

FOXWOODS DEBUTS ITS LATEST CASINO

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

A crowd of eager players arrived at Foxwoods on the morning of Aug. 29 for the opening of the new 50,000-square-foot Pequot Woodlands Casino.

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*Photo by
Justin McGown.*

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► Multifamily portfolio sells for \$14.4 million



A portfolio of three multifamily buildings in Croton-on-Hudson was sold for \$14.4 million.

The three-story rent-stabilized buildings at 31 Old Post Road were built in 1963 and span 114,711 square feet. The buildings feature one- and two-bedroom units, totaling 82 apartments.

Rosewood Realty Group represented the seller, View Living, and procured the buyer, Unppg Management LLC, a New York

City-based private owner-operator of a multifamily and health-care portfolio. The buyer assumed a \$11.2 million Fannie Mae loan with a 3.76% interest rate.

"Despite current market conditions, we are pleased to close this transaction," said Alan Soclof, an investment sales broker at Rosewood. "The property is located approximately 40 miles out of New York City in an affluent suburb with a median household income of \$148,000 within a one-mile radius of the property."

► Port Chester eatery on Food Network show

Port Chester restaurant specializing in Salvadoran cuisine became the first Westchester eatery to be featured on Food Network's long-running series "Diners, Drive-Ins and Dives."

Rinconcito Salvadoreño, located at 20 Broad St., was featured on Sept. 8 episode. The show's host, Guy Fieri, worked with restaurant owner David Sorto in a segment taped at the restaurant on May 19.

The restaurant, which has been part of Port Chester's dining scene



since 1993, was one of three eclectic locations featured on the "Diners, Drive-Ins and Dives" episode – Fieri also highlighted a Malaysian restaurant in Cincinnati and an Omaha family that serves Detroit-style pizza out of a bus.

► Stamford's ducks being auctioned



Stamford Downtown Special Service District has launched an online auction for the 25 fiberglass sculptures from the city's "Duck, Duck Goose" public art exhibit that has been on display this summer.

The auction of 24 duck sculptures and one goose sculpture began on Sept. 1 and will run through Oct. 2. A portion of the proceeds will benefit the Stamford Museum and Nature Center.

The "Duck, Duck, Goose" exhibit will remain on display through Sept. 17.



► Walmart to close a Norwalk store

Walmart announced the upcoming closure of one of its two Norwalk retail locations.

The store at 680 Connecticut Ave. will cease operations on Nov. 3. The site's owner, Equity One (Norwalk) LLC, announced last April that it planned to swap tenants when Walmart's lease expired in November – a Target store will replace Walmart at the site.

"We are grateful to the customers who have given us the privilege of serving them at our Connecticut Avenue location," said Walmart Director of Corporate Communications Felicia McCranie.

Walmart has 255 employees at the Connecticut Avenue store, and all will be paid through Dec. 1 unless they transfer to another Walmart location. The retailer has another Norwalk location at 650 Main Ave. and Fairfield County units in Danbury, Shelton and Stratford.

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Former condo president alleges ‘financial ruin’ at The Wellington in White Plains

BY BILL HELTZEL / bheltzel@westfairinc.com

A former president of The Wellington condominium in White Plains is suing the board of managers and its management company for nearly \$1.5 million over alleged financial irregularities.

Joseph Silva accused the current board and White Management Ltd., Eastchester, of fraud, in a complaint filed Aug. 17 in Westchester Supreme Court.

“Defendants have gone on a campaign of financial decisions,” the complaint states, “that have left The Wellington in financial ruin.”

“Our clients vehemently deny any wrongdoing,” Manhattan attorney Mark A. Beckman stated in a brief telephone interview on behalf of board members Anil Ferris, Steven Galla, Diana Ortiz, and Sase Sham, as well as John White of the management company. “They are adamant that they have not done anything wrong.”

He said that many of the alleged actions occurred before the current board came in, and that the board has taken extraordinary steps trying to, and fixing, certain things that

happened.

“Their actions have been taken in good faith and for the benefit of the property,” he said.

Silva was board president from 2012 to 2018. After he resigned, White Management was hired to run the condominium at 312 Main St. in downtown White Plains.

At the end of his tenure, Silva says, The Wellington had \$227,859 in reserves and no outstanding debt. As of this past April, the reserves had dwindled to \$22,183 and the condominium had \$361,272 in debt.

On June 1, the condo fees were increased by 46%.

Silva states in an affidavit that the

last annual meeting of the condo owners was held in 2019, and that the current board was not duly elected by the owners.

He also claims that White Management has failed to catch “suspicious activity and charges.”

He says it is unclear whether the building superintendent is employed part-time or full-time, or whether he is paid separately for work that should be part of his regular duties. From 2019 to 2023, for example, the superintendent was allegedly paid \$116,000 for work for which inadequate invoices and receipts were submitted.

Silva also claims that White Management opened a bank account in The Wellington’s name that was not disclosed to the board of managers and does not include the appropriate signatories.

He accused board treasurer Sase Sham of a potential conflict of interest for not disclosing that his wife works for White Management.

The complaint charges breaches of



fiduciary duty, fraud, conspiracy to commit fraud, and unjust enrichment.

It demands damages ranging from \$100,000 to \$1 million for alleged wrongdoings; an accounting of the condominium’s records; and a court order compelling an election of a new board and barring payment of bills greater than \$25,000 without approval of the condo owners.

Silva was joined in the complaint by condo owners Jeancarlo Chirinos and White Plains Equities. They are represented by Yonkers attorney Ndukwe D. Agwu.

“Their actions have been taken in good faith and for the benefit of the property.”

- Joseph Silva

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- Tony Vlahos, NECS, Inc.

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Modern day treasure hunting, via estate sales and auctions

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

At first glance, estate sales and auctions attract two groups who would seem to be diametrically opposed.

There are the bargain hunters looking to find something amazing for a fraction of its cost, and opposite them are the auctioneers and former owners hoping to sell items for at least as much as the appraised value. Despite that opposition, buyers and sellers need the other.

Also needing the sellers and auctioneer's services is a steady stream of people downsizing as they enter retirement or who have inherited a house full of items they have nowhere to store. According to a survey conducted by Estatesales.net, 46% of estate sales were held by people downsizing or moving while 49% were conducted following a death.

In the latter category, author and noted estate seller Julie Hall notes in her book "The Boomer Burden" that 4,800 baby-boomers are expected to inherit their parent's estates every day. As a whole, those born between roughly 1946 and 1964 stand to inherit assets worth up to \$41 trillion.

While that inheritance will not be distributed evenly among the more than 70 million people considered "boomers," in 2021 the Estatesales.net data showed an average gross estate sale value of \$19,584. That is up from \$18,029 in 2020, and in line with values before the start of the pandemic. The auctioneers or organizers of the sale often take 30% to 35% of the gross sale, and roughly half of the respondents to the EstateSales.net survey said the business is their primary source of income.

Despite buying and selling pieces of the past, the industry has proven adaptable, according to Grant Panarese, who cofounded both Black Rock Galleries, headquartered in Fairfield, and the online auction platform Auction Ninja with his wife Christie Spooner.

"If you go back 20 years ago there was no internet bidding, barely any phone bidding, and you had an auctioneer calling in auction with 300 people in front of you," Panarese said. "The internet was barely relevant and then around 2002 eBay took off with a live action platform and we were able to upload items and grab international bidders for the first time. It was a whole different ball

game."

"It decimated our auction room," Panarese added sadly. "We went from having 300 people to those 300 people

saying 'Well, this kind of sucks. We're getting outbid for all the stuff we really want and the next thing you know you've got like 10 people left in your audience.'"

However, Panarese realized that there were certain things about the auction and estate sale experience that eBay couldn't replicate. The millions of listings from around the world were great for those seeking a single specific item or looking to complete a collection but were for the diehards lacking something crucial.

"If you collect Mickey Mantles and you want a 1963 Tops with a PSA rating of eight, that's a great place to go for it," he said. "But if you're just out there for a hunt and the fun of it it's not the right place to be."

By launching Auction Ninja, Panarese explained, the couple hoped to provide a platform for those moments of serendipity for people who want to attend events but are unable.

"It's for a husband and wife who would go to flea markets or antique shows not because they were looking for a particular painting but because they enjoyed spending their time together looking at artwork and they would go for something that would catch their eye and become an impulse buy," he said.

Auction Ninja provides estate sellers and auctioneers across the country with a platform where they can list their lots together, meaning that individual estate sales can be scrolled through without relying on filtering techniques that would prevent a surprising find from popping up.

Panarese did not share exact figures about the business' performance, but he said that many in the estate sale industry had found themselves turning down high volumes of work during the Covid pandemic, particularly in Fairfield County where it caused a flurry of moves and downsizing. The current pace of sales is more sustainable, he observed, particularly in Fairfield County where a waterside home in Greenwich could have contents worth very little but a "\$400,000 house could have a couple million dollars' worth of stuff in it."

As an alternative to expanding sales into the digital, many organizers of



Grant Panarese with one of the objects he is offering for sale via Black Rock Galleries: *contributed photo.*

estate sales and others who trade in vintage goods turn to collective spaces. Monger's Market, which has been located in a reclaimed Bridgeport factory, is home to more than 90 independent vendors who fill the 127,000-square-foot space with booths and crowds of customers on Sundays, the one day of the week the space is open to the public.

"We have a collection of independent vendors that bring goods from all over the place, including estate sales," said Mary Karl, the Monger Market's manager. She noted that when the market opened in 2018 a large percentage of the floor was devoted to goods sold by founder John Hiden, but that as his collection cleared out he began renting space to "mongers" of all sorts, selling everything from vintage collectibles and consignment items left over from auctions to architectural salvage rescued from demolition.

"Each customer you ask will have a different reason they come," Karl said. "That's why it's fun. Some people it is the thrill of the hunt, hoping for some specific thing, others are looking for bargains, and some just come to be inspired by what they see and think of new ways to use old

things. There's also those who find a nostalgia piece, where they see something their grandfather had or they remember from their childhood. There's every type of reason known to man."

Before establishing Monger's Market in Bridgeport, Hiden ran an antique center in Stamford, which for a time had a reputation as an antiques mecca. He switched to the current business model, charging browsers a \$3 entry fee and vendors for renting the space, despite still having some of his own collection on sale.

According to Karl, this comes in part from a certain spirit that many in the industry as both buyers and sellers share.

"It's an eclectic group of people that are called to it. It's not one formula, like being good at math leads to being an accountant," she said. "Whatever part of a spirit or upbringing connects you with old things is the biggest part, and they are all very independent."

Panarese also shared in that definition of spirit within this realm.

"Good, friendly competitors are always welcome," he said. "If they're good auctioneers and they're honest people, they're an asset to me and I'm an asset to them."

"We have a collection of independent vendors that bring goods from all over the place, including estate sales."

- Mary Karl

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FOXWOODS DEBUTS ITS LATES CASINO

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The first visitors to the new Pequot Woodlands Casino at Foxwoods on the Aug. 29 opening date. Photos by Justin McGown.

When the security staff unhooked the barriers, the casino instantly came to life with the early birds making beelines for slot machines they picked out ahead of time, eager to be the very first to hit a jackpot on machines activated just that morning. Others flocked to the table games, where dealers and croupiers stood ready so guests could test their luck while a few drifted over to the bars flanking the space for inaugural drinks.

“We’ve been working on this for about three years,” said Jason Guyot president and CEO of Foxwoods Resort Casino shortly before the opening. He emphasized how the space was shaped to create an upscale atmosphere.

“We wanted to make sure that this casino was going to be accretive to all the other casinos we have here on property. A lot of thought and research went into what we needed in a new high limit area, so it’s larger than ever,” Guyot said. “We have about 40 more games than in our previous high limit area and we

took a look at the placement of our table games and put those right along the concourse to kind of create some action and opportunity right out in the main area of the resort.”

“Foxwoods is very special in general,” Guyot added, “but I would say this specific casino is unique from a design perspective, we spent a lot of time really incorporating some of the Native American and Pequot symbols into the entire design. It’s the ‘Pequot Woodlands Casino’ so we have two picture windows overlooking the Mashantucket Pequot tribal lands.”

Windows are an unusual feature for casinos, which often emphasize a feeling of escape and seclusion from the rest of the world. Instead, Guyot pointed out that this new facility not only displays the picturesque countryside surrounding Foxwoods but attempts to pull elements of that natural world inside.

“The pillars are representative of the trees in the forest, and the light shining through those trees is refracting onto the ground creating geometric patterns on the carpet which

also have Pequot symbols,” Guyot explained. “All of the chandeliers are custom with a Pequot bar design and the ‘clouds’ above those trees have a three-band motif that actually represents the underwater world, the Earth, and the sky world. There’s been a lot of thought that has gone into this and we’re very excited to open up the doors and welcome our guests.”

For those more interested in games of chance than careful design, the casino features 430 slot machines and 24 table games including poker, blackjack, roulette and craps. The slot machines are all the latest models – 80% had never been played while a few recent acquisitions were relocated from elsewhere. Several were set up for extended play, including not only a comfortable chair but also a small television – some tuned to news, others carrying coverage of horse races.

Guyot said that Foxwoods hired 150 people to work the Pequot Woodlands on opening day, and that the new facility is expected to draw new customers on top of the more than

11 million people who visit annually.

The new facility is also adjacent to new dining options. Gordon Ramsey’s latest Hell’s Kitchen location, complete with flaming logo out front, opened in July. A stone’s throw away the newest Wahlburgers location seated its first guests as the gambling began at the casino, with celebrity owner Paul Wahlberg in attendance.

The Pequot Woodlands Casino continues Foxwoods’ ongoing expansion efforts. Last year, the venue opened a new High Stakes Bingo Hall and a new 80,000 square foot expo center, and a recent deal with Great Wolf Lodge will result in a 549-room resort with a 91,000 square-foot indoor water park and a 61,000 square foot family entertainment center located on 13-acres adjacent to the Foxwoods Resort Casino.

Jason Guyot, president and CEO at Foxwoods.

“We’ve been working on this for about three years.”

- Jason Guyot



Vincent Donald Hersam Jr.

Vincent Donald Hersam Jr., newspaper publisher and civic leader, dies at 92

BY PHIL HALL / phall@westfairinc.com

Vincent Donald Hersam Jr., a prominent figure in Fairfield County’s media industry and a long-time civic leader in New Canaan, passed away on Aug. 31 at the age of 92.

Hersam was born in New Canaan on Nov. 27, 1930, and attended the University of Connecticut before enlisting in the U.S. Navy in 1951.

He took over his family’s business, the Hersam Publishing Co., in 1966 following his father’s death.

Hersam Publishing merged with

the Acorn Press in 1997 and became Hersam Acorn Newspapers. The company had grown into eight weekly Fairfield County newspapers before it was acquired by Hearst Connecticut Media Group in 2018. Hersam was active in media industry trade organizations, serving on the boards of the New England Press Association, Suburban Newspapers of America and the Audit Bureau of Circulations.

Outside of the media industry, Hersam was elected New Canaan Town Treasurer in 1965 and held that position until he stepped down in 2013. He was also a member of New Canaan Fire Company No. 1 since 1950 and served as its chief from 1967-69. He also served on the board of directors for the New Canaan Savings Bank and for New Canaan’s Chamber of Commerce and Historical Society.

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NORA R. DANNEHY
CONNECTICUT
SUPREME COURT

Gov. Ned Lamont announced his plan to nominate Nora R. Dannehy to serve as an associate justice of the Connecticut Supreme Court.

Dannehy held multiple roles in the U.S. Department of Justice from 1991 to 2010, including becoming the first woman to serve as U.S. Attorney for the District of Connecticut in 2008. In 2010, she was appointed as Deputy Attorney General for the Office of the Attorney General for the State of Connecticut in a role that required her to supervise the office's day-to-day litigation efforts. From 2013 until 2019, she was the associate general counsel for global ethics

and compliance for United Technologies Corp. In 2019, she returned to public service as Counsel to the U.S. Attorney, and then as General Counsel to Governor Lamont from 2021 until January 2023, when she joined the Hartford law firm Cowdery, Murphy, Dannehy & Healy LLC.

If confirmed, Dannehy would fill the seat most recently held by Maria Araújo Kahn, who resigned earlier this year after being confirmed to serve on the U.S. Court of Appeals for the Second Circuit.

"Nora has a reputation in Connecticut as a fighter of corruption and crooked public officials, providing protections that ensure our justice system is shielding the interests of the people and not the powerful," Lamont said in a press statement. "She has never been intimidated to back down from a fight against those in the highest levels of government, and her work has resulted in groundbreaking reforms in Connecticut that will forever shape how we elect public officials and their requirements for openness and transparency. She is incredibly qualified to serve on the bench and will be a great addition to the Supreme Court."



DR. MANOHAR SINGH
WCSU

Western Connecticut State University (WCSU) announced Dr. Manohar Singh has assumed the role of interim president, as of Aug. 25.

Singh previously served as dean of the School of Graduate and Professional Studies at Southern Connecticut State University. Earlier in his career, he was the dean of the College of Professional Studies at California's Humboldt State University and was the division head of the division of social sciences and business at Penn State – Abington. Before that, he also served as the interim chairman of the Department of Finance at Long Island University.

Singh replaces Paul Beran, who was appointed interim president for the Danbury-based school in June 2022 following the resignation of President John Clark.



JOHN CENA
WWE

WWE has announced the return of one of its most beloved stars after a two-year absence from the ring: John Cena, a 16-time world champion, will appear on the Stamford-based company's Friday Night SmackDown broadcasts for seven consecutive weeks, beginning Sept. 15 and running through the end of October.

