Fine Art Services in 1996.

Both had connections in the region, and Fairfield provided easy access to private collections throughout one of the country's wealthiest counties in addition to New York City.

DiGrigoli, who also has a background in design and art, took the lead on the business side of operations and keeps her focus on ensuring that Troy Fine Art Services can continue to operate and grow even in the unprecedented circumstances around the Covid pandemic.

"What we found was people had time to be in their home and figure out what was valuable to them," DiGrigoli said of the impact of the pandemic on business. "Grandma's painting in the attic that they never bothered to take 10 seconds to look at now became a source of conversation, became a source of memory, provided

a sense of peace. And we found many of those projects came through our doors during the pandemic."

Ten seconds is also all the time that Troy Fine Art Services needs to spark new interest in the profession and painting in general. Despite an emphasis on a high-end boutique service, the family's passion for the craft has led to an impressive following of thousands of users on Tiktok and Instagram who watch restoration in action, including correcting mistakes made in previous attempts at preservation.

"Many people say this is like my dream job!" added Troy Amuso. "People have no clue how to get started in this world."

"I think it's super important," Ava Amuso said, noting that the paths she and her father took into the business were no longer widely available. "We're talking about this kind of niche and dying art. And that's why it's important for people to be exposed to and turned onto it rather than discouraged and feeling like it's impossible to enter this field."

While the family admits that some clients have found them through their social media posts, DiGrigoli likened the impulse to share on social media to their presentations for museums and art conservancies about their process.

"We are artists at the core of it all," she said. "And it's about educating. Unless somebody went off to art school or was exposed to it at a young age like Ava, if they're one of the 80,000 mostly young people who follow us are saying 'Oh my God, that's so cool, where did you learn to do that?'"



Ava Amuso restoring a painting; Contributed photo.

White Plains glass company execs admit to tax evasion scheme

BY BILL HELTZEL / bheltzel@westfairinc.com

A White Plains businessman lowered his personal taxes, as well as the taxes for his business and for a relative he employed, in a check cashing scheme allegedly devised by his tax accountants.

Marc Klahr pled guilty to conspiracy to defraud the IRS and to subscribing to false tax returns, Aug. 8 in U.S. District Court in White Plains. His relative, Jared Rothstein, pled guilty to the same charges on Aug. 9.

Klahr is president of Klahr Glass Co. in White Plains.

In 2013, according to court records, partners in a Westchester CPA firm that handled the company's taxes proposed that Klahr and Rothstein participate in a scheme that would enable them to receive company money without incurring personal tax liability.

The CPA firm and the partners who allegedly proposed the scheme are not identified in the court records.

The proposal, according to the government, was for Klahr and Rothstein to issue company checks to a shell company but give the checks to the CPA partners. The partners would cash the checks at

From late 2013 to early 2017, Klahr and Rothstein gave the CPA partners more than 50 checks issued by Klahr Glass Co.

a check cashing service, take a fee, and return the rest to Klahr and Rothstein to be divided evenly.

Klahr and Rothstein did not report the income on their state and federal tax returns, according to

court records, and they made sure that the checks were recognized as business expenses, thereby reducing the company's income tax liability.

From late 2013 to early 2017, Klahr and Rothstein gave the CPA partners more than 50 checks issued by Klahr Glass Co. to a shell company specified by the CPA partners, according to court records, totaling \$432,555.

In February 2017, for instance, Rothstein issued a check drawn on a Klahr Glass bank account and made payable to Tios Construction Corp. for \$8,900.

Both men were released from custody on posting unsecured \$200,000 appearance bonds. Klahr

was ordered to surrender his passport Aug. 28, the day after he returns from a nine-day trip to Italy, and he was authorized to take trips to Hawaii in October and Portugal in November.

Rothstein was restricted to home detention while not working or while not participating in religious or education activities or medical and legal obligations.

Klahr is represented by Yonkers attorney Joshua D. Martin, and Rothstein is represented by White Plains attorney Pat Bonanno. The government's case is being handled by assistant federal prosecutors James F. McMahon and Jeffrey Coffman.



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“Every problem that we have relates to the fact that African Americans have 4% of the GDP, but we have 13% of the population.”



Illustration courtesy of Black PR Wire.



BLACK BUSINESS MONTH RENEWS THE FOCUS ON AFRICAN AMERICAN ENTREPRENEURS

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In July 2020, Yvette Young and Sarah Thompson saw a local need to represent Black entrepreneurs and launched a resource for those seeking out those businesses: Shop Black CT.

Young is the Associate Vice President of Programs and Advocacy for The Village for Families and Children, a Hartford based nonprofit focused on aiding and supporting families. Thompson also works for The Village as the Senior Director of Marketing and Communications.

Shop Black CT, however, is entirely a volunteer run organization.

“We’re just a group of people who want to make a difference,” said Thompson, “but in all honesty it sort of started with this idea thinking it would be one thing and it’s grown to much more.”

“For us,” Thompson said shortly after the site’s third anniversary, “every month is Black Business Month.”

Inspired by a desire to show support for communities impacted by the protests following the police killing of George Floyd as well as the



Yvette Young

Black-owned businesses which were disproportionately affected by the pandemic, the site originally launched with 175 businesses listed. Three years later the resource has listings for roughly 2000 businesses across Connecticut with a team of volunteers both maintaining the database and producing monthly videos highlighting individual businesses.

“For me, the reason why I have sort of invested my time into this project is because I’m a huge advocate for racial justice issues in our society,” said Young, “and I felt like this one was going to address the issue of economic injustice within the Black community after looking at the staggering 41% of Black-owned businesses that were closing during the pandemic.”

Young emphasized the site can help address the tiny marketing budget that many small businesses are left with after handling their other expenses.

“That limits the number of consumers that have access to them or even know that they existed,” she said.

According to a Black PR Wire analysis of U.S. Census Bureau data, Black business owners account for about 10% of U.S. businesses and about 30% of all minority-owned businesses, totaling approximately two million companies that are owned by Black Americans.

LaToya Williams-Belfort, the founder of the Fifteen Percent Pledge, a nonprofit that encourages retailers to pledge at least 15% of their shelf-



LaToya Williams-Belfort

space to Black-owned businesses, noted in a recent Newsweek op-ed that there was a 38% increase in Black business ownership spurred by entrepreneurs during the Covid pandemic.

“Despite this progress, Black entrepreneurs are struggling to stay afloat,” Williams-Belfort added, “With eight out of 10 Black-owned businesses expected to fail within the first 18 months, it’s clear corporations need to step up their role in creating opportunities and expanding purchasing power for Black businesses.”

Williams-Belfort’s Fifteen Percent Pledge focuses on supporting those businesses by partnering with major retailers such as Sephora, Bloomingdale’s, Macy’s, Old Navy and 25 other retail chains. However, successes on the local and promotional level are disappointing to the man widely credited with having started Black Business Month, John William Templeton.

“People have been trying it for the past 50 years,” Templeton said of efforts to alleviate Black economic inequality primarily through business promotions.

Black Business Month was first proposed in 2004 by Templeton, the former editor of the Silicon Valley Business Journal and the current founder of the Journal of Black Innovation. He was asked to compile a report on behalf of Fred Jordan, the then-chairman of the National Black Chamber of Commerce. Templeton proposed August for practical



John William Templeton

and symbolic reasons: “Most Black national conventions are in late July or early August, and we also have Marcus Garvey’s birthday and the anniversary of the March on Washington.”

Since then, he has worked to help establish and expand Black-owned enterprises with an eye towards creating businesses that can create the jobs and economic strength to move the needle.

“You look at a majority Black community and often there’s no economic anchor,” Templeton said. “A retailer or restaurant can’t survive without an economic anchor. So, our focus should be on things like biosecurity or bioengineering and creating large companies” instead of emphasizing single standalone businesses.

Templeton pointed to a Pew Research Center study that showed that 27% of Black-owned businesses, around 40,000 businesses are in the health care and social assistance sector, followed by about 14% being classified as professional, scientific and technical services.

“Every problem that we have relates to the fact that African Americans have 4% of the GDP, but we have 13% of the population,” Templeton said. “That’s a big determinant whether you’re in public housing or if you have a PhD. I was there for the beginning of Silicon Valley, so I watched and was part of the greatest wealth creation in human history. There’s nothing about those folks that can’t be replicated.”

Minimizing capital gains tax on a home sale

BY NORMAN G. GRILL



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

If you are considering selling your home, take a look at the exclusion rules and cost basis of your home to possibly minimize your taxes.

Additions and other improvements that have a useful life of more than one year can also be added to the cost

An IRS home sale rule allows the exclusion of gain up to \$250,000 for a single taxpayer or \$500,000 for a married couple filing jointly. This exclusion can be used over and over during your lifetime (but not more frequently than every 24 months), as long as you meet certain ownership and use tests.

During the five-year period ending on the date of the sale, you must have owned the house for at least two years and lived in the house as your main home for at least two years. And during the two-year period ending on the date of the sale, it is important that you did not exclude gain from the sale of another home.

The ownership and use periods need not be concurrent. Two years may consist of a full 24 months or 730 days within a five-year period. Short absences, such as for a summer vacation, count in the period of use. Longer breaks, such as a one-year sabbatical, do not.

If you own more than one home, you can exclude the gain only on your primary home. The IRS uses several factors to determine which home is a principal residence: the place of employment, location of family members' main home, mailing address on bills, correspondence, tax returns, driver's license, car registration, voter registration, location of banks you use, and location of recreational clubs and religious organizations you belong to.

As mentioned earlier, the exclusion can be used repeatedly every time you reestablish your primary residence. When you change homes, please call the office with your new address to ensure the IRS has your current address on file.

Only taxable gain on the sale of your home needs to be reported on your taxes. Further, you cannot deduct the loss on the sale of your main home.

IMPROVEMENTS INCREASE THE COST BASIS

Also, consider all improvements made to the home over the years when selling your home. Improvements will increase the cost basis of the home, thereby reducing the capital gain.

basis of your home.

Examples of improvements include building an addition; finishing a basement; putting in a new fence or swimming pool; paving the driveway; landscaping; or installing new wiring, new plumbing, central air, flooring, insulation, or security system.

For example, consider a couple who purchased their primary residence in 2012 for \$200,000. They paved the unpaved driveway, added a swimming pool, and made several other home improvements adding up to a total of \$75,000. The adjusted cost basis of the house is now \$275,000. The house is then sold in 2023 for \$550,000. It costs them \$40,000 in commissions, advertising, and legal fees to sell the house.

These selling expenses are subtracted from the sales price to determine the amount realized. The amount realized in this example is \$510,000. That amount is then reduced by the adjusted basis (cost plus improvements) to determine the gain. The gain, in this case, is \$235,000. After considering the exclusion, there is no taxable gain on the sale of this primary residence and, therefore, no reporting of the sale on their 2023 personal tax return.

Even if you do not meet the ownership and use tests, you may be allowed to exclude a portion of the gain realized on the sale of your home if you sold your home because of health reasons, a change in place of employment, or certain unforeseen circumstances. Unforeseen circumstances include, for example, divorce or legal separation or natural or man-made disasters resulting in damage to your home.

RECORDKEEPING

Good recordkeeping is essential for determining the adjusted cost basis of your home. Ordinarily, you must keep records for three years after the filing

due date. However, you should keep documents proving your home's cost basis for as long as you own your house.

The records you should keep include proof of the home's purchase price and purchase expenses, receipts and other records for all improvements, additions and other items that affect the home's adjusted cost basis, and any worksheets or forms you filed to postpone the gain from the sale of a previous home before May 7, 1997.

This column is for information only and should not be considered advice by anyone. Taxes are complex and mistakes can be costly. If you have questions, consider seeing the help of an experienced tax professional.



Improvements
Increase the Cost Basis



Recordkeeping



Contributing Writer

Designing clothing – and a life

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com



Beverley Olivacce said she's amazed she hasn't seen the "Barbie" movie yet. When she was a child, growing up in London, she would make clothes for her Barbies from leftover pieces of the material her mother used to sew dresses for friends, family and clothing companies in her sample-making business. Later, Olivacce would sell her own little homemade pocketbooks to local merchants, going door-to-door.

Still, she aspired to be a flight attendant. Her mother thought otherwise. "You have a flair for fashion," she told her. "Why not try that?"

Mother knows best: Today Beverley Olivacce is the founder of Olivacce Apparel, a luxury women's collection. With a small wholesale showroom at 75 Virginia Road in North White Plains, a space owned by Mount Kisco-based Diamond Properties LLC, Olivacce specializes in event and evening wear – suits, cocktail dresses and gowns. Her clients have ranged from Nordstrom, which has stores at The Westchester in White Plains and The SoNo Collection in Norwalk, to Elephant's Trunk Ltd. in Mount Kisco, Helen Ainson in Darien and Fred Segal in Los Angeles. She has shown her designs from New York City to the Caribbean to London. But who ultimately wears them?

"Most of the women who buy my collection are bar-mitzvah mamas and mothers of the bride (MOBs)," she said over breakfast at the ebar at Nordstrom in The Westchester in White Plains. "Then there's the Miami-nightlife woman."

More and more, however, Olivacce is moving into clothes for professional women. Riding Metro-North to Manhattan, where her clothes are made, the Westchesterite said she can tell where the women on the train are headed. Their clothes, she added, are not necessarily going in the same direction.

She's not talking about the Wall Street executives, who have a dress code, but others who forgo professionalism and even a degree of elegance for leggings, jackets and T-shirts with emblems on them. Call it the casualization of America.

"Casual Friday robbed women of dressing up," Olivacce said of a phenomenon exacerbated by Covid. "Casual Friday became Casual Monday, Tuesday, Wednesday. We're casual-ed out."

In the first half of the 20th century, she said, people were immaculately dressed. Today, there are glimpses of that aspiration. To achieve it,

Olivacce added, start with the basics and the classics, which rarely go out of style. A woman's wardrobe should consist of two or three of each of the following – dresses, slacks, jackets – a long coat and blouses or other tops.

"The accessories are the icing on the cake," she said of a good handbag, shoes, boots, a hat, a scarf and gloves. Be fashion forward with two or three pieces a season that blend with your classic wardrobe. That might be a hot slip dress or an accessory in one of fall's colors – lavender, sienna red, dusky forest green and fuchsia. Glide into autumn with prints and pastels that give way to solids.

Olivacce is not one of those designers who thinks jewelry must be minimalist. Everything should come together in an expression of the person, said the woman who walks the talk. On the day we met she sported a tweedy shift dress – more Jackie Kennedy than Jackie O – accented with thin bangles, a couple of rings and a gold quilted handbag.

If it sounds like it takes a lot to be fashionable (on-trend) or stylish (self-expressive), pity those trying to make it in the unforgiving fashion world. After graduating from the School of Fashion Design in Boston, where she moved as a teenager with her mother, Olivacce began selling her designs, including custom work, at luncheons and fashion, home and trunk shows on Boylston Street, the Fifth Avenue of Boston, and Commonwealth Avenue, a kind of Retail Row meets Museum Mile.

Moving to Weekawken, New Jersey, her design studio had seven employees. Henri Bendel, the now-defunct Fifth Avenue department store, gave her a "big break," with her four-ply silk dresses selling out. In Manhattan's Garment District on Seventh Avenue, she had \$30,000 worth of orders in six weeks.

But just as failure often contains the seeds of success, success in turn is its own kind of pitfalls. For Olivacce – who had been named the most



Beverley Olivacce, founder of Olivacce Apparel in North White Plains. Photographs courtesy Olivacce Apparel.

outstanding designer in her graduating class – creative success meant financial stress. She was doing it all – fashion by day, bookkeeping by night. And she didn't have mentors and investors, not so much as a fairy godfather or godmother, a sugar daddy or sugar mama. What she did have was factored invoices – invoices she sold to a third party for money upfront to improve her cash flow – a standard practice in the fashion world, she said. It wasn't enough.

Taking a break from entrepreneurship, she went to work for some big names – Tommy Hilfiger, Donna Karan, Calvin Klein, Roland Mouret and Alexander Wang. Yet she never stopped designing and selling her own collection. In January 2022, Olivacce opened her showroom in North White Plains. There, she is looking to collaborate, not only with investors but with teenagers who will attend workshops in her conference area, and adults who will give a Bev's Talk, her idea of a TED Talk. Actress Sonya Satra, who appeared on "The Guiding Light" and "One Life to Live," did a Bev's Talk in which she mused on how what you send out in the world returns to you.

"I want to grow this," Olivacce said of her showroom and business. "I want women in Westchester and Connecticut to know that I'm here."

On Sept. 6 from 6 to 9 p.m., Olivacce Apparel is teaming with Black Tie magazine for a New York Fashion Week Black Tie Gala at Manhattan Motorcars, 711 11th Ave. The charity event features an international fashion show, wine tasting and art exhibit. For more, visit beverleyolivacce.com, email info@beverleyolivacce.com or call 646-470-8116.

VW sues White Plains auto group in dealer ownership dispute

BY BILL HELTZEL / bheltzel@westfairinc.

Volkswagen of America Inc. is seeking to rescind an agreement with a White Plains auto group that allegedly misled the auto-maker about who actually owns a VW dealership in Schenectady.

Potamkin loaned \$62 million to a Darwish holding company, of which \$2 million was for financing Volkswagen of Schenectady.

VW accused Volkswagen of Schenectady and holding companies owned by Walid Darwish of fraud, in a complaint filed Aug. 4 in Westchester Supreme Court.

“Individuals purporting to act on behalf of Darwish Holding Companies ... have claimed an interest in VW of Schenectady,” the complaint states, “and have taken action to thwart Mr. Darwish and take over the management and control of VW of Schenectady without Volkswagen of America’s approval.”

The individuals VW refers to are executives of Potamkin Automotive Group in Miami Lakes, Florida. Neither the executives nor Potamkin are named as defendants in the action.

The dispute traces back to a deal that Darwish made last year to buy 10 New York car dealerships from Fuccillo Automotive Group, whose founder, Billy Fuccillo, had died in 2021. Besides Volkswagen of Schenectady, the deal included dealerships that sell the Ford, Mitsubishi, Nissan and Stellantis brands.

In April 2022, VW approved Walid “Wally” Darwish as the dealer principal in Schenectady. Darwish Auto Group and Darwish General Corp. — both wholly owned by Darwish — each owned 50% of the dealership.

The dealer agreement is a personal service contract, according to the complaint, and requires VW’s approval for any changes in ownership or general management.

But unbeknownst to VW, the complaint states, Darwish and Potamkin had made a deal 11 days before VW approved the Schenectady agreement.

VW learned about the arrangement in September 2022 when Potamkin asked VW to approve a reorganization of the dealership.

Potamkin executives explained in a letter to VW that Darwish had approached Potamkin before closing on the Fuccillo deal because he was unable to obtain funding from other sources.

Potamkin loaned \$62 million to a Darwish holding company, of which \$2 million was for financing Volkswagen of Schenectady.

A new company, DP Dealership Holdings, owned the Schenectady business, with Potamkin holding 65% interest and Darwish holding 35%.

The letter said that a committee of three, including Darwish and Potamkin executives Barry Frieder and Mark Manzo, was managing the dealership.

Last October, VW issued a termination notice to VW of Schenectady for violating the dealer agreement. It



granted extensions that are to expire on Aug. 17.

Meanwhile, on July 19, according to the complaint, Frieder and Manzo notified personnel in Schenectady that Darwish had been terminated from the management committee and they would make all decisions.

On July 21, Darwish emailed the dealership staff and said he was the 100% owner, operator and manager

dealer and that they should report to him and his executive team.

VW is asking the court to declare that it is entitled to rescind the original dealer agreement with Walid Darwish or, alternatively, to bar anyone other than Darwish from exercising control over the dealership without VW’s approval.

Darwish did not reply to an email asking for his side of the story.

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Millennials represent half of the workforce and it’s predicted that by 2025, Gen Z will make up about 27% of the workforce in the world. Many individuals from this generation are coming of age and establishing their place in society. The awards celebrate this new era in the workforce and recognize some individuals who are leaving their footprints in the technology and business communities of Westchester and Fairfield counties.

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Citi doubles down where the money is

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

One of Cayman Wills' first jobs after earning a Bachelor of Science degree from the University of Colorado, Boulder, with a concentration in finance, was as a teller in her native Denver with the 36-year-old Young Americans Bank – a state-chartered, FDIC-insured bank for those age 21 and under that is part of the Young Americans Center for Financial Education.

“I fell in love with banking,” she said, particularly with the idea of not only helping young people with their banking but educating them about money in the process.

Today, Wills is still in banking – and financial literacy – though on a much loftier plane. A managing director with Citi Private Bank, she serves as head of the U.S. Northeast and Midwest Region, working with bankers to address the intricacies and nuances of UHNW (ultra-high net worth). In her senior leadership capacity, Wills is involved in not only day-to-day activities but the overall arc of generating strategic value for Citi. She is one of four senior executives – the others being

managing director Henry Minchin, director Andrew Hite and direct investment counselor Monica McClure – whom Citi welcomed to its burgeoning Greenwich team as it redoubles its presence where wealthy clients live and work, namely Westchester and Fairfield counties. Indeed, the Greenwich

and Darien area has been listed as the fifth fastest-growing market in the U.S. for millionaires on the move.

“The quality of life is very high,” said Halé Behzadi, Citi Private Bank’s head of North America. “(Westchester and Fairfield counties) are great places to work and live,” she added, identifying the New York metro area as a Citi target for financial growth, along with Los Angeles, where she is based, Texas and Florida. Not surprisingly, these are the areas, she and Wills said, in which you find multigenerational UHNW families and ever-expanding family offices – investment portfolios individually tailored to them.

“Family offices operate in a silo way,” said Wills, whose résumé

Westchester and Fairfield counties. Indeed, the Greenwich and Darien area has been listed as the fifth fastest-growing market in the U.S. for millionaires on the move.

includes an MBA from Columbia University in Manhattan and senior leadership roles with J.P. Morgan Private Bank, where she oversaw nearly \$200 billion in equity assets. As with other investors, asset allocation is key. But family office portfolios tend to be in direct private investments (DPI) like venture capital, growth equity, real estate, buyout, private credit and alternative opportunities that don’t require intermediation, as opposed to equity funds, she said.

Part of Citi Private Bank’s role in family offices is to prepare the next generation for wealth transfer, Wills added. But just as all UHNW families and family offices are not alike, the generations also differ. Behzadi has seen the changes in more than three decades of experience serving UHNW families, most recently as global market manager of Citi Private Bank’s Western Region. (Prior to joining Citi in 2002, she worked for Bank of America, directing a team of private banking professionals in Beverly Hills.)

“The next generation is not monolithic,” she said. “But their attitude to wealth is different. They grew up comfortably, and they see the world’s problems. They want to use their wealth for impact. ...climate change, racial inequality food insecurity and homelessness are all issues they’re concerned about.”

Behzadi, who came from a banking family that fled the Cultural Revolution in Iran in 1979, understands the sentiment. She holds a bachelor’s degree in economics from Georgetown University in Washington, D.C., where she is a member of the Georgetown Institute for Women, Peace and Security. She is also a member of the executive committee and board of governors of the Los Angeles Economic Development Corp. Recently, she received a Deborah Award, named for the courageous Jewish prophetess, from the Anti-Defamation League Los Angeles for her leadership and civic contributions.

Citi’s job, she said, is to help the next generation channel its socioeconomic concerns through instruments like 501(c)(3) family foundations and

Citi Latitude, which Behzadi called “an ecosystem” of like-minded entrepreneurs and philanthropists.

With the next generation hewing close to home and not spreading out as previous generations did, the concentration of wealth in this area becomes even greater and means more for the local economy.

“You keep family close,” Behzadi said of the New York metro area. And Citi intends to keep families and family offices even closer. She pointed to one of its bankers, a fifth-generation metro area resident.

“It’s not,” she added, “always easy to find talent that knows the area that well.”

For more, visit privatebank.citibank.com.

Citi Private Bank is doubling down on growing its presence where its clients live and work, recently welcoming four senior executives to its growing Greenwich team, including

- Cayman Wills, US Northeast & Midwest Region Head;
- Henry Minchin, Managing Director;
- Andrew Hite, Director; and
- Monica McClure, Direct Investment Counselor.

Favorable market conditions made this a clear strategic choice for Citi Private Bank:

Fairfield/Westchester market is a growing hub for financial institutions and a haven for ultra-high net worth individuals.

Citi Private Bank has seen strong growth momentum in the market.

The region has seen a significant influx of capital into the market.

Other trends Citi is counseling its local client base on include:

Establishing family offices: As Fairfield and Westchester County’s ultra-high-net-worth residents look to protect their families’ futures, family offices are on the rise for greater oversight of their wealth

Preparing the next generation: Behavioral shifts amid a mass generational wealth transfer and emerging patterns among the new stewards of wealth

Direct private investments: Local clients increasing their investments in venture capital, growth equity, real estate, buyout, private credit and alternative opportunities

Wealth in Greenwich: Potential implications of the generational wealth transfer for the local economy.

Legacy planning: UHNW families setting up family offices to not only protect their wealth today, but preserve their long-term legacies.



Courtesy dreamstime.com



**HALÉ BEHZADI
HEAD OF NORTH AMERICA,
CITI PRIVATE BANK**

Halé leads Citi Private Bank's North America operations and is a member of the Private Bank's Global Leadership Team.

She has more than three decades of experience serving ultra-high-net worth families, most recently as global, market manager of the western region. Prior to joining Citi in 2002, she worked for Bank of America, directing a team of private banking professionals in Beverly Hills, California.

Halé recently received the Deborah Award from the Anti-Defamation League for her leadership and civic contributions. She is also a member of the Executive Committee and Board of Governors of the Los Angeles Economic Development Corporation.

Halé has a bachelor's degree in economics from Georgetown University, where she is an active member of the Georgetown Institute for Women, Peace and Security.



**CAYMAN WILLS
US NORTHEAST & MIDWEST
REGION HEAD,
CITI PRIVATE BANK**

Cayman Wills is a managing director with Citi Private Bank. She serves as the US Northeast & Midwest region head, working directly with bankers to address the complexities of significant wealth. In her senior leadership capacity, Cayman is deeply involved in both day-to-day activities and generating strategic value for the firm.

With more than 18 years of capital markets and wealth management experience, Cayman was previously regional director for J.P. Morgan's NYC office. Prior to that, she was the global head of equities for J.P. Morgan's Private Bank.

Originally from Denver, Cayman is a graduate of the University of Colorado Boulder, where she earned a Bachelor of Science degree with a Finance concentration. She received an M.B.A. from Columbia University.

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

westfaironline.com



A restaurant for the grown-up palate

BY JEREMY WAYNE / jwayne@westfairinc.com



Confit duck with duck breast. Photographs by Carol Napadensky.



Bar at Bistro de Ville.



Bistro de Ville, exterior.

BISTRO de VILLE



Bistro de Ville, grown-up and sophisticated but without ever giving the sense of trying too hard.

Like the late, lamented Whitney Houston, I believe that children are our future. I mean, who can argue with that? But that's not to say I don't get quite frustrated with them, especially in the context of restaurants, where we go out of our way to indulge our little darlings' every whim.

Don't you sometimes long for the occasional child-free lunch or dinner outing, without screaming, sulking or chicken tenders? I know I do. Which is why – and with Senior Citizens' Day on Monday, Aug. 21 – it was such a pleasure to take my 93-year-old friend out for dinner the other week to Bistro de Ville, an Eastchester restaurant about which I had heard good things.

This two-months-old bistro certainly looks the part. With its potted palms, bentwood chairs and mosaic tile flooring, you can easily imagine yourself in a charming bistro du quartier on Paris' Left Bank. Mind you, I think we would both have liked some more typically French background music – Charles Aznavour, perhaps or Mireille

Mathieu? – than the slightly too loud, atonal sounds that did little to enhance an otherwise first-rate dinner.

My properly grown-up guest usually starts with a properly grown-up drink, usually a dirty

martini, but on this occasion she opted for a bicyclette, a cocktail made with gin, Dubonnet, St. Germain liqueur and Champagne. (Dubonnet and gin, incidentally, was the late Queen Elizabeth II's favorite tippie.) Yours truly went for a French 75.

Pronouncing our fellow diners "a nice crowd," my guest then made eyes at our server, who was a dead ringer for Benedict Cumberbatch, before ordering fattoush, a seasonal take on the famous Lebanese bread salad, made here with plums, figs and preserved lemon, to which she gave the thumbs up. "I loved his Sherlock Holmes," she said, as if to explain her flirtatious behavior. "Evidently," I replied. My pâté de campagne, a coarse country pâté, had an arresting texture, a good degree of fat and was long on flavor.

With a dollop of red cabbage and cornichons, this was very similar to how a Parisian bistro would have served it and it tasted just as good.

That was the case with our main courses, too. For me, duck, which came as two separate components combined on one plate – the confit leg and thigh with three fleshy slices of breast. The oven-roasted breast, in a seasonal cherry sauce, was exceptionally tender. (The classic dish without the confit leg is better known as duck Montmorency.) Served on a plate bearing a duck motif, which also serves as the bistro's logo, my dish came with pommes de ville, a crunchy potato, which I substituted with pommes aligoté, impossibly rich mashed potatoes mixed with cream and tomme cheese. An unforgettable dish.

My nonagenarian friend, meanwhile, chose a shrimp brochette for her entrée, which received another thumbs up. She also really enjoyed the Moroccan rice which came with it, another typically French nod to North Africa and the Levant. Bistro de Ville owner Ed Taylor was the co-founder of Farmer & The Fish, so in addition to superb beef and poultry (the duck, we learned, is Hudson Val-

ley-reared,) the fish and shellfish here – salmon, tuna, mussels, lobster – is second to none.

East and West Coast oysters, a vegetarian couscous, oven-roasted chicken and a burger with raclette and bacon would be other tempting dishes to return for.

From the short dessert list – which includes espresso pot de crème and another highly seasonal dish, a cherry clafoutis, a kind of flan pie – we shared a generous heap of rich chocolate mousse, served from a large white china tureen. The Bordeaux Supérieur that we had been drinking earlier, or what remained of it – which was just a touch too punchy for the shrimp, a shade underpowered for the duck, but that's compromise for you – went perfectly with the mousse. And like real grown-ups, or perhaps irresponsible ones, we closed dinner out with a couple of glasses of Crémant de Bourgogne blanc de blancs, which came in wonderfully old-fashioned coupes, or "bosom" glasses as people used to call them. They somehow evoked a glamorous cocktail party in the 1950s.

We agreed we loved Bistro de Ville, grown-up and sophisticated but without ever giving the sense of trying too hard. And when, toward the end of dinner, I mentioned I was now watching out for Micheline, another French bistro in Scarsdale slated to open any day, and said I hoped she would join me there for a rematch, my senior friend gave a little whoop of delight. "Of course," she said, "but I think it will have to be my shout."

I'm looking forward to it already. Stiff drinks, grown-up conversation and not a chicken nugget in sight. Let's hear it for our seniors this week. Indeed, let's hear it for our seniors every week.

For reservations, visit bistrodeville.com.

Poughkeepsie's IDA asked to help with 55-year-old building

BY PETER KATZ / pkatz@westfairinc.com

Poughkeepsie's Industrial Development Agency (IDA) is being asked to provide financial assistance for the acquisition and rehabilitation of a 179-unit affordable apartment complex known as Rip Van Winkle that's located at 10 Rinaldi Blvd. in Poughkeepsie adjacent to the Hudson River. The IDA held a hearing on the proposal at its July 27 meeting at which time some public opposition to the plan was voiced.

Originally built in 1968, the building is on 4.9 acres and serves low-income families that qualify for Section 8 housing. Section 8 is a federal rental assistance program of the Department of Housing and Urban Development that is administered by local offices.

The 18-story Rip Van Winkle building has 37 one-bedroom units, 90 two-bedroom units, 40 three-bedroom units and 12 four-bedroom units. There are approximately 169 outdoor parking spaces. Amenities include a laundry room, community room, business center, front desk, reception area, management office, vending machines and building security that includes patrol guards.

Applicants Related Affordable LLC and RVW Preservation L.P. have applied for IDA financial incentives. Their parent company is

The Related Companies LP, based at Hudson Yards in Manhattan. Also involved in the project is Hudson Housing Capital LLC, a syndicator of low-income housing tax credits. The property currently is managed by PK Management LLC, which is a professional property management company with a national, diversified portfolio. The plan is for PK Management to continue managing the property.

The applicant is applying for real property tax benefits in the form of a PILOT (payment in lieu of taxes) agreement, sales and mortgage tax exemptions as well as tax-exempt bond financing. There will be an estimated mortgage of \$37 million and the applicant is asking the IDA to float that amount of tax-exempt bonds. The applicant plans to invest an estimated \$11,102,650 in improving the building. About \$6,887,877 is expected to be spent on taxable materials associated with the rehabilitation. The applicant is asking the IDA for sales tax emptions of \$559,640 and a mortgage recording tax exemption of \$354,690.

The applicant says that the rehabilitation project would create 40 construction jobs and retain the

current eight permanent jobs at the Rip Van Winkle property. It describes the proposed renovations as including but not being limited to bathroom and kitchen renovations, Americans With Disabilities Act unit upgrades, new flooring and painting, window and entry door replacement, interior and exterior lighting upgrades, installation of Wi-Fi throughout the building, general signage upgrades, parking lot and concrete repairs along with a new playground and landscaping. It's estimated that once renovations begin it will take about a year to complete the work.

"Residents will not be able to remain in their respective apartments while in-unit interior work is being undertaken. Instead, when a block of apartments is scheduled for renovation, the affected residents will move into 'on-site hotel' units at the property or actual off-site hotel rooms arranged in advance by management," the application said. "Any unoccupied units at the time sponsor commences construction may be used as on-site hotel units. With the help of professional movers coordinated by management and the general contractor, residents will be able to move all necessities and essential belongings into the on-site hotel units or to the off-site hotel rooms, with larger items to remain in the unit or be placed in secure storage."

The application points out that because the building is currently occu-

pled, what is proposed will have no impact on enrollment in the Poughkeepsie schools. It notes that the immediate neighborhood is largely made up of small and midsize apartment complexes built between 1940 and 1969 that are mostly renter-occupied.

One of those expressing opposition to the proposal was the former chair of the Poughkeepsie IDA, Melanie Vetter who resigned from the agency in 2021. Although the IDA commissioned a study of financial aspects of the proposal by a consulting firm, Vetter said that an even closer look at the financials is needed.

"We should absolutely dig deep into these numbers and understand exactly what's going on," Vetter said. She said that the money that is proposed to be spent on the renovations should result in more than what she views as superficial improvements. She said that residents of the building have complained to her about it being too cold in the winter, too hot in the summer, and water flow and temperature from the faucets being difficult to properly set.

"The IDA's mission is to provide economic development and jobs in the city of Poughkeepsie," Vetter said. "I do not think this project qualifies for bonding or for PILOT benefits. The project only has eight jobs that will be maintained and no incremental jobs are on the horizon."

Vetter said that the building will not spur economic development on

Poughkeepsie's waterfront because the residents of the building have little to no discretionary income to spend and that's why they're looking for low-income housing. She said that the building would not attract visitors because it's not a destination.

"The IDA is not and has not been an agency that provides significant benefits for housing alone," Vetter said. "Even if the IDA wanted to explore the benefits it would like to provide for housing this project will not create the infrastructure improvements the building requires. The applicants are asking for huge city benefits and bonding to put 'lipstick on a pig.'"



Rip Van Winkle apartments in Poughkeepsie. Satellite photo via Google Maps.

Breaking down the stigma obscuring youth mental health issues

BY PHIL HALL / phall@westfairinc.com



Dr. Greg Carnevale

With the first day of the school just around the proverbial corner and the lockdown environment of the pandemic in the rearview mirror, one might assume that children and teenagers are moving back to a pre-pandemic state of behavior. However, the damage created by the pandemic's protocols, coupled with other issues that predated Covid's arrival, have created a greater level of concern for the mental health of today's youth.

In an interview with the Business Journal, United Healthcare's Chief Medical Officer Dr. Greg Carnevale offered his insight on how parents can identify and address mental health concerns impacting their children.

The first question is a bit of a broad question: Just how severe is the depth and scope of children's mental health issues today?

The age group that we're talking about – children from adolescence to the teenage years – are struggling, and they're doing so in a lot of different ways. Based on statistics from

2022, more than a third of high school students reported poor mental health, with about 44% reporting feeling persistently sad or hopeless in the past year. It is a large growing problem, and that gives you a level of what we're trying to tackle.

It is easy to understand how the disruptions of the

pandemic created emotional chaos. But is there more to the problem than that?

There are contributions from different phases of life. Certainly, age plays a role and different races have higher incidences of mental health – there are disparities in ethnicities and gender. But then you bring in more of the social aspects – isolation, both in your community, family or school, is a big reason for having mental health issues. And can you even bring it down to a primary function of life – having a safe place to live is oftentimes a reason why mental health comes into play.

If you don't treat the mental health

early, what happens over time as you progress into the adult years is that you end up basically carrying those problems left untreated. I think it makes treatment for those problems worse as you age. We know that 60% of youth with major depression don't receive treatment.

How can parents spot that there's something going on that needs to be addressed? After all, there's the stereotype of teenagers being surly and not wanting to talk to their parents. How do they know when problematic behavior is going beyond being the stereotypical teenager?

Yes, the irritability and mood swings that are frequently present in the teenage years are a “warning sign,” but it might be typical for that teenager. Other things to look at include changes in appetite, issues with sleeping habits, changes of academic performance, new anxiety, difficulty communicating – if parents are actively listening, it is important to address these issues and have conversations with their kids.

We know that supporting your child's mental health comes from building routines that they can do – afterschool sports, hobbies that they're interested in doing. And then, if you admit you don't know what's going on, seeking professional help should be advocated.

Is there still a stigma attached to mental health?

Unfortunately, yes, and that goes back to the statistics of 60% of young boys and girls with major depression who don't receive treatment. I think there's a stigma of saying there's something wrong inside my head that that lends itself to avoidance and internalizing the problem, which is only making the problem worse.