WWE added that during his U.S. engagements, Cena will partner with the Make-A-Wish Foundation will host children and their families at the venues where he will be appearing. Make-a-Wish noted that Cena is the most requested wish granter of all time, having granted more than 650 wishes for children across the globe.

Cena moved away from being a regular presence in WWE's spectacles following the 2021 SummerSlam event and focused on his Hollywood



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acting career. During the course of this year, he made one-shot guest appearances at WrestleMania 39 in April in Inglewood, California, at Money in the Bank in London in May, on Sept. 1 for a Friday Night Smackdown at The Giant Center in Hershey, Pennsylvania, and at the WWE Superstar Spectacle at GMC Balayogi Indoor Stadium in India on Sept. 8.

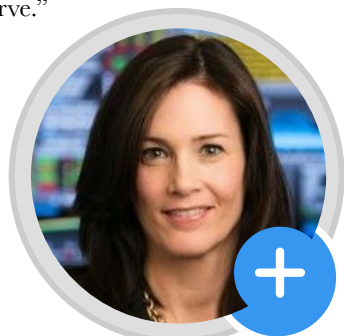


BRYAN LANZA
CHRISTIE'S WESTCHESTER

Christie's International Real Estate Westchester | Hudson Valley has announced the appointment of Bryan Lanza as director of its commercial division.

Lanza and his seven-member team of associates will lead Christie's commercial business from the firm's regional sales office in White Plains. He was previously a licensed associate real estate broker with Houlihan Lawrence.

"I couldn't be more thrilled to be a part of this amazing team," said Lanza. "With my appointment as director of the commercial division, I can say that we are investing heavily in technology and marketing to ensure that our clients continue to receive the best possible service and have the best possible experience. We understand that the commercial real estate market is constantly evolving, and we are committed to staying ahead of the curve."



ALEXANDRA VAN NES
FACTSET

FactSet, a Norwalk-headquartered financial digital platform and enterprise solutions provider, has promoted Alexandra ("Ali") van Nes to senior vice president of investor relations.

In this role, van Nes will lead third-party partnership collaborations, focusing on front and middle office workflows. She was formerly senior vice president and head of special projects; she joined the company in 2010 and was previously served as senior direc-

tor of regulatory solutions, chief of staff to CEO Phil Snow and deputy general counsel. Prior to joining FactSet, van Nes was in-house counsel at Sikorsky Aircraft.

Van Nes will replace Kendra Brown, who will now lead FactSet's Banking and Sell-Side Research business unit.

"Ali's breadth of experience with products, strategy, and corporate functions at FactSet position her well to step into this role," said Linda Huber, chief financial officer. "Her knowledge of FactSet will also be helpful as we communicate our strategies and results to the investment community and other stakeholders."



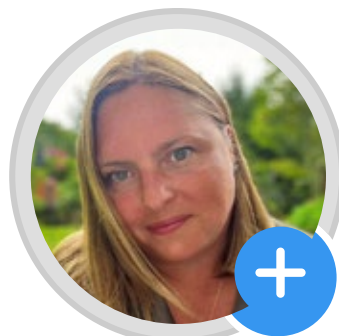
SOONYOUNG LEE
BARD COLLEGE

Bard College has hired Dr. Soonyoung Lee as a visiting assistant professor in Korean Studies for the 2023-24 academic year.

According to the Annandale-on-Hudson school, this hire is the first step toward building a Korean Program at Bard. The school received funding from the Korea Foundation to support Lee's hiring.

Lee joins Bard from the University of California, Riverside, where she received her PhD in Comparative Literature and Foreign Languages in 2023. Her areas of research and teaching interests include contemporary Korean literature and film, Korean popular culture, East Asian film, Cold War studies, trans-Asian cultural studies, critical race theories, and postcolonial studies. She will teach courses on Korean literature, cultural history, and introductory courses to Korean language, including an online network course with Bard High School Early Colleges and the Open Society University Network.

"We are beyond delighted to receive the support of the Korea Foundation to begin offering Korean language and literature courses at Bard for the first time," said Nathan Shockey, associate professor of Japanese, who worked together with Heeryoung Shin, assistant professor of art history and visual culture, to bring Korean courses to Bard. "This grant gives us the opportunity to meet the long-standing student interest in and demand for Korean Studies, and we are excited to continue growing Korean at Bard as part of our expansion of the Asian Studies program."



SUZANNE LIO
GREENWICH SYMPHONY
ORCHESTRA

The Greenwich Symphony Orchestra (GSO) announced the appointment of Suzanne Lio as executive director.

Lio was previously managing director and chief operating officer of the Bruce Museum in Greenwich, she oversaw its new construction and coordinated its strategic planning, fundraising, and educational and community projects.

The GSO will kick off its 2023-24 season with performances at the Performing Arts Center at Greenwich High School on Sept. 30 and Oct. 1, with musical director welcoming guest pianist Jeffrey Biegel for a presentation that will include works by Mendelssohn, Tchaikovsky and Ellington.



JIM MARTELL
OPAL FUELS INC.

Opal Fuels Inc., a White Plains-based vertically integrated producer and distributor of renewable natural gas and renewable energy, appointed Jim Martell to serve on its board of directors and audit committee.

Martell is a 40-year veteran of the logistics industry experience, previously serving as chairman and CEO of Express-1, the predecessor company of XPO Logistics Inc. He joined Express-1 after serving as CEO of SmartMail, which was acquired by DHL International GmbH, and earlier in his career was a founding senior executive of UTi Worldwide, a global transportation and logistics company.

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Self-storage competition heats up in Elmsford

BY BILL HELTZEL / bheltzel@westfairinc.com

A recently-opened Elmsford self-storage business is suing the village and a potential competitor for allegedly violating a moratorium on new storage facilities.

InSite Property Group, of Redondo Beach, California, held the grand opening for a SecureSpace Self Storage at 33 West Main St. on May 23.

Two weeks later, the Elmsford board of trustees enacted a temporary moratorium on new self-storage facilities. A month later, the trustees approved a site plan submitted by Elmsford Real Estate Holdings, of Poughkeepsie, for a storage facility at 15-19 West Main St.

The village violated its own moratorium, InSite argues in a petition filed Aug. 10 in Westchester Supreme Court, and therefore the site plan approval must be annulled.

The proposed facility would be the third of its kind in the immediate vicinity, where Saw Mill River Parkway intersects with the I-287 Cross Westchester Expressway. Safeguard Self Storage is almost across the street from the proposed structure, and the new SecureSpace building is a block away.

The Elmsford Self Storage site plan calls for demolishing Julio's Brushless Carwash and a Motel 6 operated by Vishal and Bhavesh Patel's River Links Hotels, of Fishkill.

In their place, a 5-story, 118,782-square-foot structure and 1-story, 3,900-square-foot accessory building would be erected on the 1.05 acre site.

The moratorium was formally proposed on May 15 and enacted on June 5.

Bhavesh Patel submitted the site plan application on Dec. 5 and the village trustees adopted it on July 10.

Elmsford had no self-storage facilities when its Comprehensive Plan was approved in 1995, according to the moratorium, and it has no self-storage regulations. Since then, three facilities have been approved and several more are contemplated.

The moratorium states that proliferation of storage facilities could have a deleterious effect on other businesses and could possibly effect nearby property values.

The moratorium was envisioned as a temporary measure to allow



Elmsford site of proposed self-storage facility

time for the village to consider new zoning and ways to regulate the businesses.

InSite argues that the moratorium did not exempt pending proposals, and it notes that Elmsford Self Storage did not ask for relief, as allowed for by the moratorium.

InSite also claims that the village erred by failing to complete an environmental assessment form and by deciding that the proposed structures would have no significant adverse impact on the environment, under the State Environmental Quality Review Act.

"Elmsford has no comment at this time on the petition," Village Administrator Michael C. Mills said in an email response to a request for comment. Bhavesh Patel did not reply to a request for comment.

InSite is represented by Manhattan attorneys Adam Stolorow and Kayle McGrath.

118,782-square-foot structure and 1-story, 3,900-square-foot accessory building would be erected on the 1.05 acre site.



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Forum on mental health, opioid deaths in Sullivan County

BY PETER KATZ / pkatz@westfairinc.com

U.S. Rep. Marc Molinaro hosted a forum Sept. 5 at the Monticello Fire House on mental health and substance use disorders. A particular subject that came up was the opioid crisis in the U.S. and how Sullivan County was especially hard hit. It was noted that mental health and substance use treatment providers in Sullivan County have been working hard to keep pace with the growing demand for their services. Statistics show that Sullivan County has the highest rate of opioid deaths in New York state and has consistently been low in the rankings for residents having overall good health.

38.2 in Putnam, 12.9 in Rockland, 31.4 in Ulster and 13.8 in Westchester.

"The issues facing Sullivan County today aren't new," Molinaro said. "For years, we've seen consistently high rates of drug overdose deaths and a lack of access to mental health and substance use treatment services in the area. But we are making strides. We recently unlocked new federal resources through having Sul-

livan designated as a High Intensity Drug Trafficking Area (HIDTA)."

Molinaro, who was elected Dutchess County Executive in 2011 and served until resigning to take his seat in Congress this year, had developed a Dutchess County Stabilization Center that offered walk-in care for individuals with mental health and substance use disorders.

"Today's participants share the same goal: to save lives and ensure

anyone struggling with a mental health or substance use disorder can access the treatment they need," Molinaro said of those attending the forum. "We'll get there if we continue working together to expand treatment options and maximize the HIDTA resources."

Attending the forum were: Sullivan County Manager Josh Potosek; State Sen. Peter Oberacker; State Assemblywoman Aileen Gunther; Monticello Mayor George Nikolas; Sullivan County Acting District



Molinaro's mental health and substance abuse forum in Sullivan County.

Attorney Brian Conaty; Sullivan County Sheriff Mike Schiff; Chairman of the Sullivan County Legislature Rob Doherty; Sullivan County Legislator Alan Sorensen, Sullivan County Coroner Alan Kesten; and Sullivan County EMS Coordinator Alex Rau. A number of organizations sent representatives, including: Sullivan 180; the Sullivan County Drug Task Force; Garnet Health; Crystal Run Healthcare; Sullivan Allies Leading Together (SALT); and Families Against Narcotics.

Rockland looking to buy land for open space

BY PETER KATZ / pkatz@westfairinc.com



Rockland County is continuing a program that was started in 1999, suspended in 2010 and then revived in 2019 to buy land for preservation as open space. Rockland County Executive Ed Day and the county's Division of Environmental Resources jointly announced on Sept. 6 that applications once again are being accepted from anyone who would like to offer land for the county to consider acquiring.

"We invite residents to submit nominations of properties that will help us preserve open space and pro-

tect our county's environment and beauty for future generations," Day said. "I am committed to safeguarding our environment and working with the County Legisla-

ture to do so in a way that is fiscally responsible and fair to our taxpayers."

The program was started in 1999 by former County Executive C. Scott Vanderhoef with the goal of acquiring areas of scenic beauty, environmentally sensitive lands, farms and Hudson River waterfront areas. It was suspended in 2010 as a result of Rockland County's fiscal difficulties during the national recession.

Until the program's suspension, 31 individual properties were acquired preserving 1,204 acres of land. A total of \$23,300,000 in county funds was expended while state grants and partnerships with land trusts enabled \$11,576,000 worth of land to be preserved. From the program's revival in 2019 to until now, three additional

parcels totaling 25 acres have been preserved.

County Legislature Chairman Jay Hood Jr. said that his colleagues are excited to acquire more purchases in the future to preserve land so it won't wind up being developed.

"It's thrilling to use funds in such a way that it really gives back to the people," Hood said.

An Open Space Advisory Committee is charged with reviewing applications from land owners who want to sell to the county. It is made up of representatives from the county's Division of Environmental Resources, Department of Planning, Department of Health, Office of Fire and Emergency Services and the Rockland County Drainage Agency.

Once it is determined that a property owner is interested in selling, there is a field inspection and rating of the property based on the certain guidelines. The property is given an appraisal to determine its value and then if the County Executive's Office makes determination to proceed with the purchase, a resolution is prepared and submitted to the County Legislature.

Dutchess plans \$18M in bonds for \$32M communications system

BY PETER KATZ / pkatz@westfairinc.com

The Dutchess County Legislature has approved issuing \$18,086,598 in serial bonds to help pay for a \$32,170,760 two-way radio communications system that would have sufficient capacity to allow all public safety and municipal operations in the county to use it. It would eliminate roadblocks that exist in communications among emergency responders from various agencies because they're on different radio systems.

The new system would enable portable on-street outdoor operation over the entire service area. The service area is defined as including all land and water within the county's legal border, the Hudson River adjacent to the western shoreline, and two fire



districts that partially extend outside the county border.

"Our more rural communities often have 'dead-zones' or areas with limited service, often making it harder to communicate when emergencies arise and limiting the ability to get in touch with other agencies to share updates," said Legislator Edward Hauser. "With this new system and towers, Dutchess County is ensuring that all municipalities will be able to communicate and

respond to emergencies more effectively."

The County Legislature last year approved using \$10 million in federal American Rescue Plan Funds for the project. Among other funding is a New York interoperable communications grant of \$3,332,478 and a Civil Defense Homeland Security grant of \$750,000.

"As a member of the Pine Plains Fire Department for over 30 years

and a former Rescue Squad Captain, I am confident that this investment will increase communication abilities for emergency response personnel all across Dutchess County, especially in our rural communities," said Gregg Pulver, chairman of the Dutchess County Legislature. "The replacement of the current outdated system is long overdue, and the creation of a radio-system that will allow all agencies, like law enforcement, highway departments and fire departments to communicate with each other will be a game changer when responding to emergencies."

The county said the system needs to be planned to accommodate a 25% increase in traffic in the future. It said that it wants the new system to reuse whatever it's possible to reuse of an existing microwave system for carrying communications traffic that recently was upgraded. The county also said that the design of the new system has to have redundancies so that if there's a failure at a single point it won't take down the entire system.

Vassar sued for alleged discrimination against female professors

BY PETER KATZ / pkatz@westfairinc.com

Five female professors from Vassar College in Poughkeepsie have put their names on a class action lawsuit filed against the college. The lawsuit alleges that Vassar engaged in a longstanding pattern of pay discrimination against female professors. The lawsuit was filed in U.S. District Court for the Southern District of New York.

Vassar campus. Image courtesy Vassar College. The named plaintiffs are: Professor of English Wendy Graham; Professor Emerita of History Maria Höhn; Professor of Film Mia Mask; Professor of Physics Cindy Schwarz; and Professor of Psychological Science Debra Zeifman.

They are represented by the Manhattan-based law firm Lief Cabraser Heimann & Bernstein, LLP and Equal Rights Advocates, which is located in San Francisco.

The lawsuit alleges pervasive and long-standing gender-based disparities in pay between Vassar's

male and female full professors. It charges that Vassar has known for years that it unlawfully pays men more than women, and has for years refused to adequately address the discrimination.

"Vassar also systematically delays the promotion of female professors,

causing women to advance more slowly through faculty ranks at the college," the lawsuit says, "The college's performance evaluation system, too, is marred by discrimination. Vassar's College-wide compensation, promotion, and evaluation policies, while facially neutral, have therefore

had a disparate impact on women. These policies must be reformed, to ensure fairness and gender equity moving forward."

The lawsuit charges that despite publicly claiming a storied role in the movement for gender equality, Vassar has long and privately been underpaying its female professors. It cites published data about Vassar's average salaries reflecting a gender pay disparity for full professors at Vassar in every year for the last two decades.

"Most troublingly, these data reflect a widening of the gender pay gap at Vassar over time: the disparity was 7.6% (its smallest) in the 2003-2004 academic year; grew to as high as 13.4% in the 2010-2011 academic year; and remained at 10.0% in the 2021-2022 academic year (the last year of avail-

able data)," the lawsuit says.

The lawsuit says that since at least 2008 and consistently since then female professors have advised Vassar's administration of their concerns about unequal pay.

"Instead of remedying its gender pay gap, Vassar responded by decreasing the level of transparency about faculty salaries, in an apparent attempt to mask its decades-long pattern of underpaying of women," the lawsuit alleges.

Attorney Kelly Dermody of Lief Cabraser said that the plaintiffs are leaders in their fields and highly regarded by both their contemporaries and their students.

"For too long, Vassar has refused to equitably value their contributions to the college," Dermody said. "We hope this case will prompt Vassar to finally live up to the storied role in the movement for gender equality that it so publicly claims."

Anthony Friscia, chairman of the board of trustees at Vassar, issued a statement saying that he regrets that the professors have filed the lawsuit and that the college believes it has been fair and equitable with its faculty members. He said that the college wants to resolve the issue and values the faculty members.

Ukraine takes center stage at Yonkers City Hall

BY PETER KATZ / pkatz@westfairinc.com

The Ukrainian flag flew at Yonkers City Hall on Aug. 24 accompanied by ceremonies that included a speech by Ukraine's Consul General in New York Oleksii Holubov. The event highlighted the 32nd anniversary of Ukrainian independence and showed support for Ukraine in its fight to win the war that Russia started when it invaded in February of last year.

Yonkers manifests what it means to be a true American.

"From the start of the war, Americans throughout the United States and especially here in Yonkers have overwhelmingly expressed their readiness to stand up for the core principles of freedom, independence and democracy," Kozicky said. "They have provided and continue to provide immeasurable moral financial support because that is the essence of being an American. It is who we are and it is the right thing to do."

Oleksii Holubov, consul general at the Ukrainian Consulate in New York, said that as a result of Russia's invasion the Ukrainian flag has become an even more powerful symbol of Ukraine's statehood and the unbreakable spirit of the Ukrainian people.

"It is probably present at many places all over the word inspiring



Roman Kozicky speaks during Ukrainian flag raising ceremony at Yonkers City Hall.