Do young people feel that if they talk their mental health concerns on social media that it puts them at risk when they are applying for schools or applying for work?

Unfortunately, we're dealing with an age of instant communication, and that sometimes can be inappropriately used. In the social media networks, if you were to say that you're having difficulty and not realizing as a public chat line that could propagate to others who are less sincere in terms of your relationship with them, then

I think there's a risk or fear of opening up to that level.

You can prevent people from taking advantage of those situations. And we know that oftentimes, jobs and probably schools do a social network poll of information for their likely students or employees and that could give them a sense that this applicant has a problem.

You mentioned different demographics earlier. Are you seeing situations where young people either lower-income households or within certain racial or ethnic demographics have less access to mental health services?

Yes, and they could have less perceived access in a lot of ways. For example, transportation might be the access issue for those patients. Technology might be the issue, as well as finances to afford some of the treatment opportunities. Those are just some of the ways that the demographics play into that issue.

What can companies do to ensure that their workers know their health-care coverage extends for their children dealing with these issues?

For employers, the best thing to do is to find out what services are covered by their health-care plan and then to advertise that. They want to guide people to the right care at the right time to provide solutions. And that applies to their employees differently – some people want to do self-help-type efforts with digital tools and some prefer in-person visits with specialists.

If we were to revisit this conversation a year from now, where do you see this environment? Do you see the mental health of young people improving over time?

I would be optimistic and say I would like to see it improve. I think there are challenges in society that will make it very difficult to overcome.

I think we have to first address the fact that it's a real problem, and that we are trying to address the causes of that problem. Without addressing the causes, we're never going to make progress in treating the problem.

I'm not pessimistic, I'm just realistic that it's going to be a hard slog. But we must tackle it because it's at the forefront of health care and affects everything associated with health care. And it's the right thing to do.

We know that 60% of youth with major depression don't receive treatment.

- Dr. Greg Carnevale

Norwalk Hospital honored for stroke treatment efforts

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

Norwalk Hospital, part of Nuvance Health, has earned the “Get With the Guidelines” Stroke Gold Plus Award for 2023. It was also inducted into this year’s Stroke Elite Honor Roll and the Type 2 Diabetes Honor Roll, all issued by the American Heart Association and American Stroke Association.

According to the U.S. Centers for Disease Control and Prevention, every 40 seconds someone in the U.S. has a stroke, and every 3 minutes and 14 seconds someone dies of stroke. Each year, more than 795,000 people have a stroke, and roughly about 610,000 of these are first or new strokes. Stroke-related costs came to nearly \$56.5 billion between 2018 and 2019 (the most recent years for measured data) and this total includes the cost of health-care services, medicines to treat stroke, and missed days of work.

The Honor Roll Elite indicates that the hospital ensured that at least 85% of patients with strokes were identified and able to begin treatment within 60 minutes of entering the hospital, while the Type 2 Diabetes Honor Roll indicates consistent quality treatment for stroke victims with the complicating

health issue.

All the hospitals recognized by the Get With the Guidelines program displayed the same high level of care and attention to detail, regardless of the “medal”

they earned. The “Gold” represents that Norwalk Hospital has consistently provided that service with skill and consistency for more than 24 months, with 12 months earning Silver and 90 days taking Bronze.

During that timeframe, the hospital must provide the latest in effective stroke care, including antithrombotic medication that shrinks the blood clots in the brain that cause strokes and have the ability to perform mechanical thrombectomies, which remove the clots through surgical means. The hospital must also consistently provide treatments within the timeframe where they are most effective and demonstrate effective smoking-cessation programs for stroke patients with a history of smoking.

Time is key because a few minutes’ delay can greatly impact the outcome

for a patient. Norwalk Hospital was one of the first public hospitals in the region to offer some of the advanced therapies that have now become standard practice.

“Stroke is one of the most time sensitive disease processes,” said Dr. Joshua Marcus, a neurosurgeon that performs mechanical thrombectomies at Norwalk Hospital. “Patients need to get to the hospital that can deliver care as quickly as possible.”

Dr. Daryl Story, the neurology section chief and stroke director at Norwalk Hospital, was modest about the achievement.

“It’s really making sure that we’re doing all of the really essential fundamentals in a very consistent way, and we’ve gotten very good at that,” Story said. “It’s really not too difficult after being a stroke center for 20 years to really have that drilled into the culture of everyone that comes in contact with the stroke patient. Everyone knows the playbook.”

Michele Lecardo, a registered nurse and Norwalk Hospital’s stroke coordinator, said she appreciated the recognition but was motivated by the work itself.

“This is why I love doing my Job,”

Lecardo said of the effort that the award recognized. “I’ve been a nurse for 31 years and neuro is something I never thought that I’d be doing, but it’s about the process. I love to build and sustain processes because that’s truly what gives us the best care for our patients.”

“Sure, you can build a program,” Lecardo added, “but if there’s not sustainability and you don’t have buy-in from the organization it falls apart. The stroke program truly is accountable to everybody in the hospital. It starts with EMS, and maybe even earlier than that, with the community who have to be educated on the signs and symptoms of a stroke to call 911. Stroke is more time sensitive than any other 911 call because we only have certain timeframes when we can intervene.”

According to Lecardo, the advanced care which Norwalk and other hospitals have adopted have redefined what it means to be “lucky.”

“For some of those patients having large strokes, 15 years ago they wouldn’t have walked out of the hospital,” she said, noting that patients today now consistently not only survive once fatal strokes, but are able to take advantage of therapies that let them rejoin society with a minimal loss of function. Lucky used to mean ‘survive.’ Now lucky is “okay, let’s see if we can get you out of here on your own two feet.”



EMS members of Norwalk Hospital's stroke team. Contributed photo.

Sacred Heart University's nursing school receives \$2.6 million grant

BY PHIL HALL / phall@westfairinc.com

Sacred Heart University's Dr. Susan L. Davis R.N., & Richard J. Henley College of Nursing (DHCON) has received a \$2.6 million federal grant to be used for expanding the number of primary care and psychiatric mental health nurse practitioners available to work in medically underserved areas.

The grant was awarded by the Health Resources and Services Administration (HRSA), a U.S. Department of Health and Human Services agency focused on improving access to health care services for people who are uninsured, isolated or medically vulnerable. The funds will provide financial aid to full- and part-time Sacred Heart

University students in an advanced nursing education program who are on track to becoming certified as primary care nurse practitioners or psychiatric nurse practitioners at the doctorate, master's or post-master's level.

The grant will enable the DHCON to provide up to \$25,000 each to eight eligible full-time students and up to \$15,000 each to 18 qualified part-time students annually for the next four years. To be eligible for the grant funds, students must have at least a 3.2 grade

point average, along with their registered nurse license and a willingness to participate in training modules pertaining to pain management, cultural diversity and social determinants of health.

The university anticipates the project will increase enrollment in family nurse

practitioner and psychiatric mental health nurse practitioner programs. It also expects to see a growth in the quantity of diverse, disadvantaged and underrepresented students preparing to enter those fields.

“Each patient’s unique needs are important and may be shaped by their culture, ethnicity and socioeconomic status,” said Cynthia O’Sullivan, associate dean of academic affairs and global nursing at Sacred Heart University.

The HRSA grant is the third financial award that the DHCON received this year to date. In July, the school announced that 30 of its nursing students will have help completing their degrees thanks to a \$150,000 William Ran-

dolph Hearst Foundation grant that will finance the new Sustaining Hearts Scholarship for juniors and seniors pursuing their bachelor’s degrees in nursing. Each scholarship is \$5,000 per student, and the foundation defined its mission as seeking to “identify and fund outstanding nonprofits to ensure that people of all backgrounds in the United States can build healthy, productive and satisfying lives.”

In March, a \$2.5 million grant was received from CT Health Horizons to support programs and students in the DHCON and the School of Social Work. CT Health Horizons is a collaborative partnership that includes Connecticut State Colleges and Universities, the Office of Workforce Strategy, multiple state agencies, the University of Connecticut, the Connecticut Conference of Independent Colleges and the Connecticut Hospital Association.

“We are humbled and blessed to be the recipient of this funding, which enables us to address key shortages in nursing,” said Karen Daley, DHCON’s dean. “We are grateful for the confidence the state has shown in our ability to make a major impact on our state’s health and wellness.”

Special Report

The challenges in caring for a loved one with dementia

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

A loved one suffering from dementia poses many concerns for their caregivers. Many of them are practical matters, but ethical dilemmas also abound.

Dr. Linda Carozza, the director of communication sciences and disorders at Pace University's College of Health Professions and clinical assistant professor in the Department of Rehabilitation Medicine at NYU Grossman School of Medicine, recently gave a presentation on the thorny issues pertaining to care for those afflicted. The event was hosted by Wartburg, the Mount Vernon-based nonprofit nursing facility focused on Alzheimer's and dementia care.

Carozza was introduced by Wartburg President and CEO David J. Gentner, who noted that as a clinician with extensive experience in neurogenic commu-

nications disorders Carozza's research was particularly relevant to the Wartburg employees who comprised the majority of the

audience.

"Dr. Carozza's research reported on the breakdown of language retrieval in individuals with dementia of the Alzheimer's type," he said. "Her study demonstrated that retrieval mechanisms on a brain level basis were impaired in the earliest disease stages."

"This topic resonated with me with my own experiences in my family," Carozza told the audience. "With being caregiver to my mother and working through that stage of life with her I was able to see her going through the dementing process, particularly via the loss of language abilities and word finding and orientation and the items that we do see within our families and our clients if you are a caregiver."

In addition to her personal experience, Carozza noted that she is both a researcher and clinician who placed an emphasis on using each skill set to inform the other.

"I sit side-by-side with somebody. I interview them. I see their reaction, they see my reaction. It's much more collaborative and in person," Carozza said, depicting it as a useful compliment to her extensive research based on data sets. "We need both because one is incomplete without the other. The one-to-one needs the background and the large research study needs the personal attention of individuals working directly with folks that have a dementia diagnosis."

Carozza also discussed her experience dealing with her mother's dementia, which worsened after a stroke. She published a study on the work she did with her mother after the stroke removed her ability to eat and swallow.

"I'll never forget that day when I went to the unit and they explained to me that she was going into hospice because she no longer could eat orally and they were not considering any other means of nutrition," Carozza recalled. "As a speech pathologist I asked them for consideration to give me time to do some oral feeds and external evaluation, and after a period of three months mom had tubes and oral feeds and the director of the center explained to me that she was indeed gaining weight. She had returned to her prior level

of function, (but) she was not cured — she had dementia, but she was not in her final stages. She stayed like that for three years."

According to Carozza, declining language ability is often one of the first signs of the onset of dementia. She also cited statistics that while Alzheimer's cannot currently be confirmed without a post-mortem tissue sample, it is believed that 60% to 70% of dementia cases result from the disease.

However, she said that effectively treating underlying conditions such as depression or pharmacological interactions could alleviate symptoms, resulting in a "reversible dementia," which responds to treatment. Concentrating on those early signs tied to language ability and skills is also key, because it is one of the most effective ways of ensuring the autonomy of the afflicted.

"One of the main principles in ethics in medicine is autonomy, or the role of the self in decision making," Carozza said. "In medical ethics autonomy is considered a fundamental principle. Autonomy's important for everybody, younger and older."

Carozza offered a detailed analysis of the findings from a Norwegian case study, which featured intensive interviews of 27 people in nine cases revolving around dementia patients.

"The authors promote some strategies by which people with dementia may be involved in their decision making in their own care," Carozza explained. "That will lead to better outcomes for them, their families and society as well."

"As you may know there is a dearth of nursing home construction," she continued, noting that there is need for similar studies in the U.S. where the lack of institutional support makes the financial aspect of care a more urgent matter. "If people can stay at home longer that may be of worth to the family, the community and us as taxpayers and part of society at large."

"The main controversy is the ethical dilemma of balancing autonomy with their safety and well-being," Carozza said, walking the audience through several scenarios where the ethical issues came to the forefront.

In one situation, a patient injured his wife after she had repeatedly told him small lies about taking him to a care center, and Carozza emphasized that while the reaction of the patient was



Dr. Linda Carozza

unacceptable it was also understandable since he was still in the early stages of the disease. Even if the disease were more advanced, it is normal for people to be upset when they realize they have been lied to, but a person suffering from dementia is even more likely to have a strong reaction.

Carozza repeatedly underscored the value of collaborative decision making, although acknowledged that there were cases where the previously stated wishes of a patient might conflict with their present wants. There were few cut-and-dry cases in the studies she cited, but she urged the attendees to consider not only their reactions to them as caregivers, but also as patients, and to remember that people are being dealt with at every step of the process.

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WESTCHESTER COUNTY ASSOCIATION

BUSINESS INTEL NEWS

AUGUST 2023

GET READY TO TOAST TO A HEALTHY WESTCHESTER!

The healthcare industry is a cornerstone of Westchester's economy, driving growth and community well-being. That's why the WCA collaborates with some of the world's most renowned hospital systems and healthcare providers to strengthen this \$18 billion sector. Join us on September 20 for our annual "Toasting to a Healthy Westchester," an evening to celebrate our collective work and support WCA's healthcare advocacy and strategic initiatives.

Keynote: Michael Dowling on the Future of Healthcare

Hear from one of the industry's most powerful voices as Michael Dowling presents the evening's keynote. Ranked #1 in Modern Healthcare's "100 Most Influential People in Healthcare in 2022," Dowling takes a stand on societal issues such as gun violence and immigration that many health system CEOs shy away from. As president and CEO of Northwell Health, he leads a clinical, academic and research enterprise with a workforce of more than 83,000 and annual revenue of \$16.5 billion. Hear his innovative thinking on how to navigate the evolving healthcare landscape.



Announcing WCAs Healthcare Champions!

Honoring their leadership and dedication to improving lives in the communities they serve:

Rita C. Mabli President & CEO, United Hebrew

A nationally recognized leader in senior care, Rita Mabli has over the past 40+ years transformed United Hebrew in New Rochelle from a nursing home into a campus of comprehensive eldercare where seniors thrive, critical for Westchester's aging population.



Westchester Community Health Center Accepted by Judith Watson, CEO

Under Judith Watson's leadership, the organization formerly known as Mount Vernon Health Center has rebranded itself as the Westchester Community Health Center and is currently undergoing a \$12 million upgrade to its facilities. Now serving 42K patients annually, WCHC is improving access to high-quality healthcare for underserved populations.



Meet the Who's Who in healthcare and raise a glass to our Healthcare Champions on September 20. Cocktails start at 5:30 p.m. followed by a seated dinner and awards program.

Register at westchestser.org/events.



FOCUS ON REAL ESTATE

TWO NEW OPENINGS ADDRESS AFFORDABLE HOUSING NEEDS IN WESTCHESTER

Two recently opened real estate projects in Westchester highlight the WCA's leadership of the transformation of the I-287 corridor and advocacy for affordable housing and improved policies and strategies to improve the planning, zoning, and approval process across the county. Both projects help to address the housing crunch, standing as positive examples of smart growth.

Platinum Mile further transformed with opening of The Halden



The July opening of The Halden, a new, five-story apartment complex at 1133 Westchester Avenue built by The NRP Group and RPW Group, marks a major milestone in the redevelopment of Westchester's Platinum Mile. The sustainably-built Halden complex adds hundreds of new apartments supporting a work, live, play lifestyle, and includes 19 housing units classified as affordable.

Transit-oriented AvalonBay opens in Harrison



The brand-new development at the Harrison train station highlights the importance of transit-oriented development to meeting the growing demand for housing in Westchester. Features include more than 140 new units of housing, retail spaces, and parking on previously underutilized MTA property.

The WCA was invited by Gov. Kathy Hochul to participate in a private roundtable prior to AvalonBay's ribbon cutting to discuss fresh approaches and advance practical recommendations to address the housing crisis and highlight its importance to businesses and community vitality.



Photo credit: David Miller Studios for The Halden

WCA Annual Leadership Dinner

Our signature fall event honoring businesses and individuals who drive economic vitality in Westchester.

 Thursday, November 9, 2023
5:30pm – 8:30pm

 Westchester Marriott, Tarrytown

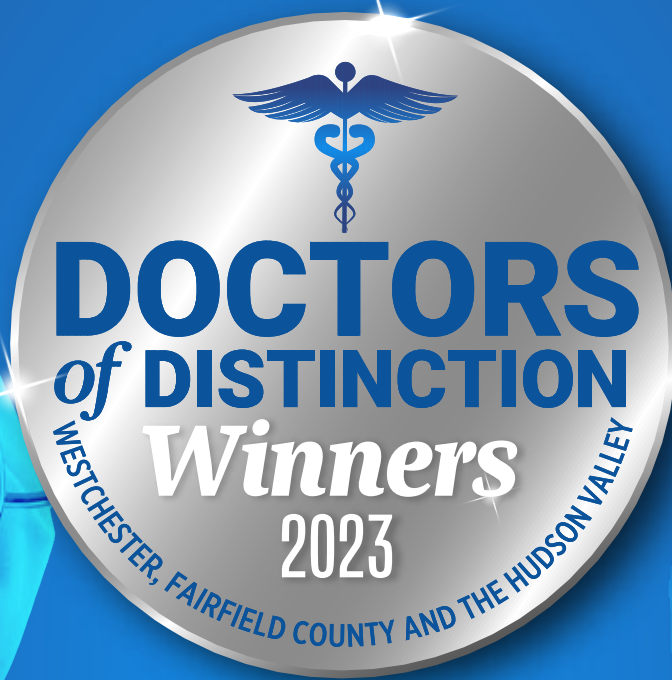
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Good Things Happening

300 MILES PADDLED

Clean water supporters used kayaks, paddleboards and canoes over the course of nine days recently to raise funds and awareness for environmental protection in the Long Island Sound region. The eighth annual Paddle for the Sound fundraiser was, for the fourth time, a virtual sporting event that brought together athletes, outdoor enthusiasts and activists.

More than 300 miles were paddled and over \$5,000 raised through registration fees and personal fundraising to support Save the Sound's efforts and programs to fight climate change, save endangered lands, protect the Sound and its rivers, and work with nature to restore ecosystems. For Total Distance Paddled, Ruth Hayduk, Bronx, New York, won first place (72.57 miles); Susan Lloyd, Westport, Connecticut, won second place (67.88 miles); and Jean Kostelich, New Rochelle, New York, won third place (52.53 miles). For Most Funds Raised, Susan Lloyd won first place (\$1,500).

The event celebrates the rivers, lakes, forests and all greenspaces that make the Long Island Sound region truly spectacular.

From left, Ruth Hayduk, Bronx, New York; and Jean Kostelich, New Rochelle, New York.

PROMOTION AT LITIGATION FIRM



Michael Harrison



Fullerton Beck LLP, a woman-owned litigation firm based in White Plains, New York, has promoted Michael Harrison to senior counsel.

Formerly an associate, Harrison has worked for Fullerton Beck since 2019. His practice focuses on New York Labor Law and premises liability cases, representing general contractors, sub-contractors, property owners and businesses. He also handles medical malpractice cases on behalf of medical professionals and facilities, such as rehabilitation centers.

"Michael joined the firm hungry to learn and advance his career," said Eileen Fullerton, managing partner. "He embraced the firm's focus on mentoring and has grown into a skilled litigator who manages cases from inception through resolution or until trial..."

Prior to joining Fullerton Beck, Harrison clerked for Judge Richard Ambro in the Suffolk County Supreme Court and Judge Leonard Wexler of the Eastern District of New York.

Harrison earned his Juris Doctorate from Touro College – Jacob D. Fuchsberg Law Center, where he received the CALI Excellence Award for the Future in New York Practice and International Law. He earned his bachelor's degree from Fordham University.

SCARSDALE NATIVE PRESENTS RESEARCH



Six student interns enrolled in the Office of Naval Research's Naval Research Enterprise Internship Program (NREIP) had the opportunity to present their research to mentors, scientists and staff assigned to Naval Medical Research Unit (NAMRU) San Antonio at the Battle-

field Health and Trauma Research Institute.

Victoria Capobianco, a senior at Cornell University, is one of the six students who took part in the 10-week program, which places college and university students in Department of Navy laboratories where they take part in real Naval research during the summer.

NREIP gives academically talented college students, graduating seniors, and graduate students pursuing STEM careers the opportunity to learn about Naval research and technology while receiving first-class mentoring by

top scientists and engineers.

Capobianco, a native of Scarsdale, New York, and an intern assigned to Naval Medical Research Unit (NAMRU) San Antonio, participated in the Office of Naval Research's Naval Research Enterprise Internship Program (NREIP) at the Battlefield Health and Trauma Research Institute. NREIP places college and university students in the Department of the Navy laboratories where they take part in real Naval research for ten weeks during the summer.

Dr. William D'Angelo assigned to NAMRU San Antonio's Biomedical Systems Engineering and Evaluation Department, said NREIP is a valuable program that exposes NAMRU investigators to motivated and intelligent students.

"This program is important because we can introduce very high-caliber students to our current projects every year," said D'Angelo. "The students are able to make incredible progress in a short amount of time and really contribute to the NAMRU San Antonio mission in a meaningful way."

Victoria Capobianco delivers her briefing titled "Development of Hemostatic and Antibacterial Co-Crystal for Wound Healing."



EXPANDING NONPROFIT MEMBERSHIP

Nonprofit Westchester (NPW) has welcomed four new nonprofit members and one new business member, all of whom will add expertise and value to the organization's mission to strengthen Westchester's nonprofit sector. Westchester Medical Center has also joined as a new gold sponsor and CMIT Solutions as a silver sponsor.

The new nonprofit members include VNS Westchester, which promotes and supports the health and sustains the independence of residents in the communities it serves through the delivery of home health care and related community health services;

The Peekskill Housing Authority (PHA), which has provided decent, safe and affordable homes to families and individuals with 273 apartments in three developments in the city of Peekskill;

The new business member National Advertising & Printing is a full-service printer that has been doing business in New York City and the surrounding areas since 1923. It has expanded its business over the years to more than 800,000 promotional items.

To learn more about new nonprofit members, business members and sponsors, visit npwestchester.org.



Seaman Alessandro Chiarello. Photo by Mass Communication Specialist 1st Class Anna-Liesa Hussey, Navy Office of Community Outreach.

YONKERS NATIVE SERVING ABOARD U.S. WARSHIP

Seaman Alessandro Chiarello, a native of Yonkers, New York, is serving aboard USS Chung-Hoon, a U.S. Navy warship operating out of Pearl Harbor, Hawaii.

A 2019 graduate of Yonkers

Montessori Academy, Chiarello joined the Navy two years ago.

“I joined the Navy to serve my country, learn new skills, travel and meet new people,” said Chiarello.

Today, Chiarello relies upon skills and values similar to those found in Yonkers to succeed in the military.

“New York is a melting pot, and I had the chance to work with people from all walks of life while living there,” said Chiarello. “Be-

ing that the military is very diverse as well, this has helped me be successful in my time in the Navy.”

Chung-Hoon is a guided-missile destroyer that provides a wide range of warfighting capabilities. The destroyer is a multimission ship that can operate independently or as part of a larger group of ships at sea. The ship is equipped with tomahawk missiles, torpedoes, guns and a phalanx close-in weapons system.

With 90% of global commerce traveling by sea and access to the internet relying on the security of undersea fiber optic cables, Navy officials continue to emphasize that the prosperity of the United States is directly linked to trained sailors and a strong Navy.

“Our mission remains timeless – to provide our fellow citizens with nothing less than the very best Navy, fully combat ready at all times, focused on warfighting excellence and committed to superior leadership at every single level,” said Adm. Mike Gilday, chief of naval operations.

“The Navy is important to national defense because we patrol and operate in waters around the world, ensuring freedom of navigation laws are being followed,” said Chiarello.

“Serving in the Navy means everything to me,” said Chiarello. “I love my country and I don’t regret my decision to join one bit. I’m proud of what I have become.”

FUN WITH HALL OF FAME PITCHER



The Nick Loeb Foundation in Purchase is hosting its second annual party with the Police BBQ and Pool Party on Saturday, Aug. 26, from 11 a.m. – 4 p.m. at a private location in Purchase. This year’s event will be open to donors to help supplement the cost of college and expenses for children of local law enforcement families.

“We believe every child should have the opportunity to go to any school they want,” said Nick Loeb, founder of The Nick Loeb Foundation, and Ilaria Damiano, president and executive director of The Nick

Loeb Foundation. “The foundation will focus its contributions to those who are local and take care of us, specifically supporting kids that adhere to the foundation’s values.”

Attendees will enjoy a day of fun for the family, which will include food vendors, a trampoline park, a mechanical bull, a 50-foot water slide, face painting, an on-site masseuse, Dunk the Police Chief, Jiu Jitsu and more. This year’s event will have Baseball Hall of Fame pitcher Dwight Gooden as a special guest, who will provide batting practice and baseball fun for guests.

Tickets are \$250 (free for children) or VIP tickets for \$350, which include baseball activities with Dwight Gooden. In addition to tickets, sponsorship packages are available at various levels. To purchase your tickets or for sponsorship opportunities, visit <https://thenickloebfoundation.com/party-with-the-police-2023>. For additional information, contact Ilaria Damiano at 914-500-9618 or email at ilaria@thenickloebfoundation.com.



From the Power to B jewelry collection.

REWARD FOR EMPLOYEES

Baribault Jewelers, a family-owned fine jewelry and diamond gemstone company in Glastonbury, Connecticut, has launched a new Corporate Gift department dedicated to recognizing and rewarding an organization’s exemplary employees, donors or supporters. With the return of workers to their offices, as

well as the popular fall fundraising event calendar and upcoming company holiday parties, the timing for the launch is just right. “Incentives are important tools for driving employee engagement and performance,” said Christina Baribault-Ortiz, co-owner of Baribault Jewelers. “Our variety of custom-designed, company-branded gift items from engraved watches to inspirational bracelets are top-quality, motivational tools that encourage your employees to produce their absolute best and help ensure long-term company success.”



NEW MEMBER AT BBRC

Joseph M. Scalzo has joined the team at the Bridgeport Regional Business Council. He brings a wealth of knowledge and experience to the field of event planning and management. A graduate of the University of Connecticut, where he studied business and hospitality management, Scalzo has accumulated 27 years of expertise in orchestrating successful events and trade shows.

His operational prowess and extensive background in event services make him an invaluable asset to the organization as well as his customer service skills. Scalzo’s genuine passion for working with people will enrich the BBRC team dynamic.

2023 NEW ENGLAND LEGAL AWARDS

The Pullman & Comley Alternative Dispute Resolution (ADR) practice was recognized by the 2023 New England Legal Awards, presented by the Connecticut Law Tribune as the recipient of the “Litigation Department of the Year - Specialty” given to departments whose work had a significant impact on the practice of mediation and arbitration in New England.

The annual New England Legal Awards program acknowledges attorneys and practice areas that have made their mark in the industry and have earned the trust and respect of their clients and peers.

The ADR practice group at Pullman & Comley offers mediation and arbitration services in complex civil matters in state and federal courts. In addition, the practice offers services in all family and matrimonial matters, including financial, custody and parenting disputes.

Pullman & Comley’s ADR team is comprised of four retired Superior Court judges: Marshall K. Berger, Robert L. Holzberg (practice chair), Michael E. Riley and William J. Wenzel, as well as several AAA-certified attorneys. The practice expanded this year with the addition of retired Judge Marshall K. Berger, who focuses on the mediation of land use, zoning, environmental and construction matters.



Cast of "The Addams Family" takes a final bow to sold-out house. Photo by Kathy Kahn.

Good Things Happening

CELEBRATING 77 SEASONS



The Forestburgh Theatre. Photo by Kathy Kahn.

The Borscht Belt was brimming with hotels when the Provincetown Players in Greenwich Village began searching for a new summer home for its actors back in 1947. The company moved to Sullivan County's booming small town of Forestburgh and opened its theatre in a barn, debuting "Blithe Spirit."

Today, it has grown to present several summer stock performances that regularly draw a crowd, and over the decades it has greatly expanded its cultural offerings and entertainment. Its Tavern offers a dinner show Tues-

days through Fridays during the Playhouse's May-October season, with food and music and bountiful gardens to enjoy and explore. For those who love The Rocky Horror Picture Show, it's the place to celebrate the upcoming season of Halloween every weekend in October. Children's theatre and activities also abound at the Playhouse and continue throughout the year.

Producing Artistic Director Franklin Trapp has led the company since 2014, assembling seven mainstage performances during this season that run from 1-2 weeks. Its recent performance of "The Addams Family," which had a successful run on Broadway, had the full house totally engaged. Trapp said Covid closures "certainly had us on our toes, but we held outdoor performances in 2020 and kept going." The company's hard work and dedication throughout its 77 years have proved to be successful. For information and tickets, visit fbplayhouse.org.



REAL ESTATE AND HOSPITALITY ATTORNEY HIRED

Rye Brook, New York-based law firm, Zeidel & Associates PC recently hired Senior Counsel Raymond Pruchnicki, a veteran real estate and hospitality attorney located outside of Chicago.

Pruchnicki bolsters the firm's core transactional practice, having handled a wide range of complex purchase and sale agreements, commercial leases for landlords and tenants and financing agreements. He has served as outside real estate counsel with national and regional law firms and as in-house counsel for major hospitality corporations, including McDonald's and Starbucks.

"Ray is known for prioritizing efficient transactions and favorable outcomes for his clients," said Robin Zeidel, founder and principal of Zeidel & Associates. "His strong negotiation skills enable him to excel at identifying potential issues and building consensus to protect his clients' interests...."

Pruchnicki also adds a land-use capability to the firm's service



Raymond Pruchnicki

offerings and enhances its core practice by anticipating issues related to development projects. He has served as a city planner for Chicago, outside counsel to several Chicago-area municipal corporations and master planner embedded contractor with the United States Air Force in southern Afghanistan.

Pruchnicki earned his Juris Doctorate from DePaul University College of Law in Chicago, a master's degree in urban planning from the University of Illinois, Urbana-Champaign, and a bachelor's degree from Iowa State University. Zeidel & Associates is a high-end boutique law firm serving hospitality, corporate and real estate clients throughout the country.

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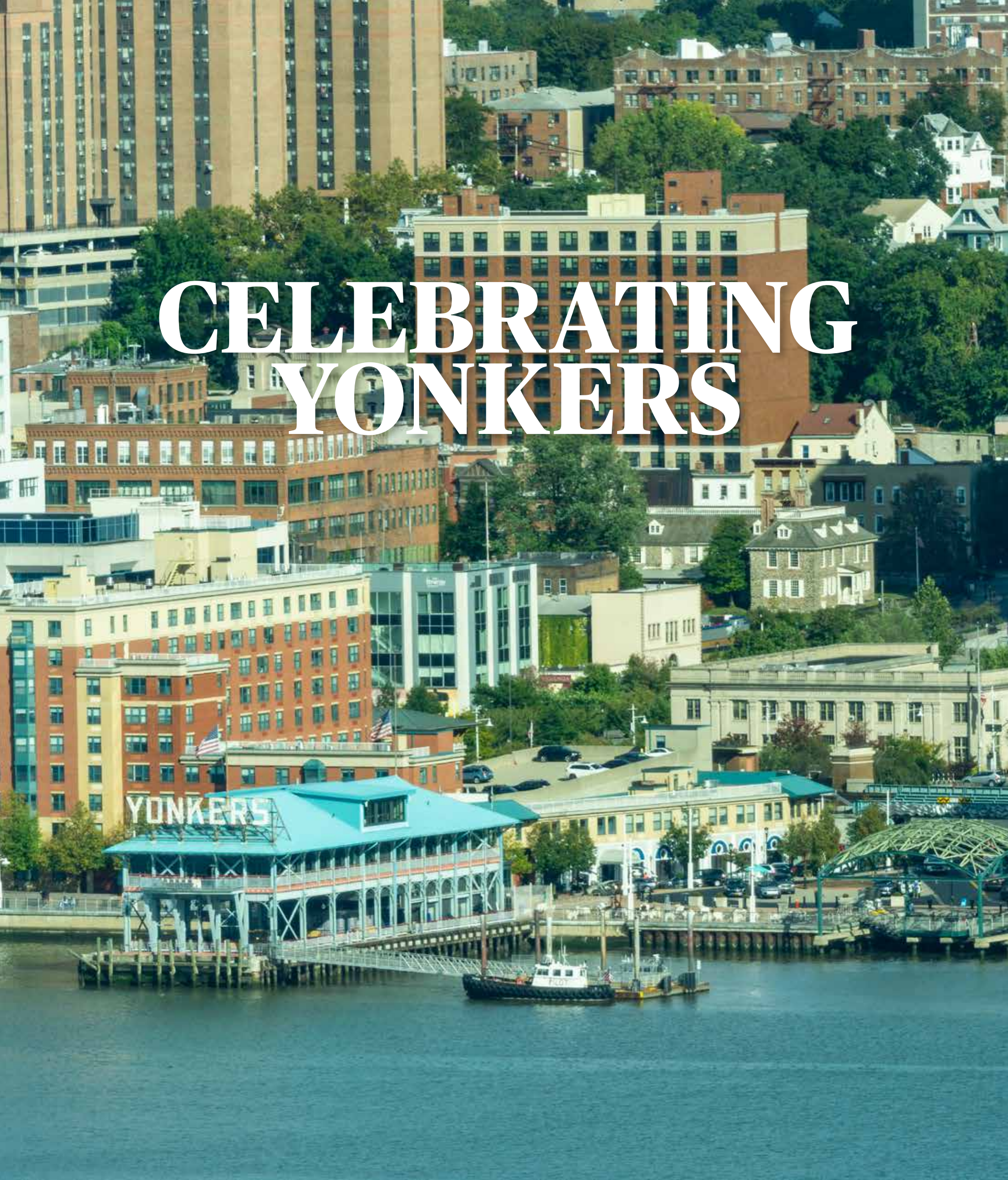
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CELEBRATING YONKERS

YONKERS



A NEW ERA OF COMPREHENSIVE HEALTH CARE IN YONKERS

Park Avenue Family Medicine Joins Saint Joseph's Medical Practice PC

A transformative moment in Yonkers health care has arrived as Park Avenue Family Medicine becomes an integral part of Saint Joseph's Medical Practice PC. This union not only signifies an expansion of medical services, but also a deepened commitment to offering holistic and patient-centered care.

Located at 102 Park Ave. in Yonkers, Park Avenue Family Medicine is a cornerstone in the community's medical care, offering a wide spectrum of services, including internal medicine, family medicine, cardiovascular disease care and chiropractic medicine. The practice boasts an exceptional team of health-care providers:

- **James Sayegh, M.D.**, board certified in family medicine, brings his extensive experience to the practice.
- **Shadi Sayegh, M.D.**, board certified in family medicine, brings his dedication to compassionate patient care.
- **Marietta Go, M.D.**, a specialist in internal medicine, brings her expertise to diagnose and manage complex medical conditions.
- **Elizabeth Rocco, M.D.**, specializing in internal medicine, adopts a patient-centric approach to address adult health concerns.
- **Peter N. Sayegh, M.D.**, a highly accomplished specialist in cardiovascular disease, board certified in internal medicine, adult echocardiography and nuclear cardiology, enhances the team's capabilities. He is also board eligible for cardio-



vascular disease and interventional cardiology.

- **Evelyn Batres**, a board-certified family nurse practitioner, adds her empathetic touch and extensive knowledge to the practice.
- **Johnpaul Sayegh, D.C.**, a practitioner in chiropractic medicine, rounds out the spectrum of services, providing holistic care.

“Park Avenue Family Medicine is a great addition to Saint Joseph's Medical Practice,” said Michael Spicer, president and CEO of Saint Joseph's Medical Center. “This partnership re-



inforces our dedication to delivering exceptional health care to the communities we serve. Together, we are prepared to elevate the health and well-being of our patients.”

“This collaboration is an exciting step forward,” said Dr. James Sayegh. “By aligning with Saint Joseph's Medical Practice we can now provide an even more comprehensive range of

health-care services to meet the diverse needs of our patients. It's a win for everyone involved.”

The integration of Park Avenue Family Medicine and Saint Joseph's Medical Practice ushers in a new chapter of health-care excellence in Yonkers, underscoring the commitment to a healthier future for patients of all walks of life.

To schedule a primary care appointment, call 914-965-4300. For those seeking specialized care in cardiovascular disease, appointments can be scheduled by calling 914-751-3524. For chiropractic medicine appointments, please call 914-671-0001.

“When I needed emergency surgery Saint Joseph’s was there for me.”

Denis Flavin

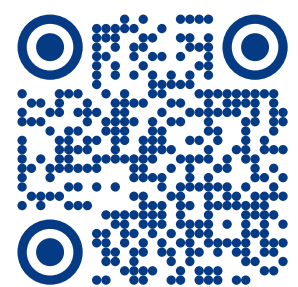
Yonkers Firefighter and Grateful Patient



As a Yonkers firefighter, Denis is always ready for an emergency, but he wasn’t prepared to face his own.

When Denis Flavin was struck with severe stomach pain he drove straight to Saint Joseph’s Medical Center. Quickly diagnosed in the Emergency Room, Denis was rushed into the operating room for emergency surgery. Thanks to the top emergency and surgical teams at Saint Joseph’s, Denis made a full recovery and is back doing what he loves.

Saint Joseph’s Medical Center was there for Denis, and they’re here for you.



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FROM L TO R: KLAUDIA NOWAKIWSKYJ, MD; THOMAS APUZZO, MD
ANA ANDRONE, MD; EVELYN SANTAMARIA, FNP; KIRANPRIT KAUR, MD

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Proud to be a Vital Part of the Yonkers Community

AN OPEN LETTER FROM RON CORTI
CEO OF ST. JOHN'S RIVERSIDE HOSPITAL

Dear Yonkers Community,

I am honored and delighted to express my heartfelt gratitude to all of you for welcoming St. John's Riverside Hospital into your vibrant community. As the CEO of this remarkable institution, I am humbled by the privilege of serving as a steadfast partner in the health and well-being of Yonkers residents.