Roman Kozicky of the Ukrainian Congress Committee of America Westchester Branch welcomed those attending.

"As we all know, the people of Ukraine are in a monumental struggle for their continued existence as a country and as a nation," Kozicky said. "This is a struggle like the struggle between good and absolute evil that can only end in a total victory because there is no compromise that can be made with the devil."

Kozicky, who serves as chairman of the Yonkers Planning Board, said that the gathering at City Hall in

people of goodwill to be strong like Ukraine," Holubov said. "We're absolutely confident our national flag will return to all liberated cities and villages of Ukraine temporarily occupied now by Russian terrorists."

Holubov said that Ukraine's military is making progress against the Russians and while the Russians continue targeting residential areas, schools and hospitals with missiles and artillery Ukraine calls on its allies for additional support.

"When Russia retreats from the occupied territories we will ensure the rule of law instead the rule of the gun and violence," Holubov said. "There is no fatigue over Russia's war against Ukraine. Quite the contrary, we see and feel growing support and standing with Ukraine. We're grateful to all our dedicated partners for help provided to my country: military, political, financial, humanitarian and cutting business and financial ties against aggressors."

Toll Brothers wants to build cluster development

BY PETER KATZ / pkatz@westfairinc.com

Toll Brothers, the Fortune 500 company founded in 1967 and headquartered in Fort Washington, Pennsylvania, wants Yonkers to approve subdividing a 5.03-acre property at 612 E. Grassy Sprain Road into 28 single-family lots with a separate lot to be used as open space plus an access road. The subdivision would set the stage for Toll to build a cluster development on the property.



612 E. Grassy Sprain Road, Yonkers. Satellite photo via Google Maps.

In 2022, Toll Brothers reported revenues of \$10.28 billion and net income of \$1.28 billion.

Toll says it has a contract to purchase the property from the owner, 612 Sprain Brook LLC. Since 1981, the property has been used for the

operation of the current owner's shipping business headquarters with business activities occurring around the clock seven days a week.

According to Attorneys David Cooper and Jaclyn Cohen of the White Plains-based law firm Zarin & Steinmetz, Toll is proposing that each of the 28 building lots would be improved with a townhouse-style dwelling unit ranging in size from 2,000 to 3,000 square feet. The dwelling units would be clustered in groups of two with zero-foot setbacks. In addition to the 28 building lots, there would be a lot of approximately 1.07-acre that would be used for open space with a stormwater management pond.

"The proposed project, including the overall design of development, would be in harmony with the character of the predominantly residential neighborhood in the surrounding

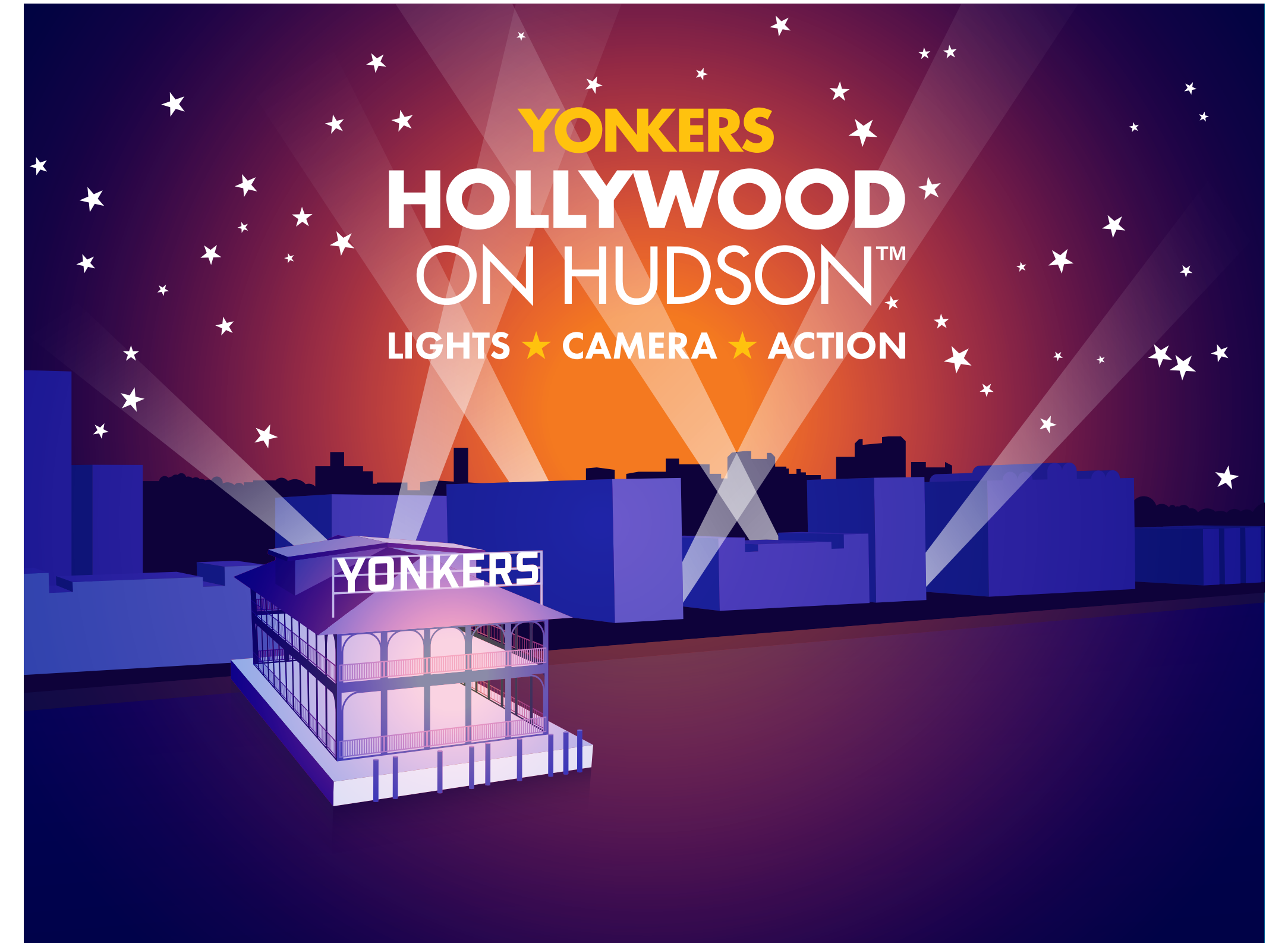
area," the attorneys said. "In addition, the proposed project minimizes potential environmental impact when compared with a conventional subdivision for this property."

The attorneys pointed out that in 2019, after unsuccessfully trying to sell the property for about two years, the current owner submitted a plan to Yonkers for rezoning the property and building a cluster development similar to what Toll Brothers is proposing. They also note that there is an existing single-family townhouse-style development immediately adjacent to the property.

"Rather than having a number of 6,000 square foot single-family lots with individual driveways and houses, the cluster approach permits a series of zero-lot-line houses with access off a single center road," the attorneys said.

They said that the road would be dedicated to the city and that the cluster development approach would limit the overall disturbance, reduce impervious surfaces and increase some buffer areas on the property.

Toll Brothers planned to make a presentation on the subdivision and cluster development plan to the Yonkers Planning Board at its meeting on Sept. 15.



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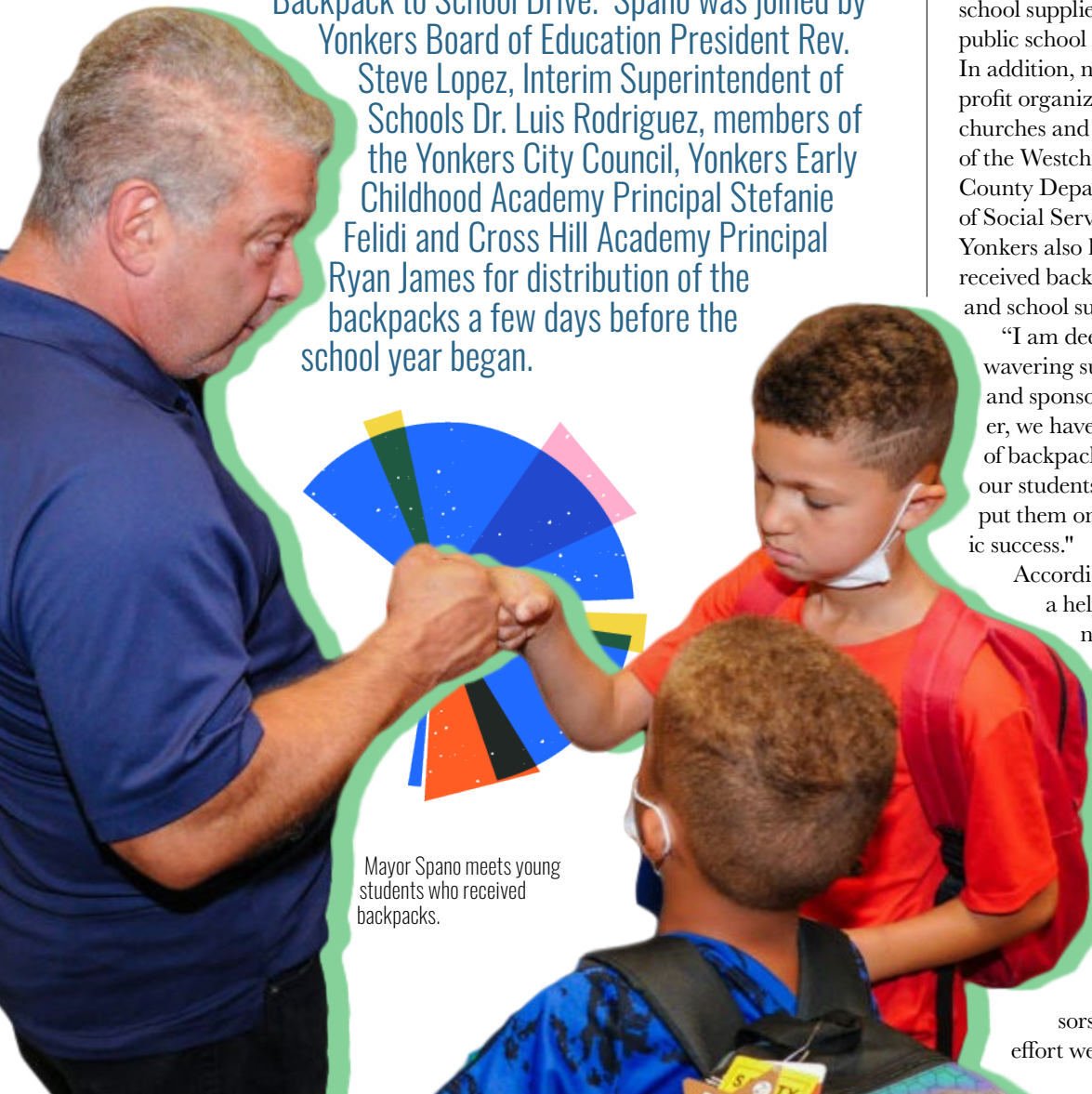
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Backpacks for back-to-school

BY PETER KATZ / pkatz@westfairinc.com

Students attending the Yonkers Early Childhood Academy and Cross Hill Academy received 500 backpacks filled with school supplies as a result of Yonkers Mayor Mike Spano's "Backpack to School Drive." Spano was joined by Yonkers Board of Education President Rev. Steve Lopez, Interim Superintendent of Schools Dr. Luis Rodriguez, members of the Yonkers City Council, Yonkers Early Childhood Academy Principal Stefanie Felidi and Cross Hill Academy Principal Ryan James for distribution of the backpacks a few days before the school year began.



Mayor Spano meets young students who received backpacks.

Since 2012, Spano's annual donation drive has distributed nearly 17,000 backpacks with school supplies to public school student. In addition, non-profit organizations, churches and clients of the Westchester County Department of Social Services in Yonkers also have received backpacks and school supplies.

"I am deeply grateful for the unwavering support of our community and sponsors," Spano said. "Together, we have collected an abundance of backpacks and school supplies for our students in Yonkers that helps put them on the pathway to academic success."

According to Lopez, "Giving a helping hand to those in need is an act of kindness and generosity that powerfully impacts the children and families in our schools. This commitment by community stakeholders is necessary for Yonkers Public Schools children and their education."

Among the corporate and nonprofit sponsors of this year's backpacks effort were Nickelodeon, Heav-



A young student looks over some backpacks offered in the Backpack to School Drive.

enly Productions Foundation, Empire City Casino by MGM Resorts, Castle Royale, Rock & Rod's Collector Car Club, Ridge Hill, Elite Investigations, PCNY, Garden of Eden and Staples Connect located on Tuckahoe Road in Yonkers.

Ed Domingo, senior vice president and general manager at Empire City said, "We are committed to advancing education in our local community as one of our philanthropic pillars and ensure that students have all the resources, they need for a successful school year ahead."

According to a survey released in July by the National Retail Federation back-to-school spending this year was expected to reach \$41.5 billion, up from \$36.9 billion last year and the previous high of \$37.1 billion in 2021. Spending was reported to be \$890 per child for back to school items, including school supplies, clothing, shoes, and electronics.

Renovated Smith Park dedicated in Yonkers

BY PETER KATZ / pkatz@westfairinc.com

Smith Park, which located on Nepperhan Avenue at Lake Avenue across from the Alexander Smith Carpet Mills Historic District, has undergone an \$820,000 renovation. The park was officially reopened with a ribbon-cutting. In addition to a new safety surface that is designed to help prevent injury, the park features an upgraded basketball court as well as new playground equipment and new benches.

Yonkers Parks Commissioner Steve Sansone said that the renovation project was done as a result of an initiative by the parks department, which recognized the need for upgrades despite the absence of community groups calling for improvements to be made.

"We just knew it was never on the radar screen and parks took the initiative with our officials to get it on the must-fix list," Sansone said. "This investment of over \$820,000 is an investment in the future of this neighborhood."

Sansone gave some background on the park's namesake, Alexander Smith.

"The Alexander Smith & Sons carpet company prospered, employing more than 3,000 persons," Sansone said. "He revolutionized the carpet looms and the production of carpets

with engineer Halcyon Skinner. He ran for Congress in 1878 but became ill and, after being informed he won, he passed away."

Sansone said that Smith gave four acres of land to the people of Yonkers and that it was dedicated as Smith Park. Sansone pointed out that there is a monument honoring those who lost their lives in World War II.

Deputy Mayor Anthony Landi referred to Smith Park as an unsung jewel people pass everyday without realizing it. He thanked the City Council for appropriating the funds necessary to pay for the renovations of Smith Park and others in the city's park system.



Trying out new swings at Smith Park in Yonkers.

City Council Majority Leader Tasha Diaz said, "This is what happens when we band together as colleagues to ensure that the children here in this community and throughout the City of Yonkers have a safe place to play."

Daffodils with a difference

BY MELINDA MYERS

And then my heart with pleasure fills and dances with the daffodils. – William Wordsworth, “I Wandered Lonely as a Cloud”

There are so many reasons to dance with the daffodils – spring-blooming bulbs whose planting season is late summer/early fall. They aren’t fussy about where they are planted. They come back to bloom again year after year and aren’t bothered by deer, rabbits or other garden pests. And there’s a whole world of beautiful types beyond the classic yellow ones. Their unusual styles and unexpected colors can bring a whole new look to spring gardens.

Get an early start on next year’s daffodil season with Barrett Browning, a variety with pure white petals and brilliant red-orange trumpets that was named for the 19th-century British poet Elizabeth Barrett Browning. It is an excellent choice for naturalizing. Pink Charm also boasts white petals but has a large coral-pink trumpet with ruffled edges. It is considered one of the best pink daffodils and is known for its vigor and reliability.

Add eye-catching color with the dependable heirloom Red Devon’s brilliant yellow petals and flashy orange cups. For a more subtle approach, choose the pastel hues of British Gamble. Its white petals are a perfect backdrop for the ruffled peachy-pink trumpet on these enormous, 5-inch blossoms.

Change the shape of things with some split trumpet daffodils. Cassata is a strong grower with a ruffled lemon-yellow cup that lies almost flat against broad white petals. Cum Laude boasts big, bright, extra-frilly flowers with peachy accents. Lemon Beauty’s flowers feature pure white petals, and its split trumpet resembles a bright yellow star.

Double daffodils add elegance to gardens and spring floral arrangements. They also stretch the season by blooming several weeks later

than most other types. La Torch’s upward-facing fragrant double flowers are a mix of yellow petals and bright orange ruffles. Delnashaugh is

a late-blooming double with layers of pure white petals interspersed with apricot-pink ruffles. Lingerie’s extra-large blooms have thickly ruffled centers of white and golden yellow petals.

Some daffodils produce a bouquet of blossoms on each stem. Pueblo, which grows just 12 inches tall, has primrose yellow flowers that gradually fade to creamy white. Beautiful Eyes has two to three flowers per stem, with white petals, bright orange cups and a gardenia-like fragrance.

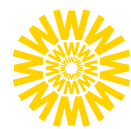
Take things down a notch by planting a few miniature daffodils. Tuck them into rock gardens, under shrubs, along paths, in containers and mix them with other spring flowering bulbs and perennials. Tete a Tete has perky, bright yellow blossoms and grows just 7-inches tall. Tete Boucle is similar in size, but its double flowers display layers of yellow, gold and green petals.

Jet Fire is another outstanding miniature daffodil. It has bright orange trumpets and golden yellow swept-back petals and is a great small-scale naturalizer in the landscape – returning and multiplying. Minnow is an adorable little gem with pale-yellow petals and bright yellow trumpets. Sundisc’s petite flowers have pale yellow petals and an almost flat, deep yellow trumpet. Miniature daffodils are a particularly good choice for perennials gardens, where they won’t overwhelm neighboring plants.