St. John's Riverside Hospital is not just a healthcare provider; we are an integral member of the Yonkers community itself. Our dedicated employees are not only healthcare professionals but also your neighbors, friends, and fellow community members. This unique dynamic allows us to provide care that is not only medically superior but also deeply compassionate, reflecting our genuine concern for the well-being of our community.

Our commitment to the Yonkers community extends beyond the walls of our hospital. We have invested in fostering strong relationships with institutions such as Montefiore Medical Center, enabling us to bring world-renowned healthcare resources to your doorstep. This partnership combines local accessibility with nationally recognized expertise, ensuring you receive the best possible medical care without leaving your community.

St. John's Riverside Hospital excels in Orthopedic Surgery and Pain Management treatment, Maternity, and Emergency Medicine. We take immense pride in leading our region in these specialized fields, offering unparalleled treatments and experiences in Westchester. Our dedication to staying at the forefront of medical advancements ensures you can access the latest techniques and technologies, enhancing your quality of life and promoting overall well-being.


Furthermore, our commitment to excellence extends beyond our immediate community. St. John's Riverside Hospital boasts one of the most comprehensive Behavioral Health treatment systems in the State of New York. This achievement is a testament to our unwavering dedication to providing high-quality healthcare that meets the diverse needs of our patients from our community to communities across the state. We are proud to be pioneers in medical innovation, setting a standard others aspire to follow.

Finally, I want to express my gratitude to each member of the Yonkers community for entrusting us with your health and well-being. For over 150 years, St. John's Riverside Hospital has been more than just a healthcare facility; we are a cornerstone of this community, tirelessly working to ensure you have access to the finest medical care possible. Our mission is to serve you with compassion, expertise, and a genuine commitment to your health.

We look forward to continuing this journey together, nurturing a relationship that enriches the lives of all Yonkers residents.

With respect and warm regards,

Ronald J. Corti, President & CEO



YONKERS
HOLLYWOOD
ON HUDSON™
LIGHTS ★ CAMERA ★ ACTION

YONKERS IS THE **NEW HOLLYWOOD** ON HUDSON

The unprecedented renaissance underway in the City of Yonkers is now premiering a spectacular new sequel! Yonkers is Hollywood on Hudson, home to the new 1 million square foot Lionsgate Studios complex, the largest modern film and TV production facility on the East Coast. Located along the beautiful Hudson River, this state-of-the-art media center will help complete the transformation of the Yonkers waterfront with local businesses benefitting from the expected 1000+ people working at the studio complex. And with the rapid growth in streaming media, other major film and TV studios are now eyeing Yonkers which offers one of the most easily accessible locations in the New York Metro area.

HollywoodOnHudson.org

f t i #HollywoodOnHudson



westfaironline.com



NOMINATE TODAY

NOMINATION DEADLINE

OCTOBER 7



Millennials represent half of the workforce and it's predicted that by 2025, Gen Z will make up about 27% of the workforce in the world. Many individuals from this generation are coming of age and establishing their place in society. The awards celebrate this new era in the workforce and recognize some individuals who are leaving their footprints in the technology and business communities of Westchester and Fairfield counties.

Millennial & Gen Z Awards 2023

Nomination Requirements

- Living and/or working in Fairfield or Westchester counties
- Born between 1981 - 2000
- Candidate must not have won the competition previously

All nominations will be reviewed by our panel of judges. The nominees that best fit the criteria will be honored at a cocktail reception and awards presentation.

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Nominate at

westfaironline.com/2023millennialgenz/

Located at

KANOPI
1 Renaissance Square,
White Plains, NY 10601



For event information, contact Natalie Holland at nholland@westfairinc.com.

- 2023 -
Women
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/2023-WOMEN-INNOVATORS/

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600 DAVENPORT AVE,
NEW ROCHELLE, NY 10805

SUBMISSION DEADLINE
SEPT. 8

NOMINATE A

Super woman who

- 💡 Exhibits remarkable brilliance in problem solving
- 💡 Is a true inspiration to those around her
- 💡 Has articulate communication skills
- 💡 Displays unwavering tenacity

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WESTCHESTER

COURT CASES

U.S. Bankruptcy Court White Plains & Poughkeepsie Local business cases, Aug 9 - 15

Mazel on Del LLC, Woodbourne, Benjamin Friedman, managing member, 23-35658-CGM: Chapter 11, assets \$0 - \$50,000, liabilities \$1 million - \$10 million. Attorney: Allen A. Kolber.

La Camelia Restaurant Inc., Mount Kisco, Victor Varela, president, 23-22600-SHL: Chapter 11, assets \$54,600, liabilities \$370,000. Attorney: Charles A. Higgs.

John F. Campbell, Livingston Manor, re. Clarise Court LLC, et al, 23-35668-CGM: Chapter 7, assets \$0 - \$50,000, liabilities \$1 million - \$10 million. Attorney: David J. Finkler.

U.S. District Court, White Plains Local business cases, Aug 9 - 15

Juan Carlos Perez Perez, Orange County vs. Walmart Supercenter, Middletown, et al, 23-cv-7022-NSR: Personal injury, removal from Orange Supreme Court. Attorney: Thomas M. O'Connor.

Global Industries Holdings Ltd., Taiwan vs. EC Cellars, Larchmont, et al, 23-cv-7030-NSR: Contract. Attorney: Connor G. Shea.

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

Questions and comments regarding this section should be directed to:

Sebastian Flores
Westfair Communications Inc.
4 Smith Ave., Suite 2
Mount Kisco, NY 10549
Phone: 914-694-3600

Joan Colletti, Manhattan vs. White Plains Hospital, et al, 23-cv-7071-NSR: Civil Rights Act. Attorney: Masai I. Lord.

Lacheryl O'Neal, Riverdale, Illinois, et al, vs. Lumico Life Insurance Co., Armonk, 23-cv-7078-PMH: Personal injury, class action. Attorney: Victoria J. Maniatis.

Kai Sinclair, Brooklyn vs. Darcars of Railroad Avenue Inc., Mount Kisco, et al, 23-cv-7123-NSR: Truth in Lending. Attorney: David M. Kasell.

Makenzi E. Rose, Connecticut vs. Bar Taco of Port Chester, et al, 23-cv-7140: Fair Labor Standards Act, class action. Attorney: Joseph Jeziorowski.

Rhonda Torrence, Hudson County, New Jersey vs. Riverside Health Care System Inc., Yonkers, 23-cv-7209: Job discrimination. Attorney: Brittany A. Stevens.

Shawn Landau, New City vs. Good Samaritan Hospital, Suffern, et al, 23-cv-7227: Americans with Disabilities Act. Attorney: Rebekah M. Joab.

DEEDS

Above \$1 million

100 Pondfield Owner LLC, Tarrytown. Seller: Carolan Kieran and James Sullivan, Bronxville. Property: 100 Pondfield Road, 3D, Eastchester. Amount: \$1.8 million. Filed July 27.

11 May 10 LLC, Scarsdale. Seller: Michelle Schwartz, Scarsdale. Property: 43 Hampton Road, Scarsdale. Amount: \$5.1 million. Filed Aug. 2.

236 Central Avenue LLC, Harrison. Seller: Laure-Ellyn Charier and Thierry Schlaudecker, Brooklyn. Property: 632 Lorraine St., Rye. Amount: \$1.1 million. Filed July 31.

7 Saxon Wood Park LLC, Port Chester. Seller: Allison Bond, Philadelphia, Pennsylvania. Property: 7 Saxon Wood Park Drive, White Plains. Amount: \$1.5 million. Filed Aug. 1.

Ben-Simon, Bobby, Greenwich, Connecticut. Seller: JRP Capital 2009 LLC, Urbadale, Iowa. Property: 2 Cooper Road, Scarsdale. Amount: \$1 million. Filed July 27.

Boyd, Joshua E., Bedford. Seller: Long Springs Road LLC, New York. Property: 33 Trudy Lane, Bedford. Amount: \$2.2 million. Filed Aug. 1.

Gardiner, Christian A., Rye. Seller: 10 Fieldstone LLC, Rye. Property: 10 Fieldstone Road, Rye. Amount: \$2.1 million. Filed July 27.

Highland Properties LLC, Stamford, Connecticut. Seller: Kai H E. Liekefett and Indira J. Thomas-Liekefett, Larchmont. Property: 7 Highland Ridge Lane, Harrison. Amount: \$1.6 million. Filed July 28.

Hilmar Holdings LLC, Elmsford. Seller: RNT Wildey LLC, Pleasantville. Property: 92 Wildey St., Greenburgh. Amount: \$1.2 million. Filed July 27.

JRP Capital 2009 LLC, Urbadale, Iowa. Seller: Ben-Simon Bobby, Greenwich, Connecticut. Property: 6 Cooper Road, Scarsdale. Amount: \$1.3 million. Filed July 27.

Milewicz, Steven and Meredith Milewicz, Armonk. Seller: MAD Real Properties LLC, Yonkers. Property: 8 Fox Ridge Road, North Castle. Amount: \$1.2 million. Filed July 27.

Pawling Holdings LLC, Port Chester. Seller: Suresh Shanmugam and Anisha Mathur, Harrison. Property: 259 N. Ridge St., Rye. Amount: \$2 million. Filed Aug. 2.

Prime Paradigm Inc., Spring Valley. Seller: Akram Jahangir, Bronx. Property: 9 Frederick Place, Mount Vernon. Amount: \$1 million. Filed Aug. 2.

SC Rye Brook Partners LP, Pawling. Seller: Gail Flanagan, Rye Brook. Property: 12 Jasmine Lane, Rye. Amount: \$1.9 million. Filed Aug. 1.

Schurr, Noreen and Timothy Schurr, Lincolndale. Seller: 300 Highland Avenue Realty Corp., Garrison. Property: 300 Highland Ave., Peekskill. Amount: \$1.4 million. Filed July 26.

ZAT Construction Corp., White Plains. Seller: 76 Route 6 Holdings Inc., New York. Property: 76 Route 6, Yorktown. Amount: \$1.7 million. Filed Aug. 1.

Below \$1 million

156 Arbor Crest LLC, Somers. Seller: Arthur Birke, Forest Hills. Property: 156 Arbor Crest, Somers. Amount: \$744,000. Filed Aug. 2.

220 East Meadow Ave LLC, Harrison. Seller: 542e3 LLC, Stamford, Connecticut. Property: 542 E. Third St., Mount Vernon. Amount: \$752,000. Filed July 27.

306 Fayette Avenue Realty Inc., Rye Brook. Seller: Michael Kopy, Mamaroneck. Property: 566 Westchester Ave., Rye. Amount: \$525,000. Filed July 26.

Anchev, Ivan S., Yonkers. Seller: 146 Yonkers Realty LLC, Yonkers. Property: 49 Currans Lane, Yonkers. Amount: \$205,000. Filed July 28.

Araya, Jose P., Yorktown Heights. Seller: Suede Strap LLC, Huntington. Property: 229 Granite Springs Road, Yorktown. Amount: \$356,000. Filed July 28.

Bunting, Kenneth, White Plains. Seller: MTS29 LLC, Mahopac. Property: 712 Lindbergh Ave., Peekskill. Amount: \$376,000. Filed July 28.

Byrne, Brendan, Goldens Bridge. Seller: 16 Billingsley LLC, Winston Salem, North Carolina. Property: 16 Billingsley Trail, Lewisboro. Amount: \$760,000. Filed July 26.

Cassara, Marilyn H., Mamaroneck. Seller: EGN Properties LLC, Woodside. Property: 1630 Harrison Ave., Rye. Amount: \$717,000. Filed Aug. 2.

Clapton Equities LLC, Peekskill. Seller: Avrohom Weinberger, Monsey. Property: 1321 Lincoln Terrace, Peekskill. Amount: \$450,000. Filed Aug. 1.

Coolen Homes Inc., Hawthorne. Seller: Joseph Gelber, Pleasantville. Property: 85 Brook Manor Lane, Mount Pleasant. Amount: \$990,000. Filed Aug. 1.

Donohue, William, Port Chester. Seller: Federal National Mortgage Association, Plano, Texas. Property: 106 Sidney Ave., Mount Vernon. Amount: \$483,000. Filed July 26.

E&I Building Management LLC, Queens. Seller: Luis A. Paez and Maria Rodriguez, New Rochelle. Property: 16 Moultrie Ave., Yonkers. Amount: \$612,000. Filed July 26.

Fabian Holdings 2 LLC, Yonkers. Seller: Simei Diaz, Monroe. Property: 346 Hawthorne Ave., Yonkers. Amount: \$899,000. Filed July 28.

Farah, Mercedes, Larchmont. Seller: MKDA Holdings LLC, New Rochelle. Property: 400 Mount Pleasant Ave., Mamaroneck. Amount: \$276,000. Filed Aug. 1.

Finnreimco 1 LLC, Pleasantville. Seller: Hyrjana and Mimoza Dibra, Bronx. Property: 29 Woodlawn Ave., Yonkers. Amount: \$777,000. Filed July 28.

Gojcaj, George, Carmel. Seller: Closing in Curls LLC, Yonkers. Property: 193 Crisfield St., Yonkers. Amount: \$540,000. Filed July 31.

Green Gateway Holding LLC, Montrose. Seller: Deanna and Ryan C. Smith, Crestview, Florida. Property: 14 Frances Drive, Cortlandt. Amount: \$615,000. Filed July 31.

Jacobs, Ida, Rockville, Maryland. Seller: 312 High Point LLC, Elmsford. Property: 200 Highpoint Drive, 312, Greenburgh. Amount: \$280,000. Filed July 28.

Kearin, Nancy B., Kittery, Maine. Seller: New Eden Nest Builders III LLC, Katonah. Property: 37 Brook St., Mount Kisco. Amount: \$725,000. Filed July 28.

Lady Carter Holdings LLC, Yorktown Heights. Seller: Silvio A. D. Ordones, Cortlandt Manor. Property: 116 Seventh St., Cortlandt. Amount: \$526,000. Filed July 27.

Lerman, Barbara, Larchmont. Seller: Walter C. King III, Peekskill. Property: 16 Winterberry Court, Peekskill. Amount: \$264,000. Filed Aug. 2.

Miller, Christopher B., Pound Ridge. Seller: 10 Pound Ridge Road LLC, Millwood. Property: 10 Pound Ridge Road, Pound Ridge. Amount: \$550,000. Filed Aug. 2.

Oxford 50 Partners LLC, Brooklyn. Seller: Susung Choi, Yonkers. Property: 50 Oxford Ave., Yonkers. Amount: \$625,000. Filed Aug. 1.

Palla, Sunil K., Hawthorne. Seller: Cartus Financial Corp., Danbury, Connecticut. Property: 90 Chelsea St., Mount Pleasant. Amount: \$730,000. Filed Aug. 1.

Rossi, Michael, Peekskill. Seller: Hudson Realty Investors LLC, Buchanan. Property: 104 Osborne Ave., Peekskill. Amount: \$105,000. Filed Aug. 1.

Rubin, Marla B., Peekskill. Seller: Green Gateway Holding LLC, Peekskill. Property: 103 Leda Drive, Peekskill. Amount: \$325,000. Filed Aug. 2.

Salman, Barry, New Rochelle. Seller: Wilmington Savings Fund Society FSB, Anaheim, California. Property: 4 Wyanoke St., White Plains. Amount: \$617,000. Filed July 27.

Shilling Family Partnership, Bedford Hills. Seller: Jose and Emmy Quinonez, Bedford Hills. Property: 10 Woodland Road, Bedford. Amount: \$550,000. Filed Aug. 1.

Simplistic Holdings LLC, Yonkers. Seller: Gerber G. Marroquin, Port Chester. Property: 32 Summer St., Rye. Amount: \$692,000. Filed Aug. 1.

US Bank NA, Lewisville, Texas. Seller: Danielle Emery and Matt Feldman, Brooklyn. Property: 130 Stanwood Road, Bedford. Amount: \$605,000. Filed Aug. 1.

US Bank NA, Irvine, California. Seller: Evan R. and Samantha Berg, South Salem. Property: 7 Lake Ave., Lewisboro. Amount: \$390,000. Filed July 28.

GE Capital Retail Bank n.k.a., as owner. Filed by Finance of America Reverse LLC. Action: Foreclosure of a mortgage in the principal amount of \$637,000 affecting property located at 93 Belknap Ave., Yonkers. Filed July 26.

Grimaldi, Mary, as owner. Filed by The Bank of New York Mellon Trust Company NA. Action: Foreclosure of a mortgage in the principal amount of \$194,000 affecting property located at 81 Cornwall Circle, Yorktown Heights. Filed July 20.

Kaplan, Cynthia, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$725,000 affecting property located at 67 Donnybrook Road, New Rochelle. Filed July 21.

Mazin, Donald S., as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$117,000 affecting property located at 80 Shore Drive, Mamaroneck. Filed July 25.

Icguinness, Paul, as owner. Filed by Matrix Financial Services Corp. Action: Foreclosure of a mortgage in the principal amount of \$396,000 affecting property located at 78 King Ave., Yonkers. Filed July 24.

O'Sullivan, Christopher, as owner. Filed by Ajax Mortgage Loan Trust 2021-G. Action: Foreclosure of a mortgage in the principal amount of \$418,000 affecting property located at 132 Glover Ave., Yonkers. Filed July 19.

Rainey, Marvise, as owner. Filed by US Bank Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$464,000 affecting property located at 609 Depew St., Peekskill. Filed July 24.

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

Questions and comments regarding this section should be directed to:

Sebastian Flores
Westfair Communications Inc.
4 Smith Ave., Suite 2
Mount Kisco, NY 10549
Phone: 914-694-3600

Sanchez, Levid, as owner. Filed by Wilmington Savings Fund Society FSB-Trust. Action: Foreclosure of a mortgage in the principal amount of \$137,000 affecting property located at 102 Touraine Ave., Rye. Filed July 20.

West, Nicholas D., as owner. Filed by Citimortgage Inc. Action: Foreclosure of a mortgage in the principal amount of \$490,000 affecting property located at 1 Marion Place, Mount Vernon. Filed July 18.

MECHANIC'S LIENS

252 Lake LLC, Yonkers. \$30,523 in favor of Emilia Restoration LLC, Yonkers. Filed Aug. 1.

Crompond Realty LLC, Yorktown. \$41,860 in favor of Renaissance Builders Group Inc., Mount Kisco. Filed July 28.

Crossroads Joint Venture LLC, Greenburgh. \$12,958 in favor of Pinnacle Thermal Solutions LLC, Albertson. Filed July 28.

Edwers, Aro, Mount Vernon. \$3,500 in favor of Dannys Electric Builders Corp., White Plains. Filed Aug. 4.

FBRT Printhouse LLC, New Rochelle. \$38,878 in favor of Sentinel Maintenance East LLC, Stamford, Connecticut. Filed Aug. 3.

Jacobson, Elyce, Mount Kisco. \$1,000,000 in favor of Shaka Davidson, Mount Kisco. Filed July 31.

Raghubir Tejdhari, Yonkers. \$125,186 in favor of Emilia Restoration LLC, Yonkers. Filed Aug. 4.

Westchester Holdings DE LLC, Harrison. \$5,706 in favor of ADR Security, New York. Filed Aug. 1.

NEW BUSINESSES

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

Partnerships

JLH Enterprises, 30 Mohegan Place, New Rochelle 10804. c/o Jijo and Sheena Koshy. Filed Aug. 1.

Sole Proprietorships

AAA Pressure Washing, 14 Pomona Ave., Yonkers 10703. c/o Vincent Terracciano. Filed July 31.

Blinds Center, 85 Montgomery Ave., Elmsford 10523. c/o Martha Ines Rodriguez. Filed July 31.

Carmen Almeyda Cleaning Service, 4 Maple Ave., 1, New Rochelle 10801. c/o Carmen R. Almeida. Filed July 31.

Cbac Deliveries, 262 Union Ave., New Rochelle 10801. c/o Angelo Cantiello. Filed July 28.

Crosation Designs, 43 Calton Road, 1K, New Rochelle 10804. c/o Jody Bowen. Filed July 28.

Everyday Ego, 348 Pinebrook Blvd., New Rochelle 10804. c/o Floriande Buckman. Filed July 31.

Happy Day Kits, 115 Stonelea Place, No. 4A, New Rochelle 10801. c/o Julianna Reardon. Filed July 28.

Hispanos Multiservices, 59 Robertson Ave., White Plains 10606. c/o Carmen Del Consuelo Morillo Diaz. Filed Aug. 1.

MV Home Improvement, 60 Walnut St., Apt. 6, New Rochelle 10801. c/o Michael Rindson Vargas Quispe. Filed July 31.

Maker Hive, 603 Warburton Ave., 1S, Hastings-on-Hudson 10706. c/o Aarthi Muthukrishnan. Filed July 31.

Martina Caruso Makeup & Hair, 1314 Park Ave., Mamaroneck 10543. c/o Martina Caruso. Filed July 28.

Marynails, 106 Gibson Ave., White Plains 10607. c/o Maribel Aragon. Filed July 31.

Mentaculus Vision, 1199 California Road, Eastchester 10709. c/o Anthony D'Alimonte. Filed Aug. 1.

Metro Marketing Pros, 42 Andrea Lane, Scarsdale 10583. c/o Christian Rodriguez. Filed Aug. 1.

Pawsitive Westchester, 201 Butler Court, Yorktown 10598. c/o Naomi Chacko. Filed July 28.

Pressing Forward Publishing, 54 N. Malcolm St., Ossining 10562. c/o Collie Williams. Filed Aug. 1.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

Haase, John M., as owner. Lender: Walden Savings Bank. Property: in Ramapo. Amount: \$435,000. Filed Aug. 4.

Homestead Funding Corp., as owner. Lender: Bajwa Ahmet and Muhammad Abdul. Property: 15 Patricia Road, Middletown. Amount: \$252,000. Filed Aug. 2.

101 Route 306 LLC, as owner. Lender: 101 Route 306 Funding LP. Property: 101 Route 306. Monsey. Amount: \$1.1 million. Filed Aug. 11.

Housing Trust Fund Corp., as owner. Lender: Hudson River Housing Inc. Property: in LaGrange. Amount: \$1.9 million. Filed Aug. 7.

Below \$1 million

CMG MTG Inc., et al, as owner. Lender: Fuller Sodekee. Property: 257 S. William St., Newburgh. Amount: \$372,000. Filed Aug. 9.

Primelending, as owner. Lender: Curtis B. Jules and Mauricio A. Castaldo. Property: in Montgomery. Amount: \$235,000. Filed Aug. 8.

Walden Savings Bank, as owner. Lender: James Holland. Property: in Newburgh. Amount: \$350,000. Filed Aug. 7.

Wallkill Valley Federal S&L Association, as owner. Lender: Matthew Bryan and Marcela Folkl. Property: 89 Pin Oak Drive, New Windsor. Amount: \$650,000. Filed Aug. 10.

DEEDS

Above \$1 million

Meisels, Beila and Abraham N. Meisels, Spring Valley. Seller: Briarwoods Farm Inc., Monsey. Property: 32 Cornell Peak, Pomona. Amount: \$1.3 million. Filed July 7.

Rosenberg, Chaim B. and Chaya Rosenberg, Monsey. Seller: Blueberry Equities LLC, Monroe. Property: 5 Meron Road, Monsey. Amount: \$1.1 million. Filed July 3.

Schwartz, Moses, Monsey. Seller: Green Mountain Development Corp., Monsey. Property: 108 Norben Road, Ramapo. Amount: \$2.4 million. Filed July 5.

Steinberg, Rachy, Monsey. Seller: Blueberry Equities LLC, Monroe. Property: 15 Meron Road, Monsey. Amount: \$1 million. Filed July 3.

Tappan 108 Owner LLC, Brooklyn. Seller: FCA US LLC, Auburn Hills, Michigan. Property: 108 Route 303, Tappan. Amount: \$49 million. Filed July 10.

VA R 21 LLC, Brooklyn. Seller: George A. and Theresa R. Rath, Congers. Property: 21 Meola Road, Congers. Amount: \$1.5 million. Filed July 13.

Below \$1 million

1 Margaret Ann Lane Suffern New York LLC, Monroe. Seller: Hillel Lichtenstein, Suffern. Property: 1 Margaret Ann Lane, Montebello. Amount: \$800,000. Filed July 7.

19 Ash LLC, Brooklyn. Seller: RCJH Associates Inc., New City. Property: 11 Louis Road, Clarkstown. Amount: \$400,000. Filed July 13.

281 Old Nyack Limited, Spring Valley. Seller: 281 Old Nyack Turnpike LLC, Stony Point. Property: 281 Old Nyack Turnpike, Chestnut Ridge. Amount: \$615,000. Filed July 10.

281 Old Nyack Turnpike LLC, Monsey. Seller: Joan E. Hastings, et al, Tallman. Property: 281 Old Nyack Turnpike, Chestnut Ridge. Amount: \$500,000. Filed July 10.

32 Oak LLC, Brooklyn. Seller: Milton Roy and Joseph Kochumol, Paramus, New Jersey. Property: 14 Albacon Road, Nanuet. Amount: \$460,000. Filed July 6.

38 Jefferson LLC, Spring Valley. Seller: Shia and Chanan Markowitz, Monroe. Property: 38 Jefferson St., Haverstraw. Amount: \$504,900. Filed July 6.

598 Willow Grove Road LLC, Stony Point. Seller: Efraim Shaw, Stony Point. Property: 598 Willow Grove Road, Stony Point. Amount: \$375,000. Filed July 10.

6 Howell Road LLC, Spring Valley. Seller: Sang S. Park, New City. Property: 6 Howell Road, New City. Amount: \$660,000. Filed July 10.

AD Technical Realty Corp., New York. Seller: Harry and Joanna Callahan, Pearl River. Property: 268 S. Middletown Road, Pearl River. Amount: \$975,000. Filed July 3.

Babad, Mordcho, Spring Valley. Seller: 10 Walter Drive LLC, Brooklyn. Property: 10 Walter Drive, Monsey. Amount: \$400,000. Filed July 6.

Berger, Yechezkiyui, Spring Valley. Seller: Polnoya Homes LLC, Spring Valley. Property: 8 Zinkiv Ave., New Square. Amount: \$680,000. Filed July 13.

Bernfeld, Mordechai, Lakewood, New Jersey. Seller: Blueberry Equities LLC, Monroe. Property: 3 Meron Road, Ramapo. Amount: \$860,000. Filed July 3.

Brach, Cheskel and Tzivya Brach, Spring Valley. Seller: 1 Vincent Road LLC, et al, Brooklyn. Property: 1 Vincent Road, Spring Valley. Amount: \$999,999. Filed July 5.

Broad 50 Partners LLC, Pomona. Seller: Broad Enterprises LLC, Monsey. Property: 50 Broad St., Haverstraw. Amount: \$482,500. Filed July 12.

Burbano, Yekaterina and David Burbano, Little Ferry, New Jersey. Seller: Upland Mortgage Loan Trust A, et al, Anaheim, California. Property: 4 Wayne Lane, Tappan. Amount: \$550,000. Filed July 6.

Cherenfant, Guensly, et al, Nyack. Seller: KTK Enterprises LLC, Pearl River. Property: 63 Rose Road, Nyack. Amount: \$700,000. Filed July 6.

CJW Clarkstown LLC, Spring Valley. Seller: Richard and John Griffin, New City. Property: 57 W. Clarkstown Road, New City. Amount: \$565,000. Filed July 10.

Claremont Lane LLC, Suffern. Seller: Alan and Randi Leifer, Suffern. Property: 31 Claremont, Suffern. Amount: \$700,000. Filed July 13.

Cohen, Bernard H. and Rebecca G. Cohen, Nyack. Seller: US Bank National Trust and Hudson Homes Management LLC, Dallas, Texas. Property: 408 Tompkins Ave., Upper Nyack. Amount: \$388,900. Filed July 5.

BUILDING PERMITS

Commercial

71 Cedar Tree LLC, Norwalk, contractor for 71 Cedar Tree LLC. Perform replacement alterations at 71 Cedar St., Norwalk. Estimated cost: \$1,000. Filed June 22.

A. Pappajohn Co., Norwalk, contractor for Merritt 7 Venture LLC. Construct spiral staircase from fifth to sixth floor at 401 Merritt 7, Norwalk. Estimated cost: \$34,000. Filed June 26.

City of Norwalk, contractor for the city of Norwalk. Create a skate park area at Calf Pasture Beach on Calf Pasture Beach Road, Unit 1, Norwalk. Estimated cost: \$1,400,000. Filed July 3.

FJC Designs & Construction LLC, Norwalk, contractor for Ernest A. and Jean Bothwell. Remove and replace two walls of vinyl siding at 139 Woodward Ave., Norwalk. Estimated cost: \$11,000. Filed June 23.

Ierrera, Jeffrey, Norwalk, contractor for Deanna Lynn Levine. Remodel second floor at 115 Fillow St., No.74, Norwalk. Estimated cost: \$15,600. Filed July 5.

Home Depot USA Inc., Norwalk, contractor for Cesar Corrales. Remove and replace six windows at 118 W. Cedar St., No. 4, Norwalk. Estimated cost: \$8,249. Filed June 23.

Infrastructure Repair Services LLC, Norwalk, contractor for Merritt 7 Venture LLC. Repair garage ramp at 201 Merritt 7, Norwalk. Estimated cost: \$204,696. Filed June 26.

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

Questions and comments regarding this section should be directed to:

Sebastian Flores
Westfair Communications Inc.
4 Smith Ave., Suite 2
Mount Kisco, NY 10549
Phone: 914-694-3600

J&G Roofing LLC, Norwalk, contractor for 16 River Street Associates LLC. Reroof 16 River St., Norwalk. Estimated cost: \$7,000. Filed July 3.

J&G Roofing LLC, Norwalk, contractor for Wall Street Opportunity Fund LLC. Reroof 83 Wall St., Norwalk. Estimated cost: \$40,000. Filed July 3.

Premier Building Associates LLC, Norwalk, contractor for Cornerstone Community Church Inc. Strip and replace roof at 724 West Ave., Norwalk. Estimated cost: \$143,630. Filed June 27.

Sound Renovation LLC, Norwalk, contractor for AGNL Pane LLC. Renovate two bathrooms and breakroom at 260 Martin Luther King Jr. Drive, Norwalk. Estimated cost: \$39,000. Filed July 5.

Structure Craft Contracting LLC, Norwalk, contractor for Harwill Homes Inc. Replace and upgrade refrigeration systems, install new rooftop condenser, steel work and roofing at 330 Connecticut Ave., Norwalk. Estimated cost: \$257,350. Filed June 22.

Viking Construction Inc., Norwalk, contractor for Municipal Holdings LLC. Install new painted plywood at 61 Wall St., Norwalk. Estimated cost: \$3,000. Filed June 26.

Residential

Able Construction Inc., Norwalk, contractor for White Barn LLC. Convert the attic to a playroom at 14 White Barns Lane, Norwalk. Estimated cost: \$45,000. Filed June 23.

Able Construction Inc., Norwalk, contractor for White Barn LLC. Convert basement to playroom, extend elevator to attic and add skylights at 10 White Barns Lane, Norwalk. Estimated cost: \$75,000. Filed June 23.

Canales, Juan, Norwalk, contractor for Robin Ann Genovese. Add the second floor above existing footprint for a new master bedroom at 18 Squire Road, Norwalk. Estimated cost: \$197,000. Filed July 6.

E R Salvatore Associates LLC, Norwalk, contractor for Dylan J. Torey. Renovate the single-family residence at 8 Milton Place, Norwalk. Estimated cost: \$400,000. Filed June 30.

Garcia-Diego, Cindy, Norwalk, contractor for Angelo Thomas Prizio. Renovate the second-floor addition at 40 Ohio Ave., Norwalk. Estimated cost: \$150,000. Filed June 22.

GRG Restoration & Solutions Corp., Norwalk, contractor for Lamy Lauren R. DeVico. Renovate the single-family residence at 11 William St., Norwalk. Estimated cost: \$150,000. Filed June 23.

Home Depot USA Inc., Norwalk, contractor for Akhil Shah. Remove and replace one window at 20 Midrocks Drive, Norwalk. Estimated cost: \$1,257. Filed June 23.

Jarvis LLC, Norwalk, contractor for Akhil Shah. Expand existing rear deck at 20 Midrocks Drive, Norwalk. Estimated cost: \$13,000. Filed June 27.

Jensen Griffin, Erica A., Norwalk, contractor for Erica A. Jensen Griffin. Create two closets on the second floor at 68 Devils Garden Road, Norwalk. Estimated cost: \$10,000. Filed July 3.

Karp Custom Builders LLC, Norwalk, contractor for Alan T. White and Beth Nicoll. Construct a superstructure for rear addition at 12 Sasqua Road, Norwalk. Estimated cost: \$500,000. Filed June 28.

Kulak, Tomasz, Norwalk, contractor for John C. Shaw. Install a generator on existing slab at 55 Bluff Ave., Norwalk. Estimated cost: \$14,500. Filed July 6.

Lecomte, Dwight E., Norwalk, contractor for Dwight E. Lecomte. Convert existing room into two bedrooms with two closets at 15 Avenue B, Norwalk. Estimated cost: \$5,000. Filed June 27.

Loparco, Associates Inc., Norwalk, contractor for Karen Karniol-Tambour. Construct a two-story addition at 37 Geneva Road, Norwalk. Estimated cost: \$1,380,000. Filed July 3.

McRoofing & Siding LLC, Norwalk, contractor for Narinder & Kaur Surinder & Singh. Remove shingles at 235 Strawberry Hill Ave., Norwalk. Estimated cost: \$7,500. Filed June 30.

New Hope Home Improvement Design LLC, Norwalk, contractor for Sharon Reid DeFlorio. Renovate two family residences and replace windows and siding at 43 Lexington Ave., Norwalk. Estimated cost: \$90,000. Filed June 23.

Power Home Remodeling Group LLC, Norwalk, contractor for Martha Khachadoorian Pearlanty. Remove and replace 29 windows at 56 Spring Hill Ave., Norwalk. Estimated cost: \$40,964. Filed June 26.

Power Home Remodeling Group LLC, Norwalk, contractor for Citigroup Mortgage Loan Trust Inc. Reroof 10 Deerfield St., Norwalk. Estimated cost: \$13,521. Filed July 5.

RNL Development and Construction Corp., Norwalk, contractor for William Saint-Louis. Construct a two-story addition at 105 Maywood Road, Norwalk. Estimated cost: \$106,000. Filed June 30.

Rojas, Juan, Norwalk, contractor for David C. Gilmartin and Reul Tamera. Construct a deck with stairs at 38 Thistle Road, Norwalk. Estimated cost: \$20,000. Filed June 22.

Smith, Hawthorn, Norwalk, contractor for Hawthorn Smith. Finish basement at 19 Grove St., Norwalk. Estimated cost: \$35,000. Filed June 26.

Sprules, Christopher George, Norwalk, contractor for Christopher George Sprules. Construct a master closet, bathroom and move one door at 12 Deane Court, Norwalk. Estimated cost: \$15,000. Filed July 6.

The Greyrock Companies LLC, Norwalk, contractor for Frap LLC. Construct a superstructure for a new two-family senior residence at 40 Fullin Road, Norwalk. Estimated cost: \$770,000. Filed June 29.

The Greyrock Companies LLC, Norwalk, contractor for Frap LLC. Construct a superstructure for a new two-family senior residence at 40 Fullin Road, Norwalk. Estimated cost: \$770,000. Filed June 29.

Titus Built, Norwalk, contractor for Paul and Megan Hudson. Construct a superstructure for a 2 1/2-story addition at 41 Pine Point Road, Norwalk. Estimated cost: \$1,518,000. Filed July 3.

Treglia LLC, Norwalk, contractor for John and Michelle Barker. Remodel the kitchen and master bath at 208 W. Norwalk Road, Norwalk. Estimated cost: \$70,000. Filed June 28.

Wells Fargo Bank National Association, Norwalk, contractor for Wells Fargo Bank National Association. Add a second story over the existing footprint plus a front porch, rear deck, new windows and siding at 201 Ponus Avenue Extension, Norwalk. Estimated cost: \$200,000. Filed June 26.

Zheng, Yuan Yi, Norwalk, contractor for Yuan Yi Zheng. Add windows to existing screen at 2 Orchard Hill Road, Norwalk. Estimated cost: \$15,000. Filed July 3.

COURT CASES

Bridgeport Superior Court

Aziz, Hind, et al, Bridgeport. Filed by Danny Simon, Bridgeport. Plaintiff's attorney: The Flood Law Firm LLC, Middletown. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damage and injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6125255-S. Filed July 3.

Cruz, Irain, et al, Waterbury. Filed by Evadney Bernard, Bridgeport. Plaintiff's attorney: Polito & Harrington LLC, Waterford. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damage and injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6125532-S. Filed April 17.

Grenauer Insurance Agency LLC, et al, Bridgeport. Filed by Dishawn Descenclos, Bridgeport. Plaintiff's attorney: Bert McDowell Injury Law LLC, Bridgeport. Action: The plaintiff bought and/or renewed her insurance policy with Allstate Fire and Casualty Insurance Co. through the defendants. The defendants failed to procure an insurance for the plaintiff, which provided adequate protection, including but not limited to uninsured/underinsured motorist benefits, and/or insurance coverage for their assets in the event of a loss caused by a motor vehicle accident. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6125305-S. Filed July 3.

Matharu, Davinder S., et al, Trumbull. Filed by Evelyn Ramos, Stratford. Plaintiff's attorney: Daly Weihing & Bodell, Bridgeport. Action: The plaintiff was on the premises controlled and maintained by the defendants. While walking on the stairs, the plaintiff, was caused to fall due to the dangerous and defective condition of said stairs and staircase railing. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6125452-S. Filed June 29.