With so many daffodil varieties to choose from, you are sure to find new ways to add spring beauty to your yard and gardens.

For more on these and other unique daffodils, see “Longfield Gardens Types of Daffodils to Know and Grow.”

Melinda Myers has written more than 20 gardening books, including “The Midwest Gardener’s Handbook, Second Edition” and “Small Space Gardening.” She hosts “The Great Courses” “How to Grow Anything” instant video and DVD series and the nationally-syndicated “Melinda’s Garden Moment” TV and radio program. Myers is a columnist and contributing editor for Birds & Blooms magazine. For more, visit here. <https://www.melindamyers.com/>



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Wired for well-being: seniors embrace tech's touch

BY ABBE UDOCHI



One afternoon, I found a client, an 80-year-old woman who had recently moved into assisted living, struggling unsuccessfully with her AI assistant. Though a password reset and software update were all that were needed, it took an hour of troubleshooting to identify the issue. As I navigated through the maze of searching for the manufacturer's number – enduring the hold music, conversing with customer service and handling the updates – I wondered how she would have been able to handle all this on her own and was curious if the result would be worth the effort.

Modern technology offers incredible advantages, from assistance and increased cognitive engagement to safety enhancement. The National Institutes of Health reports that 61% of those 65 and over own smartphones, 90% have laptops or computers and 67% are online. Though percentages are lower than those for younger demographics, technology has clearly become an integral part of seniors' lives.

How can we minimize frustrations of tech mishaps or knowledge gaps and harness technology's power to make the aging process smoother and safer? Liz Hamburg, founder and CEO at Candoo Tech, provides a compass for navigating the vast landscape of tech.

"When you think about ...accessing food, transportation and health care and decreasing social isolation, technology can be the gateway," she said. Her company offers remote nationwide technology support and training for older adults, enhancing their comfort with phones, computers, tablets and more. Her team collaborates with senior living communities, health plans, health-care providers, social service agencies and individual consumers.

To simplify caregiving and bolster safety by using digital tools in the most respectful and effective manner, it is crucial to grasp the distinction between passive and active technology. Passive works automatically; active needs action.

"Passive technology can raise concerns among older adults who might feel monitored by their children, impacting their privacy," Hamburg added. "They may resist devices tracking their daily activities, like trips to the fridge or bathroom. There are, however, situations when cognitive or physical decline might necessitate such usage."

Active technology that offers medication reminders, tutorials for social activities like learning bridge or programs for ordering groceries can be appealing.

"The key is to offer tech that genuinely improves their lives, rather than simply introducing new devices," she said. "Know the right questions to ask.

"If you inquire about ...interests and activities, you can uncover what would truly enhance their lives. Exploring what they miss due to limited mobility or changed circumstances can guide you towards suitable technological solutions."

On a recent tour of "The Apartment," a modern studio space built in the Alzheimer's Foundation of America's (AFA) Manhattan headquarters, I talked with AFA Education Program Manager Leah Daly. She demonstrated how smart design and technology can increase quality of life and provide safety and protection

"The key is to offer tech that genuinely improves their lives, rather than simply introducing new devices."

- Abbe Udochi

for individuals with dementia. Simplicity, assistance and safety are key. Technology can help seniors maintain their independence by providing help with daily tasks and reducing potential risks.

"Assistive technology allows seniors to age in place and feel more confident about their safety," Daly said.

She offered practical tech tips for all seniors to stay connected, engaged and safe in their daily lives:

- 1. Smart home devices** — Smart door locks, speakers and voice assistants can assist older adults in various tasks and provide companionship. Smart refrigerators, stovetop covers and stovetop fire suppressant canisters also improve safety.
- 2. Video communication tools** — These platforms facilitate staying connected with family, friends and health-care professionals, reducing feelings of isolation.
- 3. Safety and monitoring systems** — Fall detection sensors and emergency response systems enhance the safety of seniors living independently.
- 4. Online learning platforms** — Tutorials offer opportunities for seniors to acquire new skills, pursue hobbies and stay mentally active.

Photo courtesy
conciierge-care.com.



User-friendly technology can be customized to suit each senior's preferences and needs.

"Tailored, easy-to-use interfaces are key for making seniors comfortable with technology," Daly said.

Understanding individual preferences and using personalized tools are important ways to ensure convenient tech innovations are adopted. Keep these tips in mind:

- **Create familiar environments** — This is crucial for reducing anxiety and confusion in seniors, particularly those with dementia. Use familiar objects, colors and décor to create spaces that evoke beneficial memories.
- **Make respectful use of assistive technology** — Digital assistants for reminders and companionship and adaptive devices, weighted utensils and remote controls designed for simplicity enhance seniors' quality of life and independence.
- **Personalize care** — Understanding an individual's preferences, routines and interests and making the best use of personalized orientation tools like large clocks and calendars can enhance a sense of identity and reduce confusion.
- **Connect on the right plane** — Active and passive technology tools can both be helpful when used in the right place at the right time. Telehealth services enable remote consultations with health-care professionals, while wearable health devices like Smartwatches monitor vital signs and activity levels, promoting well-being.

In a world shaped by innovation, seniors can confidently navigate technology and enjoy its benefits, while preserving their dignity and independence.

Complimentary tours of the AFA Apartment are available, and the helpline's social workers can provide suggestions for dementia care at home and other aspects of living. For more, call 866-232-8484.

Abbe Udochi, geriatric care manager and CEO of Concierge Healthcare Consulting in New Rochelle, is the WestFair Business Journal's eldercare columnist. For more, visit conciierge-care.com.



Jordan Buning is president of ddm marketing + communications, a leading B2B digital marketing agency for highly complex and highly regulated industries.

AI for B2B: Friend or foe?

BY JORDAN BUNING

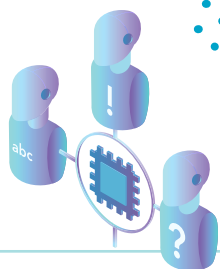
We've been riding a year-long teeter-totter of artificial intelligence (AI) stories in 2023.

On one side, there is potential. We've seen what AI can offer by generating instant information and visual assets, eliminating redundant or tedious tasks and solving capacity issues. It can see unique trends and identify minute anomalies.

On the other side, there is fear. Could AI lead to risky, unchecked outcomes if we embrace the technology too soon? Will it steal creativity and intelligence-based jobs from humans by borrowing, stealing or riffing from previously created assets?



The challenges facing B2B marketers with AI-enabled capabilities are a lack of skills to implement and operate the technology.



EVERYDAY APPLICATIONS

You're already interacting with AI-based products whether you know it or not. The technology is operating all around us in mostly beneficial ways through digital services like personalizing shopping experiences, fraud prevention, voice and text assistants, autonomous vehicles, spam filters, HR application reviews, analyzing population health trends and disease detection, and route planning.

These are detail-oriented jobs that rely heavily on data analysis — the kind better left to a trained computer than to the human eye. Some less obvious use cases have been immensely beneficial, too. AI has proven to be as good or better than doctors at diagnosing certain cancers, including breast cancer and melanoma.

Warehouse automation grew during the pandemic and is expected to increase with the integration of AI and machine learning. A chatbot that is fed examples of text can learn to generate lifelike exchanges with people online. Unlike their human customer service representative counterparts, these bots don't need to sleep or take breaks, offering 24-7 service to all kinds of consumers.

MARKETING APPLICATIONS

In the B2B marketing and communications world, AI is already being integrated into analytics and CRM platforms to uncover information on how to identify and better serve customers. It's also being leveraged for targeted advertising and recommending content.

According to Forrester's "Global State of AI in B2B Marketing Survey" AI is used in marketing by two thirds of B2B organizations. The most common uses of AI in B2B marketing are targeting, including advertising and contact syndication (40%), personalization (36%), marketing automation/tactic orchestration (36%), conversation automation, including conversational AI, chatbots, and virtual assistants (33%), and audience insights (31%).

Using AI for machine learning helps businesses segment and source customer leads, which have historically been identified by analyzing customer data manually. By doing this, sales and marketing personnel

can effectively outsource their most complex predictions and decisions to drive programmatic buying in online advertising, e-commerce recommendation engines, and sales propensity models in customer relationship management (CRM) systems.

AI can also facilitate a self-directed customer journey with task automation of repetitive, structured tasks that require low levels of intelligence during basic interactions, taking customers down a defined decision tree.

Possessing such a tool, however useful it might be, is only powerful if you know how to use it. The challenges facing B2B marketers with AI-enabled capabilities are a lack of skills to implement and operate the technology (13%); privacy concerns using AI to mine customer insights (10%); unintended, potentially negative and unethical outcomes (9%); and limited access to the necessary data (8%). It's not a human and is prone to unexpected outcomes.

GET CURIOUS

The best way to discover how AI can work for your organization is to take time to dabble in some of the tools. Basic introductions and tutorials exist to help you get started. Then, spend time reading and researching. Use your network to learn from others. Dream about ways it can help your organization. Be skeptical of unrealistic expectations. AI isn't a strategy, but rather a means that might support your plans.

Organizations must decide what vision and direction to adopt, and what sort of business case and KPIs support it. Take intentional, rules-based steps into AI implementation. Assess what you are trying to do. Where can AI support your efforts? Where might it be risky? Map out how and where AI fits within your workflow by aligning people, processes and technology.

After testing yields satisfactory results, you will be ready to scale. Be critical of the results. Is it effective, ineffective or hurting?

Like any technology, AI reflects good or bad processes — as well as good and bad data. An AI tool is only as good as the information it is fed. Often technology gets labeled as responsible for a bad outcome, but it often holds up a mirror to the process. Theoretically, AI can go as far as you can imagine. It relies on humans to have vision, clarity and creativity to use AI to its fullest.

Otherwise, it's another greater technological invention that gets put on a shelf and blamed for its poor performance.

A new twist on the restaurant chain

BY JEREMY WAYNE / jwayne@westfairinc.com

Stand aside Chipotle Grill, Olive Garden and Panera. While they will always have their fans and detractors, these big boys are being challenged by a new generation of more mindful chain restaurants. Less generic and with solid eco-credentials, the new chains, while growing exponentially themselves, offer braver menus focusing on a country's or even region's cuisine, a cool aesthetic and smooth, friendly and informed service.

Dario Wolos started with a taco stand in Mexico 17 years ago before opening his first taquería in a garage in downtown New York City in 2010.

food-lovers with something new to bring to the table. This new breed of chain restaurateurs is still far happier being hands-on in the kitchen than bean-counting in some distant city. They have nothing to do with holding companies or franchisors with little interest in or knowledge of good food – at least not yet.

Take Tacombi as a case in point. Dario Wolos started with a taco stand in Mexico 17 years ago before opening his first taquería in a garage in downtown New York City in 2010. Look at him now: He and his partners operate 23 taquerías across seven states and counting, backed by millions from restaurant supremo Danny Meyer.

The new Tacombi restaurant in Westport, which opened in August, has the friendly feeling of a rough-and-tumble roadside taqueria, slightly chaotic and with no table service, while indeed being a polished operation. It also supports the claims many of us have become cynical about – “wholesome, simple ingredients, free of antibiotics, hormones or artificial additives and preservatives” – because all too often they have been abused. Not here, though.

I'm talking about names like Sweetgreen, Fuku and Luke's Lobster, exciting operations run by young, passionate

On a perfect late summer evening, I took a small party of teens there, and they loved the vibe on Tacombi's expansive terrace, which spills out on to communal grass. Inside, the restaurant fairly hums, with a kind of bright, retro feel heightened by red signage – the carmine of the Mexican flag.

From the simple and focused tacos-tilted menu, guacamole with totopos (regional tortilla chips) was a crowd-pleaser (when isn't well-prepared guac a crowd-pleaser, I'd like to know,) while top marks for top tacos went to black bean and sweet potato, beef birria (spicy brisket) and pollo Yucateco – marinated free-range chicken. The chicken really was fabulous, by the way. It wasn't my order, but I tried it all the same, and it tasted like a chicken that had lived a reasonably good life.

My own choice was huevos Mexicano, from the breakfast served all day section, and those eggs were first class. Served piping hot, something of an achievement in a fast-casual set-up, they positively sizzled under a tangy pico de gallo salsa and soft, white Oaxaca cheese, similar in flavor to Monterey Jack.

As the only of-age drinker in our group and the designated driver, my hands or should I say mouth was

somewhat tied, but from the short, thoroughly tantalizing cocktail list I contented myself with a Mezcal Mule – Mezcal, ginger beer and lime – early in the dinner. It was as cold as those eggs were hot. I could have happily drunk three or four.

On offer, too, in the drinks department are appealing aguas frescas, or freshly-squeezed fruit juices, of which agua de Jamaica, hibiscus was the favorite from our surprisingly sophisticated group of youths. Tacombi makes a delicious horchata (rice, milk, cinnamon and vanilla), too.

Branching out beyond dining-in and a hugely successful take-out business, Tacombi also produces Vista Hermosa tortilla products, which are increasingly available at upscale

grocery stores across the country.

Another merit is that the company has an exemplary social conscience, acting on the message that “34 million Americans don't know where their next meal is coming from; 11 million of them children.” Tacombi notes this in its restaurants and on its fliers, preparing 8,000 meals a week in its kitchens to give away.

Apart from the food and the vibe, my party of admirably socially aware teens was impressed with Tacombi's action in the face of food insecurity. “That's very cool thing to do,” was how one succinctly summed up the initiative.

I couldn't have put it better myself.

For more, visit tacombi.com.

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Tacombi exterior. Photographs courtesy Tacombi.



Tacombi interior.

Managing wealth transfers for the next generations

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

Wealth managers are trusted by their clients, but what about their clients' kids?

According to a report by Insider Intelligence, the U.S. wealth management industry was worth \$29.1 trillion in 2020 and is anticipated to have over \$73 trillion by 2025. But as time goes on, that wealth will fall into the hands of millennials, members of Generations X and Z, and even as yet unnamed age groups.

The inheritance of an estate can be life-changing for the recipient, but for those who manage the accounts and funds it is often a time when they find themselves working to keep business they have held on to for years, if not decades.



Marc Lennon

“Ideally we would try to be a family office where we have that multi-generational relationship with our clients,” said Marc Lennon, a Cheshire-based certified financial planner and managing partner with Egidio-Lennon Wealth Management. “I’m 38, but

I think a lot of our generation will need some help because I’m not convinced, they’re saving enough for what they’ll need to have at 65 years old to retire. I think many of them will go on to be dependent upon inheriting some of these funds and it’s not a great financial plan. I also think a lot of the older generation will probably bail out some of the kids who either didn’t save enough or couldn’t save enough because of rising costs.”

Lennon also noted that the 2020 SECURE Act changed planning around how estates are passed on. Inheritors besides spouses are now required to draw down the entirety of any inherited IRAs within 10 years, all while paying taxes on each withdrawal.

“In the older days it could have been more like a pension for the younger generation, but now they need to think about how they will use it,” said Lennon. “Pay down debt or student loans? Downpayment on a mortgage? Reinvest it into a new retirement account?” Lennon specializes in working with educators, who often enjoy pensions but have been quick to retire in the face of the Covid pandemic.

“We’re seeing more educators looking to retire earlier than I’ve ever seen in my career. Some are in the unique situation of being willing to work part-time or cut back on expenses if need be, just to get out of the profession which is challenging,” Lennon said.

Pensions are also increasingly uncommon – only 13.5% of Americans had pensions that qualify as cash balance plans in 2020 according to the US Census Bureau. And only 49.5% of millennials between the ages of 24 and 39 have any type of structured savings or pension plan at all, according to the same data.

Roger Williams, an adjunct professor at Sacred Heart University who teaches finance courses including one

about private wealth management, noted that much of the math the industry relied upon may be changing under current conditions.



Roger Williams

“One thing I jump at the chance to teach, because I think an awful lot of people just don’t get it,” Williams said, “is that without a pension fund like my parents or your grandparents had, and with social security being a little iffy, people need to really know about saving for retirement specifically. A pension fund can assume that the average person will die at 85, so they need to save up enough money for 20 years of retirement for everyone. However, if you do it yourself you can’t assume you’re going to die at 85. You have to assume you’re going to die at 100. And you need to save a lot of money for that.”

Williams added that one of the challenges for a private wealth manager “is you get hired by the parents who say they would like you to protect their children, protect them from divorces and irresponsible spending. So, the industry has the challenge of how you gain the trust of the children knowing that as they get older might say ‘Well



you were fine for my mom and dad, but you were really their consultant.”

Suddenly having younger clients with very different needs could prove challenging for some wealth managers, but Williams did note that as these younger generations grow older with fewer support systems and poor financial literacy there may be new opportunities for wealth managers.

“When I have the 21-year-olds in the classroom I say, ‘You will not have a pension fund most likely,’” he said. “You should be worried about social security. Basically, you are going to have to do this on your own, so if you’re thinking of private wealth management that field will grow. Just because more people do need that advice.”



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Celebrate with the Business Council of Westchester as we honor forty Rising Stars who exemplify leadership, foresight and vision for the future of Westchester.

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Cheers to all of
tonight's honorees
including our
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Amelia Jacobs!



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Celebrating the 20th annual Rising Stars-40 Under 40 Awards, the Business Council of Westchester is proud to honor this outstanding group of young leaders once again. This year's 40 Under 40 help make Westchester County a vibrant and flourishing business community and are truly Westchester's "RISING STARS." Every 2023 Rising Star possesses attributes that make them rise above the crowd and leaders in their fields. We rely on the leadership of these incredible young professionals to lead us forward into the future. We honor them all and we especially salute those winners who have been on the front line.