The Standard Fire Insurance Co., Hartford. Filed by Maria Altieri, Bridgeport. Plaintiff's attorney: Daly Weihing & Bodell, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by an uninsured motorist. The defendant is required to provide its policy and provisions for uninsured motorist benefits for the plaintiff. The defendant has not paid compensation to the plaintiff for her injuries and losses. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6125451-S. Filed July 10.

Danbury Superior Court

Allstate Fire and Casualty Insurance Co., et al,

Northbrook, Illinois. Filed by Mayra Albarracin-Sanisaca, New Fairfield. Plaintiff's attorney: The Flood Law Firm LLC, Middletown. Action: The plaintiff suffered a collision allegedly caused by an uninsured motorist. The defendants are required to provide, policy provisions for uninsured motorist benefits for the plaintiff. The defendants have not paid compensation to the plaintiff for her injuries and losses. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6046708-S. Filed June 29.

Corona-Molina, Joaquin A., et al,

Wethersfield. Filed by Gregory J. Harrison, Danbury. Plaintiff's attorney: Ventura Law, Danbury. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damage and injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6046761-S. Filed July 6.

Neves, Leann C., et al,

New Fairfield. Filed by Western Connecticut Medical Group, Danbury. Plaintiff's attorney: Philip H. Monagan Law Offices, Waterbury. Action: The plaintiff provided hospital services and supplies to the defendants who have neglected or refused to pay the plaintiff causing it monetary damages. The plaintiff seeks monetary damages of less than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6046634-S. Filed June 20.

Tomasello, William A.,

Ridgefield. Filed by Danbury Hospital, Danbury. Plaintiff's attorney: Philip H. Monagan Law Offices, Waterbury. Action: The plaintiff provided hospital services and supplies to the defendant who has neglected or refused to pay the plaintiff causing plaintiff monetary damages. The plaintiff seeks monetary damages less than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6046631-S. Filed June 20.

Westerberg, Daniel E., Filed by Danbury Hospital, Danbury. Plaintiff's attorney: Philip H. Monagan Law Offices, Waterbury. Action: The plaintiff provided hospital services and supplies to the defendant. However, the defendant has neglected or refused to pay the plaintiff, causing plaintiff monetary damages. The plaintiff seeks monetary damages less than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6046643-S. Filed June 21.

Stamford Superior Court

Grade A Market Commerce Road LLC, et al,

Hartford. Filed by Marva Llewellyn, Stamford. Plaintiff's attorney: Casper & Detoledo LLC, Stamford. Action: The plaintiff was a customer who had entered the defendants' supermarket to shop. The plaintiff was near refrigerator equipment at the back of the store when she slipped on a wet floor causing her to fall onto her lower back and suffer injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-23-6062032-S. Filed June 29.

Longo, Robert P.,

Norwalk. Filed by Tiago Rangel-Gomes DaSilva, 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 in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-23-6061524-S. Filed May 24.

Simple Fix HVAC Professionals LLC, et al,

New Windsor. Filed by Ruth Richards, Stamford. Plaintiff's attorney: The Reinken Law Firm, Stamford. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damage and injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-23-6061839-S. Filed June 15.

Taylor Jr., Charles, et al, Norwalk. Filed by Amerihome Mortgage Company, LLC, Fort Mill, South Carolina. Plaintiff's attorney: Brock and Scott PLLC, Pawtucket, Rhode Island. Action: The plaintiff is the current holder of the defendants' note and mortgages. The defendants defaulted on the terms of the agreement and have failed to pay the plaintiff the amount due. The plaintiff claims foreclosure of the mortgage, possession of the mortgage premises, monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-23-6061222-S. Filed May 8.

Trujillo, Laura Yesenia, et al,

New Canaan. Filed by Mirtau Champagne, Norwalk. Plaintiff's attorney: Berkowitz and Hanna LLC, Shelton. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damage and injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-23-6061728-S. Filed June 8.

DEEDS

Commercial

345 Reef Road LLC, Bridgeport. Seller: Phoenix at 345 Reef Road Corp., Ridgefield. Property: 345 Reef Road, Fairfield. Amount: \$2,450,000. Filed July 24.

47 Lafayette Place 4A, LLC, Greenwich. Seller: Pier Stiny, Greenwich. Property: 47 Lafayette Place, Unit 4A, Greenwich. Amount: \$915,000. Filed July 26.

65 Richland Road LLC, Greenwich. Seller: Edward G. Palovchek, Cos Cob. Property: Lot 25, Map 454, Greenwich. Amount: \$700,000. Filed July 27.

Castle Rock Properties of Stamford LLC, Stamford. Seller: Daniel P. Weiner and Geoffrey S. Brandner, Stamford. Property: 24 Hoyt St., Stamford. Amount: \$812,500. Filed July 10.

DiComo, Andrew C. and Sidney M. DeAlmo, New York, New York. Seller: West Rock Properties LLC, Hamden. Property: 320 Old Oaks Road, Fairfield. Amount: \$1,550,000. Filed July 26.

Field Point Road Holdings LLC, Greenwich. Seller: John Binnie, Greenwich. Property: 528 Field Point Road, Greenwich. Amount: \$6,000,000. Filed July 25.

Gomez, Catherine, Stamford. Seller: Manufacturers and Traders Trust Co., Getzville, New York. Property: 444 Bedford St., Unit 3D, Stamford. Amount: \$0. Filed July 11.

James, Robert R. and Jennifer J. James, Greenwich. Seller: LHAP LLC, Greenwich. Property: 421 Stanwich Road, Greenwich. Amount: \$4,800,000. Filed July 26.

Jarvis, Jennifer and William Edward Jarvis II, Riverside. Seller: Renaissance Development Group LLC, Greenwich. Property: 53 Hillside Road, Greenwich. Amount: \$4,350,100. Filed July 24.

Melendez, Jose, Stratford. Seller: IMAAR Home Improvements LLC, Norwalk. Property: 20 Ann St., Unit 4, Stamford. Amount: \$350,000. Filed July 14.

RMBD Investments LLC, Trumbull. Seller: 22 Southport Woods Associates LLC, Fairfield. Property: 22 Southport Woods Drive, No. 22, Fairfield. Amount: \$490,000. Filed July 26.

RTB Fairfield LLC, Trumbull. Seller: Suzanne Broughton and Cynthia Guerin, Fairfield. Property: Lot 18, Thornhill Road, Fairfield. Amount: \$800,000. Filed July 28.

Seery Jr., James P. and Christina Hyo Jung Park, New York, New York. Seller: Stillman Court LLC, Riverside. Property: 5 Stillman Lane, Greenwich. Amount: \$5,100,000. Filed July 27.

Stone Park Trust Agreement, et al, Austin, Texas. Seller: 1143 Sasco Hill Road LLC, Fairfield. Property: 1143 Sasco Hill Road, Fairfield. Amount: \$9,375,000. Filed July 26.

The Innis Arden Golf Club Incorporated, Greenwich. Seller: Seth Calvin Newton and Erin Alicia Newton, Stamford. Property: 40 Claremont St., Stamford. Amount: \$605,000. Filed July 14.

The Jeffrey Blaine Gipson Family Trust, Stamford. Seller: K. Dean Hubbard Jr. and Mary Jo Lombardo, Stamford. Property: 254 Seaside Ave., Unit 254, Stamford. Amount: \$417,500. Filed July 12.

Residential

Albert, Steve, Cos Cob. Seller: Michael S. Zim, East Hampton, New York. Property: 533 Cognevaugh Road, Cos Cob. Amount: \$2,125,000. Filed July 24.

Arroyo, Daniel J, Stamford. Seller: Renan Maldonado, Stamford. Property: 759 Hope St., Stamford. Amount: \$490,000. Filed July 11.

Aviles, Rossina, New York, New York. Seller: Liberna Charles, Stamford. Property: 244 Glenbrook Road, Unit 35A, Stamford. Amount: \$245,000. Filed July 10.

Ayerle, Elizabeth and Nishant Mehra, Greenwich. Seller: Katherine Ann D'Abadie and James Christian Minster, Fairfield. Property: 773 Fairfield Woods Road, Fairfield. Amount: \$1,125,000. Filed July 25.

Barrios Gramajo, William Ismael, Stamford. Seller: Pamela Bindschedler, Stamford. Property: 21 Revere Drive, Unit 19-C-4, Stamford. Amount: \$210,000. Filed July 10.

Becroft, Alexis P. and Kevin D. Becroft, Stamford. Seller: Louise H. Nolan, Stamford. Property: 43 Very Merry Road, Stamford. Amount: \$765,000. Filed July 14.

Bocchetta, Constance M. and Jason Roy Bocchetta, Stamford. Seller: William E. Hickey and John Joseph Hickey, Stamford. Property: 1852 Summer St., Unit 1852, Stamford. Amount: \$210,000. Filed July 10.

Butala, Steve P. and Danice A. Kuruvilla, New Haven. Seller: Camilla M. Cook, Fairfield. Property: 291 Colony St., Fairfield. Amount: \$740,000. Filed July 24.

Caltenco, Marco A. and Maria E. Torres Valencia, Stamford. Seller: Gregory L. Rigos and Danielle Rigos, Vero Beach, Florida. Property: 62 Hilltop Ave., Stamford. Amount: \$625,000. Filed July 13.

Carr, Adam and Heather Carr, Greenwich. Seller: Richard L. Danehower, Stamford. Property: 76 Cherry Valley Road, Greenwich. Amount: \$10. Filed July 27.

Chamberlain, Danielle and Robert Chamberlain, East Boston, Massachusetts. Seller: MacKenzie Fuller and Arthur Fuller, Fairfield. Property: 1717 Jennings Road, Fairfield. Amount: \$985,000. Filed July 26.

Charles, Liberna, Stamford. Seller: Todd Guzda and Maria Guzda, Stamford. Property: 260 Rock Rimmon Road, Stamford. Amount: \$675,000. Filed July 11.

Church, Beth Ann, Stamford. Seller: Gerald J. Brzoska and Laura Brzoska, Stamford. Property: 21 Keith St., Stamford. Amount: \$745,000. Filed July 11.

Cloutier, Jane, Stamford. Seller: Peter N. Cloutier, Stamford. Property: 43 Lanark Road, Stamford. Amount: \$10. Filed July 11.

Connolly, Megan, Winter Park, Florida. Seller: Kathleen A. Muldoon and Edward J. Muldoon Jr., Fairfield. Property: 1470 Stratfield Road, Fairfield. Amount: \$530,000. Filed July 25.

D'Angelo, O'Neill, Linda, Greenwich. Seller: James W. Johnston and Katherine O. Johnston, Greenwich. Property: 610 Round Hill Road, Greenwich. Amount: SN/A. Filed July 26.

Dussinger, Michael Todd, Greenwich. Seller: Michael Dussinger, Greenwich. Property: 37 Mianus View Terrace, Greenwich. Amount: SN/A. Filed July 26.

Ettinger, Arlene, Stamford. Seller: Arlene Ettinger, Stamford. Property: 20 River Oaks Drive, Stamford. Amount: SN/A. Filed July 13.

Ferretti, Antonio and Ariadne Milligan, Summit, New Jersey. Seller: Shawn Russell and Kelly Russell, Fairfield. Property: 1060 Hillside Road, Fairfield. Amount: \$1,425,000. Filed July 24.

Fina, Elizabeth and Michael McConnell, Stamford. Seller: Camilo Jimenez and Fanny Hernandez, Stamford. Property: 24 Middlebury St., Stamford. Amount: \$555,000. Filed July 14.

Hillier, Francine, Fairfield. Seller: Carol Anne Lang, Fairfield. Property: 10 Palmer Bridge, Unit 78, Fairfield. Amount: \$905,000. Filed July 25.

Hsieh, Sebastian and Li-Chen Chao, West Bloomfield, Michigan. Seller: Kristopher Soyland, Stamford. Property: 49 Glenbrook Road, No. 206, Stamford. Amount: \$440,000. Filed July 14.

Johnston, James W. and Katherine O. Johnston, Greenwich. Seller: Linda D'Angelo O'Neill, Greenwich. Property: 25 Greenbriar Lane, Greenwich. Amount: SN/A. Filed July 26.

Vice President, Portfolio Accounting (Greenwich, CT): Maintain responsibility for the review and sign-off of all Hedge Fund Net Asset Value ("NAV") calculations, and Managed Accounts (daily, weekly, and monthly deliverables). Review monthly NAV calculations, administrator reconciliations, Profit and Loss (P&L) calculations, trial balance, fund allocations, management and performance fee calculations, and investor statements. Review daily reconciliation of cash, positions, market values, trade breaks, P&L analysis, and corporate action analysis. Monitor cash flows and margin movements and oversee inquiry resolution. Conceptualize and execute automation to increase efficiency and add scale. Work with Global Equities, Futures, Swaps, Options, FX, and OTC derivatives. Work with high volume of funds, trades, positions, and fee and fund structures. Engage with counterparties, clients, and management. Req's Bachelor's degr plus 8 yrs exp.Send resumes by email to HRInquiries@aqr.com or mail to AQR Capital Management, LLC, ATTN: S. Rao, 1 Greenwich Plaza, Greenwich, CT 06830. Must Ref: D46AQR. AQR is an Equal Opportunity Employer. EEO/VET/DISABILITY.

Kulesa, Nancy A., Fairfield. Seller: Susan Sarrazin and Robert Sarrazin, Fairfield. Property: 954 Fairfield Beach Road, Fairfield. Amount: \$2,100,000. Filed July 24.

Lipp, Francesca Forlivio and **Thomas Lipp**, Darien. Seller: Enzo Cancellieri and Andrea Cancellieri, Greenwich. Property: 16 Weaver St., Greenwich. Amount: \$1,020,000. Filed July 24.

Mayer, Carlos H. and **Sabine Mayer**, Stamford. Seller: Ross J. Thompson and Barbara Swicord, Ashburn, Virginia. Property: 146 E. Hunting Ridge Road, Stamford. Amount: \$879,000. Filed July 10.

Mendez, John and **Katelyn Mendez**, Fairfield. Seller: Carmen P. Roman and Francisco Fernando Rojas-Calleja, Fairfield. Property: 73 Sawyer Road, Fairfield. Amount: \$570,000. Filed July 25.

Napolitani, Frank Lewis and **Keri Napolitani**, Glen Ridge, New Jersey. Seller: Joseph M. Wright and Moira M. Wright, Fairfield. Property: 115 Smedley Road, Fairfield. Amount: \$1,250,000. Filed July 26.

Naseer, Usman and **Yichen Shi**, Stamford. Seller: Katherine Bakes, Stamford. Property: 37 Riverside Ave., Unit B, Stamford. Amount: \$426,000. Filed July 12.

Parapimon, Teevara Vesta, Fairfield. Seller: Halim Khan, Fairfield. Property: 11 Prince St., Fairfield. Amount: \$580,000. Filed July 27

Riordan, Michael and **Gina Riordan**, Stamford. Seller: Stephen Gaeta and Lisa Gaeta, Stamford. Property: 147 Parry Road, New Canaan. Amount: \$1,925,000. Filed July 11.

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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

Sheng, Jennifer and **Brian Christu**, Cos Cob. Seller: Richard Ouyang and Anthony Craig Alberino, Cos Cob. Property: 36 Cognewaugh Road, Cos Cob. Amount: \$2,850,000. Filed July 24.

Tomei, Joseph T., North Salem, New York. Seller: Nicholas Fiorentino and Kaitlin A Pellegrin-Fiorentino, Stamford. Property: 154 Cold Spring Road, Unit 83, Stamford. Amount: \$350,000. Filed July 14.

Tu, Bingfang, Stamford. Seller: Denise C. Clay, Stamford. Property: 28 E. Ridge Road, Stamford. Amount: \$1,087,500. Filed July 11.

Yugay, Irina S., Alameda, California. Seller: Carol A. Rinello, Greenwich. Property: 30A Windy Knolls, Greenwich. Amount: \$760,000. Filed July 24.

Yusupov, Ariel and **Maria Kordonchik**, Stamford. Seller: T. Gregory Bender and Jimena M. Bender, Stamford. Property: 121 Rock Spring Road, Stamford. Amount: \$555,000. Filed July 12.

LIS PENDENS

Beatrice Bebichou Henry and **American Airlines Federal Credit Union**, Stamford. Filed by Ackerly & Ward, Stamford, for Maple Vista Condominium Inc. Property: Unit A, Maple Vista Condominium Inc., Stamford. Action: foreclose defendants' mortgage. Filed June 21.

Christie Jr., William E., Stamford. Filed by Blumenthal & Trow LLC, Stamford, for Linda Ligi, et al. Property: Unit 108, Map 291, Stamford. Action: foreclose defendant's mortgage. Filed June 29.

Czarnomski, Kristine, et al, Fairfield. Filed by Bendett & McHugh PC, Farmington, for Newrez LLC. Property: 48 Eastfield Terrace, Fairfield. Action: foreclose defendants' mortgage. Filed June 30.

DePaiva, Joao, et al, Stamford. Filed by Glass & Braus LLC, Fairfield, for FirstKey Master Funding 2021. Property: 1111 Hope St., Unit 1, Stamford. Action: foreclose defendants' mortgage. Filed June 23.

Golding, John J. and **Catherine Golding**, Fairfield. Filed by Demerle Hoeger LLP, Boston, Massachusetts, for US Bank Trust NA. Property: 529-531 Black Rock Turnpike, Fairfield. Action: foreclose defendants' mortgage. Filed July 6.

JZ Investments Inc., et al, Greenwich. Filed by Diserio Martin O'Connor & Castiglioni LLP, Stamford, for Silver Heights Development LLC. Property: Lot 1, North St., Greenwich. Action: foreclose defendants' mortgage. Filed July 13.

Magloire, Jimmy D., et al, Stamford. Filed by Leopold & Associates PLLC, Armonk, New York, for Metropolitan Life Insurance Co. Property: 136 Snow Crystal Lane, Stamford. Action: foreclose defendants' mortgage. Filed June 29.

Milenkovic, Srdjan, et al, Greenwich. Filed by Mark Sank & Associates LLC, Stamford, for MDL-Willis Management LLC. Property: 34 Thunder Mountain Road, Greenwich. Action: foreclose defendants' mortgage. Filed June 20.

Mondesir, Marce E, et al, Stamford. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for US Bank NA. Property: 45 W. Washington Ave., Stamford. Action: foreclose defendants' mortgage. Filed June 20.

Nolan, Donald E., et al, Stamford. Filed by Bendett & McHugh PC, Farmington, for Wells Fargo Bank NA. Property: 63 Scofield Ave., Stamford. Action: foreclose defendants' mortgage. Filed June 30.

Palmieri, Michael, Fairfield. Filed by Seymour Law Firm LLC, Trumbull, for Rosa Palmieri. Property: 93 Millspaugh Drive, Fairfield. Action: foreclose defendant's mortgage. Filed June 26.

Pickerstein, Marjorie, et al, Fairfield. Filed by Marinosci Law Group PC, Warwick, Rhode Island, for Nationstar Mortgage LLC. Property: 91 Lockwood Road, Fairfield. Action: foreclose defendants' mortgage. Filed July 17.