For the past twenty years, the Business Council of Westchester's Rising Stars has annually saluted the young and talented professionals who will help to keep Westchester's business community strong and growing. Our organization remains committed to supporting our young talent in Westchester. We are going to continue to identify and connect with Westchester's future workforce and emerging leaders. We will capture the collective voice of bright and talented professionals to help guide our programmatic, legislative and economic agenda as we go forward. Together we will engage, mentor and champion our Rising Stars by providing access to leaders and professional development programs that will benefit them and enhance the workforce and economy of Westchester County.

The 40 winners truly exemplify all of the attributes that we seek in leaders, including professional accomplishments and business success. And now, the class of 2023 joins an elite group of 760 previous winners. Together they are a strong and active Alumni organization, which provides business education and special programs to keep our young leaders involved.

We salute our sponsors and event partners who make this program possible: Heineken

USA, Regeneron, Broken Bow Brewery, Cappelli Organization, Montefiore Einstein, Bond Schoenenck & King, DelBello Donnellan Weingarten Wise & Wiederkehr LLP, Fordham University, Iona University, KeyBank, M&T Bank, VeeKast, York International Agency, Alliant Insurance, Burke Rehabilitation Hospital, Cuddy & Feder, Empire City Casino by MGM Resorts, Fort Pond Bay Company, Galvanize Worldwide, Houlihan Lawrence, Houlihan-Parnes Realtors, Jackson Lewis, JDM Benefits, An Alera Group Company, Kings Capital Construction, LeChase Construction Services, Manhattanville College, Robison, Thompson & Bender, Westchester Medical Center, White Plains Hospital, City of Yonkers, Yonkers IDA, Cohn Reznick, The Dessertist, Hightower Westchester, Kurzman Eisenberg Corbin & Lever LLP, Maier Markey & Justic LLP, Neighbors Link, ONS, Pace University, Pell Wealth Partners, Aries Wine & Spirits, Caperberry Events & Catering and Sharc Creative. We extend a very special thanks to our host Roger Woolsey of Million Air for welcoming the event. What a special location for Westchester County business!

Special thanks to our selection committee members: Jamie Schutzer, JDM Benefits, An Alera Group Company, Chairman of the Board, Business Council of Westchester; Andrew Castellano, Sharc Creative and Westchester Talk Radio; Heidi Davison, Galvanize Worldwide; Marissa Madonia, Corporate Audio Visual Services; Kevin Marbury, York International; Ryan McAuliffe, Provident Bank; Joe McCoy, Valley National Bank; Eon Nichols, Cuddy & Feder LLP; Sal Rajput, Walison Corp.; and JD Summa, Kings Capital Construction. All have significantly contributed to this recognition program.

The Business Council of Westchester is proud to recognize and congratulate our 2023 RISING STARS who represent the future of Westchester's Business Community - We hope you'll join us at Million Air on September 13 at 5:30 p.m. Register at www.thebcw.org.

Sincerely,



Marsha Gordon

Dr. Marsha Gordon
President/Chief Executive Officer
The Business Council of Westchester



Heidi M. Winslow

Heidi Winslow
Partner
DelBello Donnellan Weingarten Wise
& Wiederkehr, LLP
Chair of the Rising Stars

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ANDREW ATTARA

Executive Vice President
Cappelli Organization

Andrew Attara, a vice president of LRC Construction, was director of Construction for Greystar Construction Services in the New York region. He is responsible for managing new construction projects and expanding the construction pipeline for LRC Construction in New York, Connecticut and New Jersey. Previously, he served as a senior director of construction for the New York-based real estate development firm – The Hudson Companies Inc. Attara has been active in the industry since 2011 and has managed multiple large-scale, ground-up developments in various construction markets, including institutional, market rate and affordable range of developments. He previously led construction for New York's Roosevelt Island Cornell City Tech Campus. Other notable developments include The Lois, The Clark, The Parkline, Caton Place, House No. 94, and La Central A&B, totaling over 2,500 completed units and over 2 million residential square feet and is currently working on an additional 2,500 units under construction. He received a Bachelor of Science degree in architectural engineering from Wentworth Institute of Technology in Boston, Massachusetts, and is also Passive House Certified with more than 100 hours in OSHA Training.

"Why do later what you can do now?" – Unknown



SAMANTHA BENJAMIN

Owner/Executive Pastry Chef
THE DESSERTIST

I take the ordinary and make it extraordinary. That is my philosophy when creating incredible desserts. It's been one of my greatest joys to take my passion for desserts and art and turn them into a career. Seeing the happiness my desserts bring people has been one of the most rewarding aspects of starting my business. The Dessertist works for the greater good and enjoys giving back to the community and local charities. It's a great feeling knowing that we can make life a bit sweeter.

"There is no life I know to compare with pure imagination. Living there, you'll be free if you truly wish to be." – Unknown



RYAN BRISK

Senior Director, Operations
Feeding Westchester

I've held a variety of roles in my career, including being a basketball coach, waiter, bartender, inventory manager and now a director of operations. Within each role, I've learned that a coach or manager is only as good as his team. As much as my name is tied to this award, it can't come without the recognition of those around me. Every day, we arrive to Elmsford with the goal of delivering as much nutritious food to our neighbors in Westchester County as possible and I'm excited to continue that mission to nourish our neighbors in the fight against hunger.

"Before you criticize someone, you should walk a mile in their shoes. That way when you criticize them, you are a mile away from them and you have their shoes." – Jack Handley



KYLE BYRNE

Assistant Director of Student & Alumni Engagement
LaPenta School of Business at Iona University

As the assistant director of student and alumni engagement in the LaPenta School of Business, I build relationships with alumni and create opportunities for Iona University business students to enhance their career knowledge and professional goals. I coordinate career talks, professional development programs and mentorship opportunities that connect students with our business alumni, from recent graduates to C-Suite executives. In addition to my role in the LaPenta School of Business, I co-own a software development company called SALVÉ and teach classes in entrepreneurship and communication at Iona University as an adjunct professor.

"A journey of a thousand miles begins with a single step." – Lao Tzu



Congratulations to our exceptional colleague,
Pasquale Pippo,
Partner CohnReznick, LLP
on his well-deserved recognition on being named a
2023 Rising Star 40 Under 40 by the Business
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Thank you for your leadership in serving the people
and businesses of Westchester County.



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SANTIAGO CACERES

Fiscal Analysts

Westchester County Board of Legislators

I was born in Lima, Peru, to Santiago and Giovanna Caceres. My father came to the United States first, then my brother followed and finally my mother and I arrived here on Thanksgiving of 1990. Arriving here, I thought we were now rich because I went to a school where they gave us books, pencils and the best part - lunch. Little did I know that the year we arrived in the South Bronx, New York City had recorded 2,262 murders and we were in the middle of a crack epidemic. My 6-year-old mind was just glad we did not have to worry about car bombs, narco-terrorists or blatant corruption everywhere we went. To me America was now home and where my parents embedded in my brother and me that this was the land of opportunity. And I actually had to live by it due to the fact I was living in this country undocumented. I graduated high school and had to figure things out and create opportunities for myself. Right out of high school I landed a job with a New York City councilmember, who later would become a state senator. I followed him there as well, left government and worked as a loan officer for a mortgage company, managed and co-owned a restaurant, and unfortunately lost everything when the great recession hit. Once I lost everything, I humbled myself and drove for a private car service so that I could provide for my then two-year-old daughter. While working as a driver I finally received my legal residency and was able to begin the process to join the U.S. Coast Guard. During my time in the Coast Guard, I worked in federal law enforcement conducting anti-narcotic operations in the Caribbean, followed by search and rescue, homeland security and Presidential security on the Long Island Sound. After my service I was able to take advantage of my GI Bill and obtain my undergrad degree in business and finance. Eventually, I found myself back in government where you find me today. I am currently the campaign manager for a county legislator as well as a Democratic district leader in Yonkers.

"I do not want anyone to get the hit for me, I just want the at-bat." - Unknown



VINCENT CAIOLA

Associate Real Estate Broker

Houlihan Lawrence

For as long as I can remember, I have been motivated by the desire to help others. I became an EMT shortly before graduating high school and as a real estate agent with Gino Bello Homes, one of Houlihan Lawrence's top performing sales teams. I treasure the opportunity and privilege of supporting individuals and families through one of life's biggest decisions. I'm also a certified relocation specialist and proud that my dedication to my career - to doing what I love - has earned me recognition as one of Houlihan Lawrence's top 250 agents with \$22 million in sales last year.

"The noblest art is that of making others happy." - P.T. Barnum



LISA CAPONE

Partner

Kurzman Eisenberg Corbin & Lever, LLP

I am a partner at Kurzman Eisenberg Corbin & Lever LLP and focus my practice primarily in the areas of trusts and estates litigation and commercial litigation. I credit much of my legal success to the strong relationships I have formed with fellow practitioners and members of the judiciary. I appreciate that The Business Council of Westchester affords me the opportunity to connect with members of the business community, as well, and look forward to cultivating these relationships. I am a lifelong resident of Westchester County, and now live in Chappaqua with my family.

"As the man once said, the harder you work, the luckier you get." - Ted Lasso



DAVID CEDRONE

Director of Operations

New York Hospitality Group

I am 39 years old and if I didn't win this award this year it was never happening. I've been a Westchester resident my whole life and am proud of Westchester County's unique perspective on life. I am uncomfortable with all this attention but am willing to embrace it, so long as my family and countless coworkers: past, present and future celebrate this award with me. Having been with New York Hospitality Group (Sam's of Gedney Way, Caperberry Events, The Great American BBQ Company, Everyday Healthy Café) for over 20 years I have evolved over those into operations and purchasing manager roles.

"You can't build a reputation on what you are going to do." - Henry Ford

Congratulations to Luciano Ranallo and all of the Business Council's 2023 Rising Stars

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DOMENICK COCCHIARA

Social Media and Digital Advertising Manager
Thompson & Bender

With a passion for innovation and problem-solving, I've built a successful career as the social media and digital advertising manager at Thompson & Bender. My relentless drive to constantly learn has led me to discover innovative solutions for clients regardless of their industry. With a keen eye for emerging trends and a commitment to excellence, I thrive in fast-paced environments and love tackling complex challenges. I believe in the power of collaboration and constantly seek opportunities to learn and grow. With every endeavor, I aim to make a lasting impact and leave a positive mark on the world. "The starting point of all achievement is desire."

"Excellence can be attained if you care more than others think is wise, risk more than others think is safe, dream more than others think is practical and expect more than others think is possible." – Unknown



TROY COGBURN

Vice President Enrollment and Marketing
Manhattanville College

I began my role as vice president for enrollment and marketing at Manhattanville College in August 2021. I am a staunch advocate for underserved, underrepresented and undervalued students (particularly students transitioning from the military and/or community college). I have spent more than a decade working with organizations that believe in expanding student access and opportunity in higher education, including the New York Commission for Independent Colleges and Universities, the National Association for College Admissions Counseling, and the New York State Transfer and Articulation Association for whom I served as president during the 2019-20 year.

"To the valiant of heart, nothing is impossible." – Unknown



JORDAN CORMIER

Director of Programming
Youth Shelter Program of Westchester, Inc

I am director of programming at the Youth Shelter Program of Westchester, where as a leader in our organization, I am responsible for guiding our team to provide crucial support to vulnerable youth and creating a safe and nurturing environment for their growth. I also take pride in organizing and creating innovative initiatives that empower these young individuals, as well as our dynamic multidisciplinary team.

"True leadership is not about being in charge. It is about taking care of those in your charge." – Unknown



JOHN DAUD

In-House Counsel
The Municipal Housing Authority for the City of Yonkers (MHACY)

I am an attorney for the Municipal Housing Authority for the City of Yonkers (MHACY). I handle all landlord tenant and procurement matters. Working with MHACY has been an incredible journey. It's enabled me to truly give back to the city in which I was born and raised. I'm helping tenants correct their rent arrears and avoid eviction, while at the same time ensuring that each of MHACY's sites have experienced vendors/contractors that provide services of all kinds to guarantee each site and their units are habitable.

"Hard work outweighs talent every time." – Kobe Bryant



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FRANK DIDOMIZIO

Detective Sergeant; Public Information Officer & Executive Officer to the Police Commissioner

City of Yonkers Police Department

I became a police officer for the Yonkers Police Department in 2011. Early on, I was assigned to several specialized investigatory units. I served as a patrol supervisor after being promoted to sergeant in 2020. In 2022, I was assigned to the internal affairs division and promoted to detective sergeant. This past year, I was named the department's public information officer and executive officer to the police commissioner. In these two roles, I am responsible for all official external communications and media relations for the department, as well as providing administrative and operational support to the police commissioner's bureau.

"Working hard for something we don't care about is called stress. Working hard for something we love is called passion." – Simon Sinek



BERNARD DUFRESNE

Assistant Vice President, Office for Institutional Equity/Title IX Compliance

Pace University

I am the interim associate vice president for diversity and inclusion and chief diversity officer at Pace University where I provide leadership to the Division of DEI, and collaborate with units across the university to implement university-wide strategic DEI initiatives. I concurrently serve as the executive Director of the Office of Institutional Equity and Title IX Compliance, which oversees the university's compliance laws pertaining to nondiscrimination and harassment. Before that, I worked in the Office for Civil Rights at the U.S. Department of Education. When I am not working, I spend time with my family and running.

"Not everything that is faced can be changed, but nothing can be changed until it is faced." – James Baldwin



RICHARD FLAHIVE

Chief Investment Officer

Hightower Westchester

I am the chief investment officer (CIO) and partner at Hightower Westchester. As CIO, I am responsible for leading our investment committee and setting the investment style and strategy for the firm. As a fiduciary, I uphold the trust and confidence of our clients by acting in their best interests in all situations. I am active in the nonprofit world as a member of a local Rotary Club, while also a board member of Sprye, an organization helping seniors. I reside in Wilton, Connecticut, and enjoy an active lifestyle with my wife Laura, daughter Sophia, and our dog Ollie.

"The grass isn't always greener on the other side. It's greener where you water it." – Unknown



MICHELLE FOARD

Educational Coordinator for the Clinical Skills and Simulation Center at New York Medical College & Founder of Capes For A Cos

New York Medical College

Hi there. I'm Michelle Foard and I coordinate educational programming in the Clinical Skills and Simulation Department at New York Medical College (NYMC). I have the privilege of mentoring incoming medical students, guiding them in communication skills, bias training, physical exam technique, and bedside manners. Alongside my role at NYMC, I am also the founder and executive director of the nonprofit organization, Capes For A Cos. Our mission is to unite local volunteer crafters to create custom, adaptive costumes for children with physical and developmental disabilities. I'm incredibly honored to receive this prestigious recognition from the Business Council of Westchester.

"When your passion and purpose align with your work ethic, what once seemed impossible, now becomes undeniable." – Unknown



CONGRATULATIONS TO

Megan Guy

Senior Vice President
Development

FOR BEING NAMED A

2023 Rising Star 40 under 40

by the Business Council of Westchester

Megan's accomplishments
are an inspiration to her colleagues.

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CONGRATULATIONS TO

John Daoud, Esq.

Attorney for the Yonkers Housing Authority

on being named a

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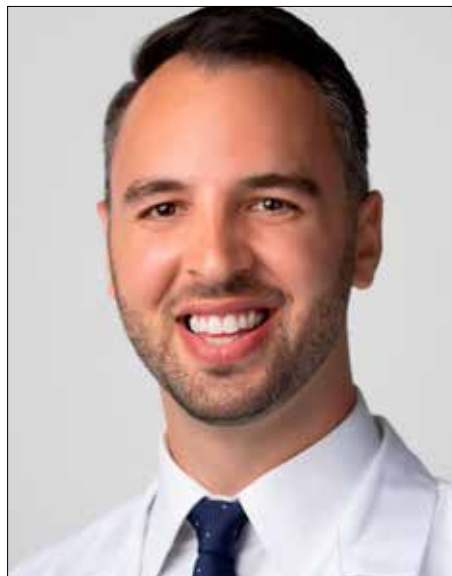


JONATHAN GORDON

Reporter
News 12

An Emmy-nominated nightside reporter and host of Power & Politics for News12 Westchester and the Hudson Valley Gordon previously was a reporter for FIOS1 News in Rye Brook. His work includes exclusive one-on-one interviews with politicians, getting to the bottom of policy decisions, and how they impact our area. The White Plains native is proud to serve the community he grew up in.

"When it's all said and done, I want to be able to say I got the most out of my potential. I don't want to look back, however many years from now, and say, 'I wonder if I would have worked a little harder. I wonder if I would have done this or done that, how things would have turned out.'" – David Wright, former New York Met.



BENJAMIN GREENE, M.D.

Pediatric & Adult Primary Care (Non-Operative) Sports Medicine, Director, Sports Concussion Center
ONS - Orthopaedic & Neurosurgery Specialists

As a primary care sports medicine physician, I specialize in the nonoperative management of musculoskeletal injuries in children and adults. I help care for athletes of all ages and stages from our local youth population, to high school and collegiate athletes, to our weekend warriors. I have advanced skills in ultrasound-guided injections, dance medicine and sideline management and am the director of the ONS Sports Concussion Center. Being a former athlete, I love working with an active population and strive to keep people moving and participating in the sports and activities that they love.

"Better is possible. It does not take genius. It takes diligence. It takes moral clarity. It takes ingenuity. And above all, it takes a willingness to try." – Dr. Atul Gawande



MEGAN GUY

Senior Vice President of Development
Simone Development Companies

As senior vice president at Simone Development Companies, I am responsible for the company's development projects and new acquisitions. Since joining Simone Development in 2016, I have worked on completed and on-going projects totaling over four million square feet. Most notably, I am overseeing the billion-dollar expansion of the company's Hutchinson Metro Center into a 3.4-million-square-foot, 75-acre, "live-work-play" campus. Prior to joining Simone, I served on the development team at The Related Companies and was a senior analyst at HFF. I began my career at Duff & Phelps after graduating from George Washington University.