Piere, Ynon, et al, Stamford. Filed by Ackerly & Ward, Stamford, for 91 Fountain Terrace Condominium Association Inc. Property: 91 Fountain Terrace Condominium, Stamford. Action: foreclose defendants' mortgage. Filed June 27.

Rawcliffe, Judith, et al, Stamford. Filed by Vincent J. Freccia III, Stamford, for the city of Stamford. Property: 176 Roxbury Road, Stamford. Action: foreclose defendants' mortgage. Filed June 22.

Reilly, Cara, et al, Stamford. Filed by Korde & Associates, New London, for Nationstar Mortgage LLC. Property: Unit D3, Building D, The Village, Stamford. Action: foreclose defendants' mortgage. Filed June 21.

Squires, William, Stamford. Filed by the Law Offices of Keith K. Fuller, Enfield, for Newfield Ave LLC. Property: 1501 Newfield Ave., Stamford. Action: foreclose defendant's mortgage. Filed June 21.

MORTGAGES

Bellajdel, Malak, San Francisco, California, by Charles Abate. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 91 Strawberry Hill Ave., No. 734, Stamford. Amount: \$100,000. Filed June 22.

Bennington, Thomas P. and **Meagan R. Bennington**, Greenwich, by Tom S. Ward Jr. Lender: Raymond James Bank, 710 Carillon Pkwy. St., St Petersburg, Florida. Property: 17 Watchtower Lane, Old Greenwich. Amount: \$1,271,250. Filed June 20.

Bivona, Greg, Stamford, by Jeffrey S. McGregor. Lender: Navy Federal Credit Union, 820 Follin Lane, Vienna, Virginia. Property: 224 Club Road, Stamford. Amount: \$195,000. Filed June 20.

Bobbitt, Timothy O. and **Amy Bobbitt**, Fairfield, by Leah M. Parisi. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 868 Mill Plain Road, Fairfield. Amount: \$616,000. Filed June 22.

Cavanaugh, Susan L., Stamford, by Elizabeth Carmen Castillo. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 65 Fifth St., Stamford. Amount: \$100,000. Filed June 22.

Chu, Jinyi and **Shuting Xu**, Fairfield, by Gabriel H. Cusanelli. Lender: Nations Direct Mortgage LLC, 5 Hutton Centre Drive, Suite 200, Santa Ana, California. Property: 134 Colony St., Fairfield. Amount: \$548,000. Filed June 22.

Colter, Abigail and **Benjamin Colter** Guilford, by Chris Barreto. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 20 Sky Top Drive, Fairfield. Amount: \$800,000. Filed June 23.

Conley, Scott A. and **Linnea A. Conley**, Stamford, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 62 West Lane, Stamford. Amount: \$250,000. Filed June 23.

Cui, Yibing and **Di Wu**, Darien, by Amy S. Zabetakis. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 73 Sheephill Road, Riverside. Amount: \$1,890,000. Filed June 21.

Farina, Ivana, Stamford, by Jan A. Costello. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 637 Summer St., Apt. 21, Stamford. Amount: \$180,000. Filed June 21.

Gallardo, Leizyl and **Damian Estrada Gallardo Jr.**, Stamford, by Mayra M. Rios. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 79 Dunn Ave., Stamford. Amount: \$518,950. Filed June 22.

Guerrero, Tina M., Fairfield, by Douglas Seltzer. Lender: Sun West Mortgage Company, 6131 Orangethorpe Ave., Suite 500, Buena Park, California. Property: 373 Marlborough Terrace, Fairfield. Amount: \$202,951. Filed June 21.

Gusick, Timothy David and **Laura Ozycz Gusick**, Fairfield, by Andrew R. Sherriff. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 416 Surrey Lane, Fairfield. Amount: \$970,100. Filed June 16.

Hasselkus, Justin and **Jenna Hasselkus**, Norwalk, by Lauren A. Scotton. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 335 Pemburn Drive, Fairfield. Amount: \$877,000. Filed June 21.

Higgins, Eliza and **Matthew Grabis**, Brooklyn, New York, by Kim Rizzo. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 30 Merton St., Fairfield. Amount: \$909,500. Filed June 23.

Hobbick, Christopher, Stamford, by Francisco Alberto Cabreja Pena. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 283 Loveland Road, Stamford. Amount: \$190,000. Filed June 22.

Hope, Harrison and **Maria Riabtchenko**, Brooklyn, New York, by Eileen M. Pate. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 427 Taconic Road, Greenwich. Amount: \$1,750,000. Filed June 23.

Hutchison, John and **Jessica Hutchison**, Riverside, by Erin Spess Chang. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 14 Crescent Road, Riverside. Amount: \$2,156,250. Filed June 20.

Iaconis, Anthony and **Karen Beckman**, Cos Cob, by Robert E. Murray Jr. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 18 Cat Rock Road, Cos Cob. Amount: \$2,120,000. Filed June 19.

Imperati, Gina and **Evan Tuozzoli**, Fairfield, by Robert T. Rosati. Lender: Primelending, 18111 Preston Road, Suite 900, Dallas, Texas. Property: 245 Unquowa Road, Apt. 6, Fairfield. Amount: \$355,726. Filed June 21.

Jaber, Fadi, Fairfield, by Zionymarquize Q. Bohannon. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 46 Kenwood Ave, Fairfield. Amount: \$64,000. Filed June 23.

Klufas, Alexandra and **Stephen Catalano**, Fairfield, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 20 Deepwood Road, Fairfield. Amount: \$45,000. Filed June 20.

Krumpelbeck, Steven E. and Kari L. Krumpelbeck, Norwalk, by Donald K. Bradford. Lender: Liberty Bank, 315 Main St., Middletown. Property: 255 Mill Road, Stamford. Amount: \$800,000. Filed June 23.

Lewis, Marshael B. and Simone K. Lewis, Fairfield, by Leah M. Parisi. Lender: Members Mortgage Company Inc., 90 Maple St., Stoneham, Massachusetts. Property: 248 Sunset Ave., Fairfield. Amount: \$647,900. Filed June 20.

Malota, Liridona and Arkeljan Zyba, Trumbull, by Seth J. Arnowitz. Lender: Fairway Independent Mortgage Corp., 4201 Marsh Lane, Carrollton, Texas. Property: 3567 Park Ave., Fairfield. Amount: \$488,000. Filed June 16.

Marco, Christopher and Rachel Marco, Stamford, by Descera Daigle. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 39 Green Acre Lane, Fairfield. Amount: \$640,489. Filed June 22.

Morgan, Tadhg and Paula Morgan, Gloucester, Massachusetts, by Christina Petrucci. Lender: Mortgage Equity Partners LLC, 220 Broadway, Suite 205, Lynnfield, Massachusetts. Property: 46 Brooklawn Terrace, Fairfield. Amount: \$606,000. Filed June 23.

Moura, Albino and Joanne Moura, Fairfield, by Peter Ambrose. Lender: Prosperity Home Mortgage LLC, 14501 George Carter Way, Suite 300, Chantilly, Virginia. Property: 262-264 Melville Drive, Fairfield. Amount: \$200,000. Filed June 23.

Nilsen, John A. and Brooke Nilsen, Stamford, by Elizabeth Carmen Castillo. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 147 Barncroft Road, Stamford. Amount: \$200,000. Filed June 20.

Norman, Mallory and Sean Alexander, Stamford, by Descera Daigle. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 300 Broad St., Apt. 902, Stamford. Amount: \$337,948. Filed June 20.

Ojeh, Samer and Danielle Ojeh, Greenwich, by Michael J. McIntosh. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 24 Hendrie Drive, Old Greenwich. Amount: \$500,000. Filed June 22.

Panapada Jr., Donald and Melinda Panapada, Stamford, by Aitza N. Cabrera. Lender: First County Bank, 117 Prospect St., Stamford. Property: 87 High Clear Drive, Stamford. Amount: \$75,000. Filed June 21.

Perry IV, Lester McKie, Stamford, by John J. Bove. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 64 Middlebury St., Stamford. Amount: \$584,250. Filed June 20.

Petrov, Ivo and Elina Brilliant, Stamford, by Jeffrey S. McGregor. Lender: Teachers Federal Credit Union, 102 Motor Pkwy., Hauppauge, New York. Property: 2700 Bedford St., Apt. B, Stamford. Amount: \$50,000. Filed June 20.

Raiente, Darlene and Carmine Raiente, Greenwich, by Joe H. Lawson. Lender: Loanpot.com LLC, 6561 Irvine Center Drive, Irvine, California. Property: 24 Meadow Drive, Cos Cob. Amount: \$402,930. Filed June 22.

Rios, Cristina and Miguel A. Rios, Stamford, by Antonio Faretta. Lender: Discover Bank, 502 E. Market St., Greenwood, Delaware. Property: 8 Case Road, Stamford. Amount: \$120,000. Filed June 23.

Roca, Nicolas and Maria Pia Whemann, Riverside, by Vicki K. Johnson. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 48 Old Mill Road, Greenwich. Amount: \$3,450,000. Filed June 20.

Russo, Carol M., Stamford, by John T. Szalan. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 987 Stillwater Road, Stamford. Amount: \$160,000. Filed June 21.

Santos, Angela and Luis Vieira, Mount Vernon, New York, by Emily D. Wilson. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 177 Jennings Road, Fairfield. Amount: \$507,000. Filed June 21.

Schaffer, Deena and Eliezer Schaffer, Stamford, by Robert E. Colapietro. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 98 Mulberry St., Stamford. Amount: \$100,000. Filed June 21.

Schierle, Kristin I., Mount Vernon, New York, by George M. Xylas. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 154 Cold Spring Road, Unit 56, Stamford. Amount: \$251,000. Filed June 22.

Schultz, David and Jaimee Schultz, Scarsdale, New York, by Matthew G. Melnick. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri.

Property: 92 Porchuck Road, Greenwich. Amount: \$4,094,545. Filed June 21.

Schur, Adam and Jessica Schur, Greenwich, by Jeffrey G. Lane. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 79 Buckfield Lane, Greenwich. Amount: \$850,000. Filed June 21.

Stebbins, Charles E. and Ann W. Stebbins, Fairfield, by Amber Rae Gates. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 539 Verna Hill Road, Fairfield. Amount: \$726,200. Filed June 20.

Sullivan, Brian and Katrina Sullivan, Greenwich, by Michael J. Jones. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 31 Evergreen Road, Greenwich. Amount: \$2,999,999. Filed June 22.

Thomas, Kevin and Patricia Thomas, Stamford, by Douglas Seltzer. Lender: Navy Federal

Credit Union, 820 Follin Lane, Vienna, Virginia. Property: 52 Blue Ridge Drive, Stamford. Amount: \$115,000. Filed June 22.

Williams, Asher J., Ithaca, New York, by Anthony E. Monelli. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 65 Glenbrook Road, 6A, Stamford. Amount: \$318,250. Filed June 21.

Wind, Chad A. and Suzanne M. Wind, Greenwich, by Tamara L. Peterson. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 2 Daffodil Lane, Greenwich. Amount: \$900,000. Filed June 23.

Winters, Justin Aaron and Sarah Elizabeth Wilson, Greenwich, by Joyce Curry. Lender: Sikorsky Financial Credit Union, 1000 Oronoque Lane, Stratford. Property: 33 Wesskum Wood Road, Riverside. Amount: \$250,000. Filed June 22.

Wright, Corey and Susan Bolin Wright, New York, New York, by John F. Stane Jr. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 160 John St., Greenwich. Amount: \$8,050,000. Filed June 23.

NEW BUSINESSES

Ace Handyman Services Westchester, 31 Smith Farm Road, Bedford, New York 10506, c/o Diluc Services Inc. Filed June 26.

Ag's Outdoor Services, 973 Cove Road, Stamford 06902, c/o Anthony J. Grillo. Filed June 22.

Chacon Painting LLC, 27 Standish Road, Apt. 3, Stamford 06902, c/o Raul David Chacon. Filed June 22.

Chacon Painting, 27 Standish Road, Apt. 3, Stamford 06902, c/o Raul David Chacon. Filed June 29.

D's Kitchen, 135 Harvard Ave., Stamford 06902, c/o Dilek Pehlivan. Filed June 26.

Eco Smart Consulting, 101 Webbs Hill Road, Stamford 06903, c/o Samuel A. Ramirez Hernandez. Filed June 27.

Edgar Dolores-Mendoza, 22 Radio Place, Apt. 3, Stamford 06906, c/o Fredy Estrada-Sosa. Filed June 23.

Gourmet Roadshow, 469 Fairfield Ave., Stamford 06902, c/o Gourmet Galleys Deli LLC. Filed June 26.

Haus of Hair, 44 Commerce Road, Stamford 06902, c/o Amanda Marie Gonnella. Filed June 21.

Knuth Kuts, 44 Commerce Road, Suite 5, Stamford 06902, c/o Knuth Kuts LLC. Filed June 21.

Myrtle Avenue, Auto Repair Woodridge, 30 Diaz St., Stamford 06902, c/o Automotive Service Inc. Filed June 27.

Panera Bread No. 6273, 1008 High Ridge Road, Stamford 06905, c/o Panera LLC. Filed June 27.

Renisha Stamford, 702 S. Pacific St., Stamford 06902, c/o Renisha Stamford LLC. Filed June 23.

Stamford Express Travel, 406 W. Main St., Stamford 06902, c/o Stamford Express Travel LLC. Filed June 22.

Supreme Team Lending, 6 Landmark Square, Fourth floor, Stamford 06901, c/o Central Mortgage Funding LLC. Filed June 29.

The Green Store, 138 Cove Road, Stamford 06902, c/o J&E Market LLC. Filed June 27.

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Legal Notices

Notice of Formation of CONSTRUCTION & HVAC SOLUTIONS LLC. Arts. of Org. filed with SSNY on April 10, 2023. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to: 40 Bronson Ave, Scarsdale, NY 10583. Purpose: any lawful act or activity. #63437

Notice of Formation of DomPro 618 Main LLC. Arts of Org. filed with SSNY on 1/17/2023. Office located in Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to the LLC; 1333A North Avenue, #713, New Rochelle, NY 10804. Purpose: any lawful act or activity. #63442

DISTRESSED ASSET ACQUISITIONS, LLC Filed 6/22/23 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 399 Knollwood Rd, Ste 318, White Plains, NY 10603 Purpose: all lawful #63444

FOUNDATIONAL SERVICES LLC Filed 6/13/23 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 3 Southwoods Ln, Scarsdale, NY 10583 Purpose: all lawful #63445

Notice of Registration of International Blockchain Legal LLP. Registration filed with Secy. of State of NY (SSNY) on 5/26/2023. Office location: Westchester County. LLP formed in the District of Columbia on 8/30/2020. Princ. office addr. of LLP: 600 Mamaroneck Ave. Ste 400, Harrison, NY 10528. SSNY designated as agent of LLP upon whom process against it may be served. SSNY shall mail process to Aaron Krowne 600 Mamaroneck Ave. Ste 400, Harrison, NY 10528. Registration filed with the DC Office of the Secretary, 1350 Pennsylvania Ave. NW, Ste 419, Washington, DC 20004. Purpose: Legal services. #63447

Notice of Formation of RIG Enterprises, LLC Arts. Of Org. filed with SSNY on June 1, 2023. Office Location: Westchester County. Ryan Mahoney designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: 30 Lark Ave., White Plains, NY 10607. Purpose: any lawful purpose. #63451

Thumper1 LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 7/18/2023. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 42 Ellsworth Rd., Larchmont, NY 10538. General Purpose #63452 Phoenix Design Build LLC. Filed 8/8/22 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 265 E 66th Street Apt 39D, New York, NY 10065 Purpose: All lawful #63453

224 Grant Terrace LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 4/5/2023. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to John Delvito, 311 Waverly Ave., Mamaroneck, NY 10543. General Purpose #63454

CAROLYN STROM, LLC, Art. Of Org. filed with SSNY 7/3/2023. Office location: Westchester County. SSNY designated as agent for process & shall mail process to: The LLC c/o Carolyn Strom, 1333A North Ave., Unit 316, New Rochelle, NY, 10804. Purpose: any lawful act or activity. #63455

Tara Poinsette, LLC, Art. of Org. filed with NY Secy. of State on 10/05/20. Office located in Westchester Co. Secy. of State designated as agent upon which process may be served. Secy. of State shall mail a copy of any process against it served upon him/her to: 292 N Central Ave, 2A Hartsdale, NY 10530 (the LLCs primary business location). LLC may engage in any lawful act or activity for which a limited liability company may be formed. #63457

Notice of Formation of 22 Maple LS LLC, Articles of Organization were filed with SSNY on 4/27/2023. Office located in Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of any process against it to the LLC; 81 Pondfield Road, Suite 231 Bronxville, NY 10708. LLC may engage in any lawful act or activity for which a limited liability company may be formed. #63458

Notice of formation of JJMB PROPERTIES LLC. Art. of Org. filed with the Sec of State of NY (SSNY) on 06/27/2023. Office location, County of Westchester. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process served to:, c/o Incorp Services, Inc - 99 Washington Ave., Suite 805, Albany, NY 12210. Purpose: any lawful act. #63459

PPG CONTRACTING, LLC Filed 7/27/23 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 90 Bryant Ave, #D3C, White Plains, NY 10605 Purpose: all lawful #63461

COTAJ PROPERTY MANAGEMENT LLC. Filed 8/3/22 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 146 Thornridge Dr, Stamford, CT 06903 CT address: Same Address as SOP, Cert. of Form. filed w/CT : 165 Capitol Ave., Ste 1000, Hartford, CT 06106. Purpose: all lawful #63462

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Sealed bids will be received as set forth in instructions to bidders until 10:30 A.M. on Thursday, September 14, 2023 at the NYSDOT, Office of Contract Management, 50 Wolf Rd, 1st Floor, Suite 1CM, Albany, NY 12232 and will be publicly opened and read. Bids may also be submitted via the internet using www.bidx.com. A certified cashier's check payable to the NYSDOT for the sum specified in the proposal or a bid bond, form CONR 391, representing 5% of the bid total, must accompany each bid. NYSDOT reserves the right to reject any or all bids.

Electronic documents and Amendments are posted to www.dot.ny.gov/doing-business/opportunities/const-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. 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

D265069, PIN 881419, Columbia, Dutchess, Orange, Putnam, Rockland, Ulster, Westchester Cos., HIGHWAY - WHERE & WHEN - Emergency Highway Repairs, Various Locations, Bid Deposit: 5% of Bid (- \$375,000.00), Goals: MBE: 5.00%, WBE: 10.00%, SDVOB: 0.00%

D265080, PIN 881659, Dutchess, Orange, Putnam, Rockland, Westchester Cos., GUIDERAIL JOC - Various Routes, Various Locations., Bid Deposit: 5% of Bid (- \$40,000.00), Goals: MBE: 5.00%, WBE: 10.00%, SDVOB: 0.00%

D264960, PIN 876234, Rockland Co., BRIDGE REPLACEMENT - Mountainview Avenue Over Sparkill Creek, Town of Orangetown., Bid Deposit: 5% of Bid (- \$75,000.00), Goals: MBE: 10.00%, WBE: 15.00%, SDVOB: 6.00%