"In any moment of decision, the best thing you can do is the right thing. The worst thing you can do is nothing." – Theodore Roosevelt



KAYLA HENDRICKSON

Director of School Age Services
YMCA of Central & Northern Westchester

As the director of School Age Child Care Services at the YMCA of Central and Northern Westchester, I'm responsible for overseeing the administration and development of all programs related to school age children. I am particularly involved with staff administration, compliance and implementation of curriculum. With over 18 years of experience, I am dedicated to the advocacy of youth development, social responsibility and leadership. I take pride in being a role model and supporter of childcare. Outside of the Y, I am a proud mother of two who enjoys road trips, a good book and being with my family.

"When you let your own light shine, you unconsciously give others permission to do the same." – Nelson Mandela

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WESTCHESTER

CONGRATULATIONS
RYAN BRISK

2023 RISING STARS - 40 UNDER 40 RECIPIENT

CONGRATULATIONS

Elizabeth Mastropolo, Esq.

*Managing Attorney
Neighbors Link Community Law Practice*

For being chosen by the Business Council of Westchester as a

**2023 Rising Star
40 Under 40**

Every day at Neighbors Link, Liz uses her skills to serve our legal clients, manage the day-to-day operations of the legal practice and promote justice for immigrants. We are incredibly proud of her work and grateful to have her on our team.

 **Neighbors Link**

40 UNDER 40 | RISING STARS OF WESTCHESTER



BRYAN HOULIHAN

Senior Director

Houlihan-Parnes Realtors, LLC

I am a senior director at Houlihan-Parnes Realtors focused on commercial real estate sales, finance and oversight for Houlihan-Parnes' portfolio of approximately 8.5 million square feet of office, retail and industrial space, in addition to the firm's ownership and management of approximately 25,000 multifamily units. Houlihan-Parnes Realtors is a family-owned business that has been operating out of Westchester County for three generations. I was born and raised in Bronxville, New York, and I am a graduate of Fairfield University and currently reside in Old Greenwich, Connecticut, with my wife Sasha and daughter Lucy.

"Persistence and determination alone are omnipotent." – Calvin Coolidge



AMELIA JACOBS

Director, Commerce Technology and Digital Innovation

Heineken USA

As director of technology and digital innovation at Heineken USA, I am responsible for leading transformative technology initiatives and delivering best-in-class digital solutions. Born and raised in England, my career has led me to various roles in London, Paris and Switzerland before moving to New York in 2012. Since then, I have focused primarily on eCommerce, MarTech, and Analytics, implementing numerous leading-edge technologies and always promoting a culture of innovation. I currently live in Connecticut with my husband and two children.

"Do what you love and success will follow. Passion is the fuel behind a successful career." – Meg Whitman



YIANNA JUSTO

Director, Office of Community Affairs

Montefiore Einstein

Prior to joining Montefiore Einstein, I spent 10 years working in the New York state government, an experience that exposed me to unique political environments and allowed me to develop a strong understanding of the community. As director of community affairs at Montefiore Einstein, I support the vision and strategic direction of the community affairs department. I value adding a distinctive touch to my work, and that is why I approach my role in a creative way, which I believe helps to produce meaningful, authentic and impactful results. I am a CUNY Lehman College graduate and currently pursuing a master's degree at SUNY. I credit my professional achievements to my personal experience as an immigrant.

"If you're always trying to be normal, you will never know how amazing you can be." – Maya Angelou



SHANNON LAMBERTI

General Manager

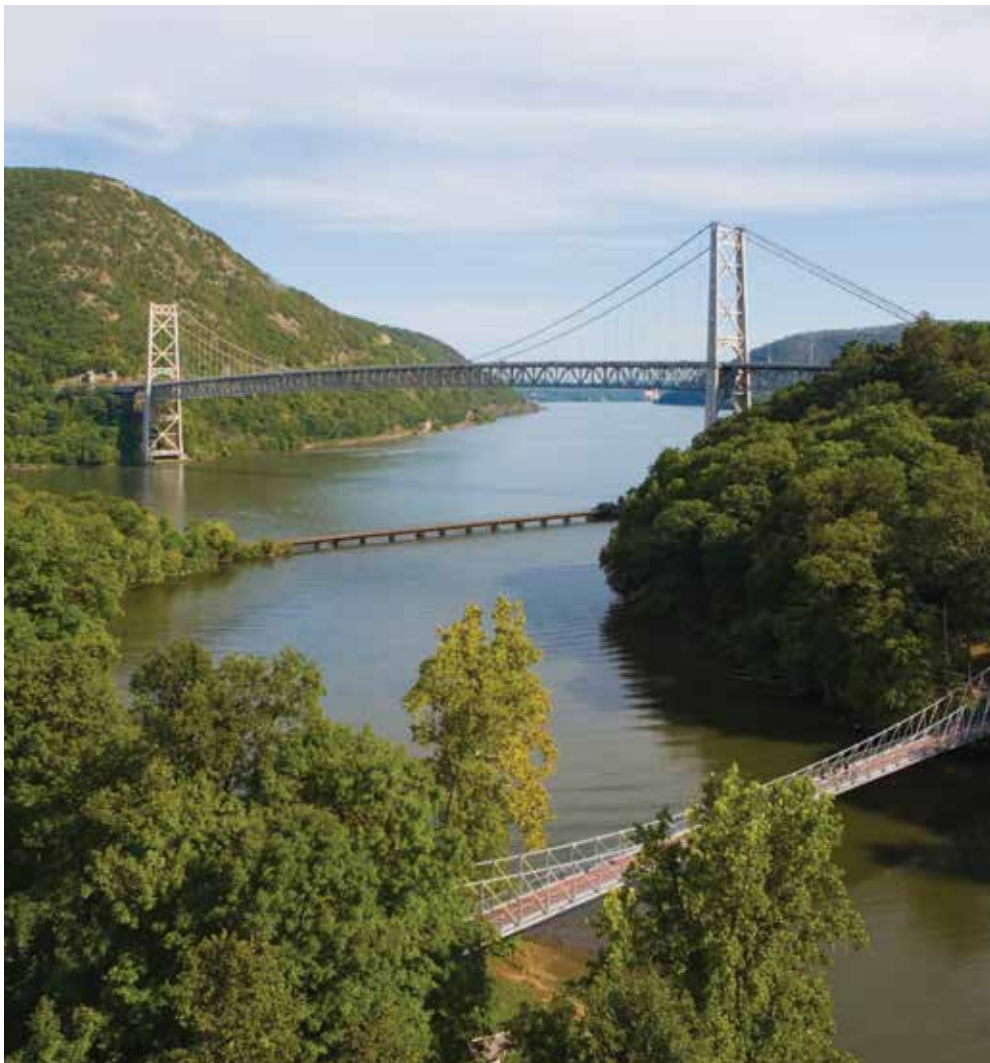
Robison

As the general manager at Robison, I am a dynamic and results-driven leader with a passion for excellence. With years of experience in the industry, I have honed my skills in managing diverse teams and overseeing operations. My strategic mindset and attention to detail enable me to streamline processes and drive efficiency, ensuring top-notch customer service and satisfaction. I thrive in fast-paced environments, adapting quickly to new challenges and finding innovative solutions. Committed to fostering a positive work culture, I prioritize open communication and collaboration, empowering my team to achieve their fullest potential. With a customer-centric approach and a commitment to excellence, I am dedicated to taking Robison to new heights of success. I am blessed with a supportive husband, two incredible daughters, and parents who have been pillars of support throughout my journey. Their love and encouragement fuel my drive to succeed both personally and professionally.

"I never dreamed about success. I worked for it." – Estée Lauder



Cappelli Organization and LRC Construction proudly salutes Vice President Andrew Attara for earning a place amongst the "40 Under 40 Rising Stars". Recognized for exemplary leadership, strategic foresight, and sustained contribution to our success, this achievement signifies a milestone in a remarkable career. Congratulations, Andrew, on this well-earned distinction.



Montefiore Einstein thanks the Business Council of Westchester for its unwavering advocacy and support of local businesses.

We congratulate all the 40 Under 40 Rising Stars, including our own Yianna Justo, Director, Montefiore Einstein Office of Community Affairs.

Montefiore Einstein

40 UNDER 40 | RISING STARS OF WESTCHESTER



BENJAMIN LIBERATORE

Director of Operations

Fort Pond Bay Company
(Harvest on Hudson & Half Moon)

Ben began working in his family's restaurant at 11 years old. He worked his way through the ranks before heading off to expand his knowledge at Cornell University's School of Hotel Administration. During his time at Cornell, he held internships with prestigious hospitality groups and focused his studies on food and beverage operations, with course work in Beverage Management and Wine Cellar Management. Since graduating, Liberatore has chosen to channel his expertise into his family business -- beginning as the general manager of the flagship, Harvest on Hudson, and since ascending to director of operations of both Westchester properties. In addition to his family business, he invests in residential real estate, obtaining and improving income-generating properties around Westchester County.

"Despise not the labor which humbles the heart. Humility has saved entire kingdoms the proud have all but led to ruin." – Galadriel, Lady of the Wood



DANIEL MARCY

Director, Government & Community Relations

WMCHHealth: Westchester Medical Center

I grew up in Middletown, New York, as the youngest of three siblings in a loving family. My appreciation continues to grow for how my parents, both Haitian immigrants, successfully navigated professional careers while prioritizing education for their children. I earned a bachelor's degree in economics from Tufts University, where I also captained the men's track and field team and was twice an All-American in the triple jump. Following college, I aspired to enter the financial sector, but the Great Recession complicated those plans. The ability to adapt to evolving situations is an ever-important skill and I have been blessed to have experience in election administration, economic development, two multibillion-dollar transportation projects, including service as a member of the community outreach team for the Tappan Zee Bridge replacement, a role that will forever be a career highlight. My current professional focus is health care for which I am implementing a comprehensive community program for WMCHHealth with a goal of health-care access to all residents of Westchester County and the Hudson Valley.

A time for everything: A time to relax and a time to be busy, a time to frolic and a time to labor, a time to receive and a time to give, a time to begin and a time to finish." – Jonathan Lockwood Huie



ELIZABETH MASTROPOLO

Managing Attorney, Neighbors Link Community Law Practice

Neighbors Link

Since graduating from St. John's Law School, I have had the pleasure of serving the immigrant community in Westchester. First at the PCLP and now as the managing attorney of Neighbors Link Community Law Practice, I have been privileged to provide representation to hundreds of immigrants who call Westchester home. I have worked with my colleagues at Neighbors Link to create a program where the community receives trusted assistance whether they be new arrivals seeking asylum or long-term residents applying for naturalization. I also provide education, trainings and advocacy to immigrant and nonimmigrant community members throughout the Hudson Valley.

"I am only one, but I am one. I cannot do everything, but I can do something. And I will not let what I cannot do interfere with what I can do." – Edward Everett Hale



MARK MATHIAS

Owner

Lightbridge Academy of Scarsdale

Westchester is truly a special place and I am proud to be able to make a small difference in the quality of life for my fellow residents, neighbors and friends through my businesses. As owner of the Lightbridge Academy of Scarsdale, a full-time childcare center franchise for children 6 weeks to pre-K and The Barley House restaurant in Thornwood, I have a unique opportunity to connect with my communities in an impactful and meaningful way that gives me pride in making a difference for my neighbors. I am a lifelong Westchester resident, father of two and take great pride in representing Westchester. I also volunteer on the Board of Directors of the Childcare Council of Westchester and as the chairman of the Advisory Council on Youth for the Town of Scarsdale.

"Some people want it to happen, some wish it would happen, others make it happen." – Michael Jordan

CONGRATULATIONS DR. BENJAMIN GREENE

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Christopher Sapienza
Police Commissioner



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ANTONINA MICHELLI

Senior Physician Assistant Orthopedics and Spine
NewYork-Presbyterian Hospital Westchester

My name is Antonina Michelli. I am the lead physician assistant of orthopedic and spine surgery at NYP-Westchester. I have been working at NYP-Westchester for 8 years. I currently lead a team of 19 physician assistants. In 2022, I was the facilitator for planning, education and implementation of the OCH Spine Surgery Program at NYP-Westchester. I find the most rewarding aspect of leadership is helping others to find their own success and watching them grow. In my spare time I like to spend time with my family and friends, travel and attend Pure Barre classes.

"Before you are a leader, success is all about growing yourself. When you become a leader, success is about growing others." – Jack Welch



KRISTEN MOTEL

Partner
Cuddy & Feder LLP

I'm a partner at Cuddy & Feder LLP focusing on land use, environmental, cannabis and telecommunications law. I represent developers and landowners before federal, state and municipal land use and environmental agencies and successfully advance projects through complex approval processes. I have worked on a wide range of projects, including climate resilient buildings, coastal developments and adaptive reuse of Brownfield sites. As chair of the firm's Cannabis Law Group, I advise clients in New York's emerging cannabis industry and regularly lecture and publish articles on cannabis legislation. By serving in leadership roles in professional associations, I actively contribute to the local community and work to positively influence land use and environmental and cannabis policy. I live in North Salem, New York, with my son, Hayden, and we are proud annual volunteers for the NY DEC Amphibian Migrations & Road Crossings Project.

"There is no passion to be found playing small -- in settling for a life that is less than the one you are capable of living." – Nelson Mandela



BECKY NOVA

Founder
Lady Landlords

I'm Becky Nova of Lady Landlords. I hold dual degrees from American University and a master's degree from Columbia University. I have professionally worked in cancer research. I lived in Spain and Portugal owning a tour penniless and homeless, and bought 13 doors in three years in New York and DR replacing six figure income. I founded Lady Landlords, a community of 35 thousand-plus members to empower women to reach financial freedom through real estate investing. I currently sit on the board of the Yonkers Planning and BRI.

"Life should not be a journey to the grave with the intention of arriving safely in a pretty and well-preserved body, but rather to skid in broadside in a cloud of smoke, thoroughly used up, totally worn out, and loudly proclaiming, "Wow! What a Ride!""
– Hunter S. Thompson



PASQUALE PIPPO

CPA, Partner
CohnReznick LLP

I was born and raised in Westchester County. My parents, who immigrated to Westchester County, shaped my values. They taught me the value of rolling up my sleeves and working hard to solve problems and get results. Looking back at my past experiences I'm extremely fortunate to call Westchester County my home. The business community within the county has provided me with immense opportunities, helpful mentors and wonderful friends. I enjoy having the opportunity to help and give back to the Westchester business community through my participation within various business associations.

"Never let the fear of striking out get in your way."
– Babe Ruth

**Congratulations
Thomas Sullivan**
Westchester Children's Museum
Executive Director

On the well-deserved recognition as one of the
Business Council of Westchester's Class of 2023
40 Under 40 Rising Stars

WESTCHESTER CHILDREN'S MUSEUM
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Bond proudly congratulates **Ayanna Thomas** for being named a **2023 Rising Star – 40 Under 40** by the Business Council of Westchester.

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LUCIANO RANALLO

Senior Manager Technical Operations
Regeneron Pharmaceutical Inc.

I joined Regeneron in 2013 as an engineering consultant, assisting with engineering design for capital projects. In 2019, I was onboarded as manager of the technical operations team, leading renewable energy and emission reduction programs, operations systems management, operations engineering, and 3D printing services in support of research and development. Prior to my current role, I was an engineering consultant at WSP USA for 7 years, focusing on life science and mission critical projects. I received my B.S. in mechanical engineering from Manhattan College in 2009, and in 2018 obtained my professional engineering license in New York State for Mechanical Engineering.

"Be like a duck; remain calm on the surface and paddle like hell underneath." – Michael Caine



ELIZABETH RIDER

Clinical Team Leader
Burke Rehabilitation Hospital

As an occupational therapist, I have devoted my career to improving the lives of individuals faced with neurological injury or illness, maximizing independence and their return to meaningful activities. In my role as clinical team leader, I directly supervise OT, PT and SLP on the SCI program, with the goal of mentoring clinicians and developing future leaders in rehabilitation. In 2021, Burke was able to establish Westchester's first Neurologic Music Therapy program under my direction. The program is a passion of mine and will be an asset for people in this county. Finally, while working full time, I am also completing a Master of Health Administration degree this October to further enhance my skills as a leader in the health sector.

"Don't judge each day by the harvest you reap, but by the seeds that you plant." – Robert Louis Stevenson



EDGAR ROQUE

Section Manager, Bronx Westchester Electric Operations
Consolidated Edison Company of New York

I'm section manager at Bronx Westchester Electric Operations, Consolidated Edison, trained in electrical engineering at Cornell. My focus is leading diverse teams in future proofing our electric grid, improving storm and emergency responses and leveraging technology to improve safety and efficiency. I've introduced digital resources and documentation into operations, reducing errors and increasing safety. I've also established a dedicated team for storm-related emergencies in Westchester, strengthening response times and community relations. Guided by a commitment to safety, operational excellence, and superior customer experience, I'm passionate about serving our diverse region and consistently adding value to our community.

"I'm a great believer in luck and I find the harder I work the more I have of it." – Thomas Jefferson

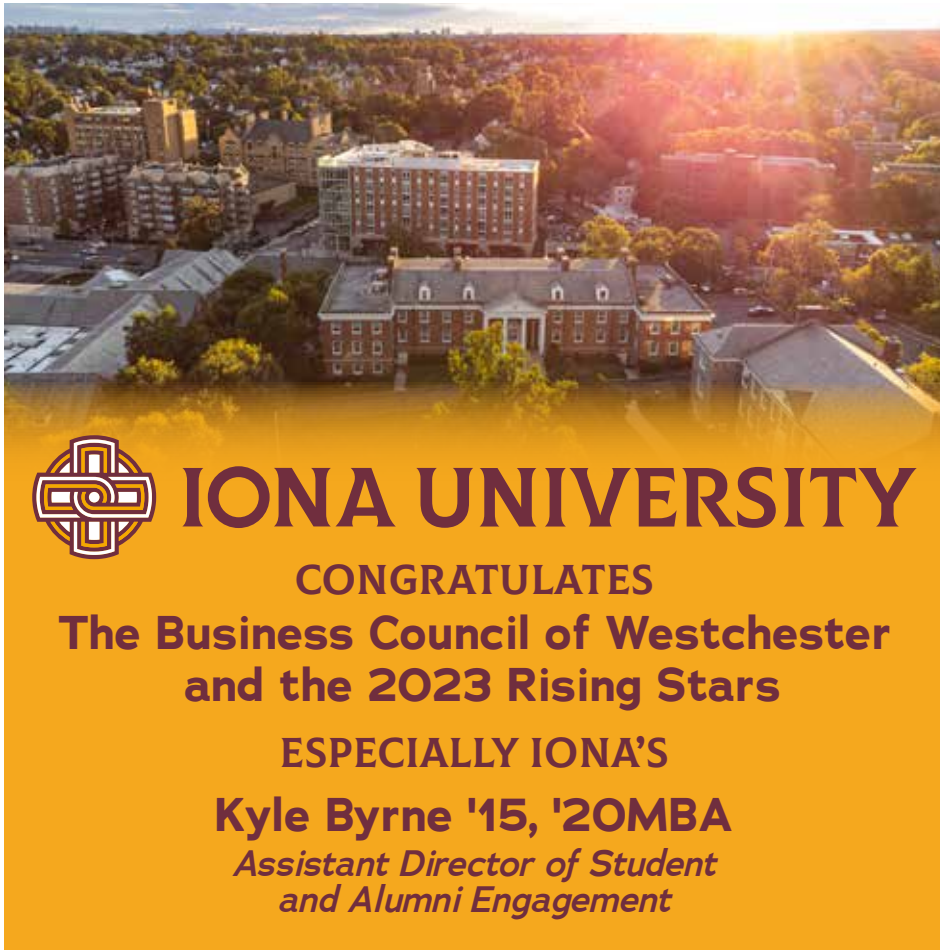


KASEY SCHWARTZ

Co-Owner and Head Brewer
Broken Bow Brewery

I am co-owner and head brewer at Broken Bow Brewery. I earned a biological sciences degree from Carnegie Mellon University and an Advanced Brewing Theory degree from the Siebel Institute of Technology. I wear many hats as a small-business owner, but mostly I am responsible for procurement and logistics to ultimately create craft beers. Recently, I've teamed up with Fordham University to kick off a program in brewing sciences. Most days, you can find me at the brewery or with my husband, teaching our two daughters to be curious, a quality that opens new worlds and possibilities.

"Life isn't about waiting for the storm to pass; it's about learning how to dance in the rain." – Vivian Greene



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and the 2023 Rising Stars**

ESPECIALLY IONA'S

Kyle Byrne '15, '20MBA

*Assistant Director of Student
and Alumni Engagement*

IONA.EDU

congratulations!

We believe achievements that have a positive impact on people and the community should always be recognized.

Thank you, to Elona Shape of KeyBank and all of the deserving recipients of the 2023 Rising Stars - 40 Under 40, for your dedication, and congratulations on receiving this award. Your commitment to others is inspiring.

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KRISTEN SCILIANO

Assistant Director, White Plains Hospital Physician Associates

White Plains Hospital

I am the assistant director of White Plains Hospital Physician Associates and have been at White Plains Hospital since October 2017. In this role, I strive to create an exceptional experience for patients and family members and work with our physicians and staff to ensure everyone receives the highest quality care. Throughout my life, I have been fortunate to have strong women as mentors and role models, who have inspired me to push boundaries. I am fortunate to be a part of an organization that supports my growth and career aspirations and am honored to be recognized by the BCW.

"It always seems impossible until it's done." – Nelson Mandela



ELONA SHAPE

Vice President/Area Retail Leader

KeyBank

Having started my banking career in 2008, I am currently the area retail leader at KeyBank where I oversee Fairfield County, Westchester County and Manhattan retail branches. KeyBank's mission is to help clients, communities and employees thrive. I am also very proud and honored to be the co-chair for the Hudson Valley Metro New York Key4Women program, which empowers, motivates and connects women-owned businesses. I have always been passionate about empowering and supporting women. Growing up, I was inspired by my mom who continually challenged the status quo during communism in the country of Albania and was able to obtain her college degree in history and geography. Her resilience and strength motivated me to strive for success and fuel my commitment to give back to the community by partnering with nonprofit organizations and most recently sitting on the board for YWCA White Plains & Westchester. In my spare time, I love making memories with my sons Erion and Andy as well as my mom Lida, sister Eda, my nephew Albion, and my niece Ariana.

"The best way to find yourself is to lose yourself in the service of others." – Mahatma Gandhi



THOMAS SULLIVAN

Executive Director

Westchester Children's Museum

Growing up outside of Pittsburgh, beginning my collegiate career in musical theater and early childhood education, I moved to NYC after graduation. The combination of theatrical performance, set design/construction, and education for young children led me to the Hands-On Museum industry, earning an M.S. Ed. in Museum Education from Bank Street College. I spent the next decade in a wonderful variety of schools and Museums in NYC, Chicagoland, and around the country, now happily landing with my family (Magnolia, 6; Rex, 8; and my wife, Daniela, in Westchester in my first executive director role.

"Play is often talked about as if it were a relief from serious learning. But for children, play is serious learning. Play is really the work of childhood." – Fred Rogers



AYANNA Y. THOMAS

Partner

Bond, Schoeneck & King PLLC

I am partner at Bond, Schoeneck & King PLLC. My practice is focused in school law, and I enjoy counseling K-12 public, private and charter school clients and providing practical and thoughtful legal advice that meets their needs. I have learned with a positive attitude I am able to remain calm under tough circumstances. I attribute my success to my inner circle of support, which includes my family, close friends and colleagues, who are deeply invested in my success. I am forever grateful.

"Onward and Upward!" – Unknown

**Congratulations to the 2023 Rising Stars
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FDIC claims White Plains broker created misleading mortgage applications

BY BILL HELTZEL / bheltzel@westfairinc.com

The Federal Deposit Insurance Corporation is suing a White Plains mortgage broker for allegedly misrepresenting the quality and characteristics of loans it arranged more than 15 years ago.

FDIC claims that RealFi Home Funding Corp. submitted defective loan applications to WaMu Bank before the Seattle savings and loan association collapsed in one of the worst bank failures in American financial history.

RealFi had agreed to cover any losses that WaMu incurred as a result of improper acts or omissions, according to the complaint filed Aug. 22 in U.S. District Court in White Plains.

FDIC claims that RealFi — known as Residential Home Funding Corp. when the loans were issued — created defective loan applications.

As a mortgage broker, RealFi was responsible for collecting information from borrowers, preparing loan applications and submitting the applications to WaMu. The bank funded loans and compensated RealFi for its work.

But 14 applications allegedly contained inaccurate and incomplete information.

For instance, a \$337,000 loan application in 2006 listed a couple's combined monthly income as \$9,500, according to the complaint, when it was actually \$4,000, thereby misrepresenting their capacity to repay the loan. Eventually, they defaulted on the loan.

Loan applications also allegedly included straw borrowers — in



which the name of the actual property buyer is concealed — and false rental histories.

In summer 2008, WaMu customers withdrew \$16.7 billion in deposits during a nine-day run on the bank. The U.S. Office of Thrift Supervision seized the bank and put it into receivership with FDIC. Then FDIC sold banking assets to JPMorgan Chase for \$1.9 billion.

The RealFi loans had been bundled with many other home loans to create residential mortgage-backed securities. Like bonds, investors could buy the securities so as to receive regular income from the borrowers' monthly mortgage payments.

After WaMu failed, the trustee for the residential mortgage-backed securities sued FDIC for losses resulting from defective loans. FDIC settled the dispute in 2017 for more than \$3 billion.

Now FDIC, as the bank's receiver, is demanding compensation from RealFi "in an amount to be determined at trial" for failure to cover losses from alleged defective loans.

RealFi did not respond to two emails asking for its side of the story.



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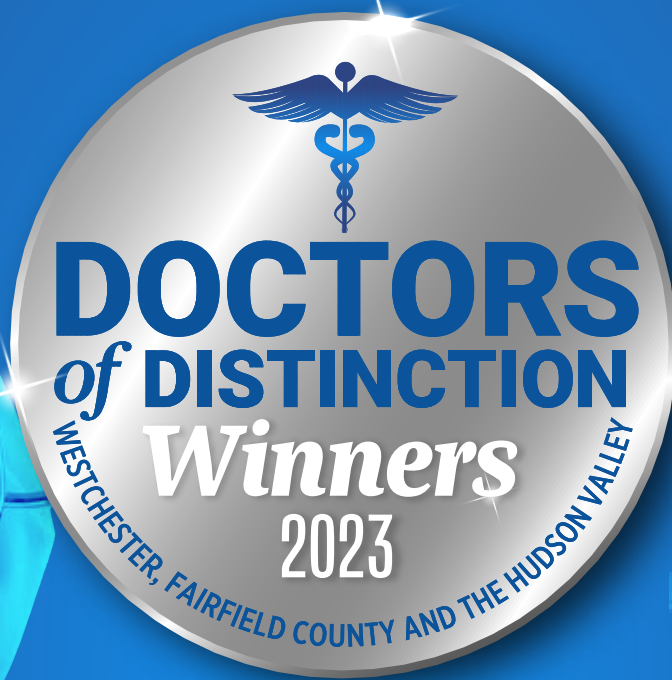
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Good Things Happening

Coffee for the Community

NEW NONPROFIT CAFE

The Pamplemousse Project, a new White Plains café at 124 Mamaroneck Ave. that donates all profits to charity, recently announced it will donate \$10,500 to three organizations: Buddy's Healing Paws, Interfaith Emergency Food Pantry, and My Sister's Place. This is the café's second round of grants since opening in December 2022, bringing the amount donated to \$21,000 in nine months. The Pamplemousse Project's Customer Advisory Board (comprised entirely of the café's customers) selected the three organizations by voting from a pool of 12 organizations. 100% of profits from customer visits are used to fund grants. Grant distribution takes place every quarter — the amount determined by the café's profits during that quarter. A celebration of the winners will be held on Thursday Sept. 14 at 9 a.m. at The Pamplemousse Project. The public is invited to attend.

The Pamplemousse Project offers ethically sourced coffee and hand-crafted drinks prepared by trained baristas, as well as a full complement of other hot and cold drinks. Pastries and baked goods from a variety of local bakeries are served fresh daily, as are hot items such as egg bites and burritos. The Pamplemousse Project even includes a sweet shop, with a large selection of gourmet chocolate truffles and specialty chocolates and a bulk candy wall featuring more than 50 types of candy. Catering is also available for delivery.

The Pamplemousse Project's name started with the mispronunciation of the French word for grapefruit becoming the nickname for the owners' mixed-breed shelter rescue dog. The nickname eventually became a metaphor for the mission of the café. For more information, visit <https://www.thepamplemousseproject.com>.

EXPANDING SERVICES



Digital BackOffice (DBO) is now offering managed detection and response and zero trust services in partnership with ON2IT. DBO is the managed network and data center services arm of Advanced Corporate Networking Inc., based in Milford, Connecticut, with a diverse client base, including K-12 schools, municipalities, law firms, service providers and manufacturing.

ON2IT is a global cybersecurity service provider, offering worldwide managed cybersecurity services for organizations with complex and dynamic IT infrastructures.

"ON2IT extends the depth of our managed service offerings with best of breed partners Palo Alto Networks, HP, Microsoft and Extreme Networks," said Francis Palacio, president of Advanced Corporate Networking. "DBO Network and ON2IT combine to provide network support and managed detection and response (MDR) from our in-state network operations and data centers."

"We are excited that Advanced Corporate Networking has selected ON2IT to further strengthen their commitment to bring the advantages of Zero Trust to their customers" said Marcel van Eemeren, CEO of ON2IT

Zero Trust as a service extends the managed detection and response (MDR) service by proactive management of Protect Surfaces, instruments and existing controls and by providing Security Improvement Advisories. This premium service is the fastest way to overcome gaps in staff, tools and knowledge necessary to maintain and fortify cyber defenses. The service incorporates best practices, vulnerability management and change management and kicks off your Zero Trust journey with the creation of Protect Surfaces. Zero Trust prevents data breaches and ZTaaS is focused on reducing the likelihood and blast radius of a still unknown malicious act (the so called Unknown Bads).

Advanced Corporate Networking is a private company, incorporated in 1991, offering private fiber services, data center colocation, virtual hosting, network design, cybersecurity services, computer equipment sales and support.

SCOUTING OUT ENTREPRENEURIAL SKILLS

A crash course in college life and learning at Girl Scouts of Connecticut's annual Camp CEO held for the first time at Quinnipiac University (QU) from Aug. 6-12 was the inaugural partnership between Girl Scouts of Connecticut (GSOFC) and QU in Hamden. Eighteen girls were given the opportunity to experience campus living, take classes from QU business professors and learn about potential career choices from female CEOs and professional mentors. The intensive curriculum focused on social entrepreneurship with the theme of mental health and wellness for teens.

"Part of our mission at Girl Scouts of Connecticut is to help girls build their leadership skills through "hands-on" experiences and guide them to become our future women leaders of tomorrow," said Diana Mahoney, CEO, Girl Scouts of Connecticut. "We designed

Camp CEO to bring together older girls and Connecticut's top women professionals for a few days of fun and learning."

"These Girl Scouts are engaged and focused, and every time we raised the bar a level and gave them another layer of how to create their business model and share their ideas, they stepped up and asked for more," said one Quinnipiac University professor "It is a truly exceptional group of young women who are definitely changing the world."

"The partnership between GSOFC and QU is new this year and we are excited to see where this leads as it was so successful and impactful," said Mahoney.

Quinnipiac University is a private, coeducational university where students engage in an educational experience that is both personal and challenging from faculty who care deeply about student outcomes. More than 140 programs are offered to approximately 6,800 undergraduate and 3,000 graduate students.



Participants of the first class at Camp CEO hosted by Girl Scouts of Connecticut at Quinnipiac University. Courtesy Girl Scouts of Connecticut.

EXPLORING TREATMENT FOR LANGUAGE DISORDER

Burke Rehabilitation, a leader in rehabilitation medicine and therapy in the lower Hudson Valley, announced it will resume its intensive comprehensive aphasia treatment program (ICAP) with a session in October, after a successful launch in June. Aphasia is a language disorder impacting the ability to speak, read, write and understand words. It can develop as a result of stroke, brain injury or neurological disorder.

Burke Rehabilitation will offer this intensive aphasia program through its Outpatient Speech Department at its White Plains campus at 785 Mamaroneck Ave. The program runs for four weeks from Oct. 2-27, with participants attending five days

per week for four hours each morning. Burke runs each ICAP in small groups of four to six individuals.

"A quick hello, a word of encouragement, a promise to stay in touch; these are simple verbal interactions we usually take for granted. But for the two million or more people who have aphasia in the U.S., the ability to use even the simplest words can be a major challenge," said Susan Wortman-Jutt, M.S., CCC-SLP, senior speech-language pathologist and facilitator, Burke ICAP, Outpatient Speech. "Our program is designed to provide evidence-based targeted recovery methods for people with aphasia, and the results are promising. Participants in our first ICAP in June made substantive improvements in both qualitative and quantitative measures."

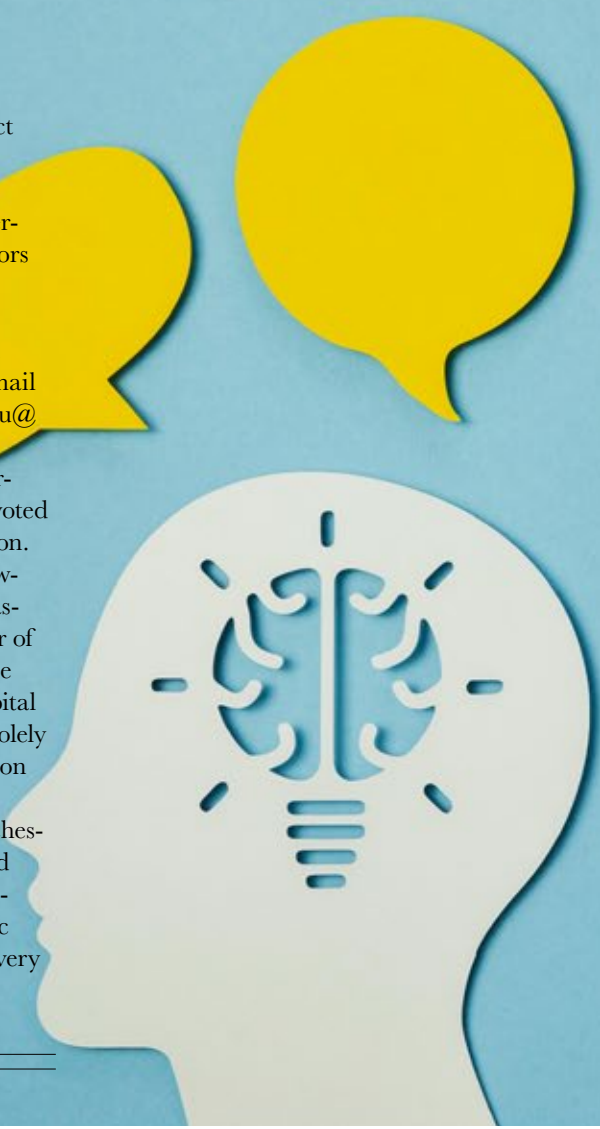
Aphasia can affect the ability to speak, read, write and comprehend language, while leaving intelligence essentially intact. As a result, it commonly leads to feelings of depression and isolation and can result in unemployment and difficulty maintaining relationships. While aphasia is most

common in people who are middle-aged and older, it can also affect young adults.

The intensive comprehensive aphasia treatment program is generously supported by Burke benefactors Barbara and Steven Kessler.

For more information, please contact Burke's Outpatient Speech Department at 914-507-2234 or email Susan Wortman-Jutt at swortmanju@burke.org.

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



WESTCHESTER ENTREPRENEUR APPOINTED TO NEW INVESTMENT CAPITAL ADVISORY COMMITTEE

Jane E. Veron, CEO and co-founder of The Acceleration Project (TAP) of Scarsdale, New York, was part of the group recently appointed by Administrator Isabella Casillas Guzman, head of the U.S. Small Business Administration (SBA), to the newly established federal Investment Capital Advisory Committee (ICAC). Formed to increase small businesses and startups' access to investment capital, the ICAC consists of members with diverse perspectives, experiences and occupational backgrounds in and related to the U.S. private investment industry.

"The launch of SBA's inaugural Investment Capital Advisory Committee with its distinguished membership will serve as a critical resource to the Biden-Harris Administration as we strengthen our policies and programs to foster a more inclusive

investment ecosystem," said Guzman. "ICAC's insights and recommendations will help the SBA expand access to investment capital, increase public awareness of SBA resources, and identify and fill capital gaps facing small businesses and the fund managers seeking to support them."

The committee's main objective is to promote, expand and strengthen the ecosystem of private funds financing U.S. small businesses and startups, to fund entrepreneurs and small business owners from traditionally underserved communities.

"We are delighted by the overwhelming interest and support for the establishment of this important federal advisory committee and look forward to hosting an inaugural meeting in the coming weeks," said Associate Administrator for Investment and Innovation Bailey

DeVries.

Appointment terms are set for two years. Members of the advisory committee do not receive a salary, nor are they eligible to officially represent the SBA. Their selection does not connote an endorsement of their organizations.

The U.S. Small Business Administration makes the American dream of business ownership a reality. As the only go-to resource and voice for small businesses backed by the strength of the federal government, the SBA empowers entrepreneurs and small-business owners with the resources and support they need to start, grow or expand their businesses, or recover from a declared disaster. It delivers services through an extensive network of SBA field offices and partnerships with public and private organizations.




BEST

MORTGAGE LENDING COMPANY



The Hudson Valley Economic Development Agency (HVEDC) for the seven-county region of Westchester, Putnam, Dutchess, Rockland, Orange, Ulster and Sullivan counties recently announced that Hudson United Mortgage has been awarded the title of "Best Mortgage Lending Company" at the Community's Choice Awards 2023. The trust bestowed upon them by the community and the unwavering dedication of the team played an instrumental role in achieving this recognition.

The Community's Choice Awards stand as a testament to the exceptional businesses in the Hudson Valley region.

Good Things Happening



Yes She Can™

DEVELOPING JOB SKILLS FOR YOUNG WOMEN WITH AUTISM.

Robin L. Davies Small, M.Ed., executive director of Yes She Can has announced the appointment of new board members for the organization. They include:



Robin L. Davies Small, M.Ed.
Executive Director



Cynthia Saxman Margulies,
board secretary

is the director of business development, since 2008, at GuardHill Financial Corp., a privately held mortgage banking company in New York City. She has been in the residential mortgage business since 1994 previously owning her own firm for 15 years. As a step-parent of a son who is on the spectrum, she became involved with many different programs that helped guide him in transitioning him from graduating college to finishing a culinary arts program. He is now successfully working in this field.



Janine B. Napierkowski,
BFA and MA,
board member

is currently the project coordinator of Cultural Assets for Girl Scouts of the USA where she manages the archives. She has a BFA degree in art education and an MA degree in Leadership in Museum Education from Bank Street College, and is a 2014 graduate of Leadership Westchester. (2014). She has recently served on the board of Hudson River Clearwater Sloop and the Rockland County Youth Bureau.



Gwen Lopez-Cohen,
board member

trained at the NYU School of Medicine and graduated with honors in physiology and neuroscience. She completed her psychiatry and child psychiatry residencies at NYU/Bellevue Hospital Center, an advanced residency in community psychiatry at the Yale Child Study Center and the Connecticut Mental Health Center. She is trained in all aspects of the practice of psychiatry including psychotherapy, cognitive behavioral therapy, parent-child interaction training, and psychopharmacology.



Tammy Denease

Merik Goma

Adria Gunter

Andre Keitt

EXPLORING CONTEMPORARY BLACK ARTISTRY IN CONNECTICUT

In this installment of Bruce Presents, audiences will delve into the work of three Black contemporary artists based in Connecticut. The work of these artists spans across various mediums, including photography, performance and storytelling. During the program, the panelists will discuss how they critically engage with the past and present within their own practice, and the histories that tie them to the region. Presented in conjunction with the inaugural exhibition in the Barbara and Edward Netter Foundation Gallery, the program is moderated by Adria Gunter, guest curator for the Bruce Museum's exhibition Then Is Now: Contemporary Black Art in America.

Support for Bruce Presents is generously provided by Berkley One, a Berkley Company.

Space is limited; reservations are required.

Cost: Adults - \$25, Live Stream - \$25, Students - \$15 / Members free.

SEPTEMBER IS HUNGER ACTION MONTH

One nonprofit in Connecticut is encouraging the community to embark on a new program to combat food insecurity for local neighbors in need especially during September, Hunger Action Month. Specifically, Gifts of Love, a nonprofit that provides food, clothing and household items to Connecticut individuals and families facing a financial crisis, announced an innovative campaign that coincides with the beginning of the charity's 35th year, as well as the start

of National Hunger Action Month in September. Specifically, the "\$35 for 35" appeal aims to engage supporters, both longstanding and new, in commemorating the impressive milestone by making a onetime donation of \$35.

"September is extra special because we were founded in September of 1989, and it also marks National Hunger Action Month," said Lisa Gray, Gifts of Love executive director. "Beyond celebrating our business anniversary, as well as putting a spotlight on our important mission, donors of the "\$35 for 35" campaign not only contribute to our ongoing efforts,



Gifts of Love, a nonprofit organization that fights food insecurity in Connecticut, recently launched its "\$35 for 35" campaign. Photo Courtesy Gifts of Love.

but also join us in reflecting on the positive impact we've made together as a community for more than three decades."

The "\$35 for 35" campaign will run for 35 days, concluding on Oct. 3. Supporters can contribute directly on the organization's website: <https://giftsoflovet.org/35-for-35/>. Donors will have the option to leave a message of support on a digital tribute wall, receive public acknowledgement on the organization's social media channels, and read stories of individuals and families who have benefited from Gifts of Love's programs.

"Our realistic goal of raising \$5,000 through this campaign equates to only 143 donors and will enable us to further our mission, while expanding our outreach," said Gray.

Gifts of Love services 41 towns across Connecticut by offering two fully stocked food pantries consisting of nonperishable food items, meats, dairy products, frozen items and fresh produce paper goods, and personal hygiene items; a housewares and small appliances pantry; and a clothing boutique, where clients can come and shop once a month. The organization has two locations — in Avon and in

Hartford — to make it easy for those in need to access necessary goods and services. It is also on the front lines of fighting childhood hunger with its Weekend Food Backpack Program, during which it distributes backpacks stuffed with easy-to-prepare meals and drinks to more than 300 students each week who are receiving free or reduced-cost lunches throughout the school year.

Later this fall, Gifts of Love hosts its first big fundraising event since 2019: the "Fall in Love" fundraiser, on Friday, Nov. 3 from 6:30 to 10:30 p.m. at Farmington Gardens, featuring music, dancing, photo booth, trivia, live auction, wine pull, mixology demos and specialty cocktails.

Individual tickets are \$125 and tables of 10 are \$1,250. Both can be purchased in advance at <https://giftsoflovet.org/benefitforgiftsoflovet/>. Customized marketing partnership packages are also available for businesses and organizations; also the charity is currently seeking live auction items.

Contact kwelch@giftsoflovet.org or call 860-676-2323 for more information or to donate to the "\$35 for 35" campaign.

Manhattanville COLLEGE

COLLEGE REPORTS RECORD ENROLLMENT INCREASE FOR FALL 2023

Manhattanville College in Purchase has announced a significant increase in enrollment for the fall semester as it welcomes more than 700 new undergraduate and graduate students.

With a focus on new and innovative programs and reimagining the liberal arts for next generation learners, Manhattanville is welcoming a growing diverse and talented cohort of new students. The college is adding fully online programs to expand its offerings to a broader group of students such as its online program in Family Nurse Practitioner in the School of Nursing and Health Sciences, which has contributed to the enrollment increase. Other popular forward-looking programs at Manhattanville include a new 4+1 accelerated program in biochemistry and biomedical

sciences, the new radiologic technology program, computer science, psychology, nursing, business, education and fine and performing arts. The School of Education has also experienced increased new student enrollment, with Applied Behavior Analysis among the standout programs.

The college anticipates close to a 5% increase in new first-year student enrollment and a similar boost in total new undergraduate students, including transfers in accelerated Bachelor of Science in Nursing (ABSN).

"We are very pleased to see these positive enrollment trends here at Manhattanville," said Frank Sanchez, Ph.D., president of Manhattanville. "These numbers affirm our new direction for academic programs as we meet the regional needs of the next generation workforce. Forward thinking curriculum has been part of our cultural fabric since the founding of the college, and we are very proud to carry this legacy forward for a new and even more diverse student population."

The college has seen a substantial increase in first-year male students (26%), first-year international students (36%), commuter students (28%), and those identifying as First Generation



(35%), which exemplifies a strong commitment to diversity and inclusivity. Added to this are double-digit increases among graduate students identifying as Asian, White, Black or African American, Hispanic and students identifying as two or more races with a remarkable 31% increase in new undergraduate students identifying as Hispanic, and 77% increase in new undergraduate students identifying as Asian.

Manhattanville has also experienced explosive growth in its graduate program enrollment with a remarkable 45% - 50% increase in total new graduate students, demonstrating the strong and growing demand for advanced education at Manhattanville.

The incoming class maintains an impressive average GPA of 3.31 for a second consecutive year, furthering the college's commitment to attracting high-achieving students.



Good Things Happening

ONE HARP, TWO HARPS



The internationally renowned Harp Twins, who have more than two million fans across their social media sites and over 140 million views of their YouTube music videos, will perform a special fall concert at Trinity Episcopal Church, 651 Pequot Ave. in Southport, Connecticut, on Friday night, Sept. 29 at 7 p.m. All are invited to attend this one-of-a-kind performance. No affiliation with the church is required.

Identical twin harpists Camille and Kennerly Kitt have achieved extraordinary success by taking Electric Harps and Concert Grand Harps to unprecedented levels and smashing boundaries between different genres of music. The twins' ability to reinvent the harp has given them the opportunity to represent the United States at four World Harp Festivals, tour

worldwide as a duo, and be featured guests on the 2020 nationwide PBS special "Celtic Heart." Most recently, the twins self-funded, recorded and produced an album of Celtic, Classical, Sacred and Original music titled "Harp Reflections." The album was fan-funded on Kickstarter in just 90 seconds. Throughout their career, Camille and Kennerly have released nine self-produced full-length albums.

In addition to their Nordic-inspired original songs and stories, the twins are recognized for their remarkable duet harp arrangements of some of rock and metal's most iconic hits by Guns N' Roses, Metallica, Iron Maiden, Led Zeppelin, Ozzy Osbourne, Megadeth, Aerosmith, AC/DC, Black Sabbath, The Rolling Stones, Blue Oyster Cult, Scorpions, Eagles, Bon Jovi, Pink Floyd, U2, Journey, Evanescence, Billy Idol, Deep Purple, and

many more.

The twins also arrange and perform TV and Movie Soundtrack, Anime and Video Game hits. Some fan favorites include their renditions of music from Game of Thrones, The Walking Dead, Pirates of the Caribbean, The Elder Scrolls, Final Fantasy, Star Trek, Star Wars, Vikings, Doctor Who, Zelda, Mario, Silent Hill, Harry Potter, and The Lord of the Rings. Trinity Music Director Robert Kwan notes that, "Camille and Kennerly deliver exciting, comedic and interactive family-friendly performances that audiences cannot forget. We look forward to hosting them for this very special concert."

Ticket prices range from \$15 to \$25 per person. Children 10 and under are free.

For tickets visit: trinity-southport.org/music.

TRIBUTE TO HIP HOP LEGEND AND BUSINESS LEADER

The Boys & Girls Club of Mount Vernon will honor the music of the late former Mount Vernon resident Heavy D and Hip Hop star Ludacris' manager and Club Alumni Jeff Dixon at its annual Fall Gala on Thursday, Sept. 21 at 6 p.m. at the Surf Club on the Sound in New Rochelle.

The club will recognize Heavy D and The Boyz with the Hip Hop Legend Award and honor Jeff Dixon, manager of Hip Hop star Ludacris with its Alumni Award, as part of the 50-year celebration of Hip Hop. The club will also present board member Lisa Giffra Diaz, managing partner at Turf Advisory with its Club Leadership Award, and Jenae Brown with the annual Boys & Girls Club of Mount Vernon Youth of the Year Award. Brown will also receive a \$1,000 scholarship from the club. The program will feature a tribute to Elise Finch, the late meteorologist with CBS Channel 2 News. Finch was a longtime supporter of the club.

"We are pleased and proud to present our annual awards to a truly special group of honorees this year, who represent leaders from our past, present and future," said Mel Campos, CEO, Boys & Girls Club of Mount Vernon. "It is very gratifying to see the tradition of mentorship continue today through the involvement of our board, our Youth of the Year, and the people who have been there to support us when we needed them over the years."

"This year's Gala will honor leaders who come from such a wide variety of fields who have all had a tremendous impact on our youth at the club," said Rob Potack, president, Boys & Girls Club of Mount Vernon Board of Directors and CEO of Unitex.

The Boys & Girls Club of Mount Vernon offers after school programs for over 1,400 youth in the Mount Vernon community to help them learn and grow in a safe, fun, educational environment. Every day, its dedicated, highly trained staff and volunteers serve youth members with a wide variety of engaging, interactive activities and programs to help them improve their self-esteem, develop positive values and achieve their highest potential in academic success. The Mission of the Boys & Girls Club is to enable all young people, especially those who need them most, to reach their full potential as productive, caring, responsible citizens.

The event will include a celebration of the honorees, a Hip Hop themed performance by the Mount Vernon-based youth dance troupe the Revelators, dinner by the bite and a silent auction. To reserve seats or for more information about sponsorship and donations, visit bgmvny.org/fundraising-events/ or contact Jay Andronaco, Boys & Girls Club of Mount Vernon director of development at 914-668-9580 or direct at 203-415-9336, email jandronaco@bgmvny.org.

Say anything? Understanding the First Amendment

BY OMAR OCHOA

Does the First Amendment allow a citizen to say just anything? In the digital age in particular, it's become a complex question.

At the heart of former President Donald J. Trump's legal defense in the two cases involving the 2020 presidential election – a defense that has already been playing out in the court of public opinion – is the protection of free speech under the First Amendment. But does the First Amendment allow a citizen to say just anything? In the digital age in particular, it's become a complex question.

The First Amendment states that “Congress shall make no law respecting an establishment of religion or prohibiting the free exercise thereof; or abridging the freedom of speech or of the press; or the right of the people peaceably to assemble and to petition the government for a redress of grievances.” In other words, the First Amendment protects your right to express your opinion without government reprisal. That's the whole point of a democracy. But just because Congress can't create a law suppressing citizens' free expression of their thoughts that doesn't mean that other sectors of our society don't have the ability to do so.

Private employers can set reasonable limits on employees' speech in the workplace and level consequences against them if standards are violated. (However, if the limits are unreasonable or the consequences disproportionate, an employee might have a case.) Similarly, schools can (and do) restrict what students say to protect learning and prevent disruption. Schools may also deny or rescind admittance to students based on what they have said outside the school environment, as in the 2017

incident in which Harvard University withdrew admission to at least 10 prospective students – the so-called “Harvard 10” -- who had traded racist, sexist material in a private Facebook chat.

Speech that creates harm is also not protected under the First Amendment. One of the

famous examples is shouting “fire” in a populated movie theater where no evidence of even smoke exists. Similarly, defamation <https://westfaironline.com/exclusives/defamation-on-the-docket/> isn't protected, as the recent trial involving actors Johnny Depp and Amber Heard illustrated.

Though this seems clear-cut, the internet has complicated our understanding of the free speech protections of the First Amendment, blurring the line between truth, in the sense of everyday reality, and opinion, expressed and emboldened under the cover of anonymity. The internet has also contributed to the decline of print media, specifically local newspapers that have been the standard bearers of objective reporting and community identity.

Today, if you control the narrative by repeating your “truth” over and over again, you may seize control of public opinion – unless someone offers a stronger counternarrative.

In the two cases involving Trump and the 2020 presidential election, both Special Counsel Jack Smith and Fulton County (Georgia) District Attorney Fani Willis contend that Trump and his colleagues didn't just question and test the election but actually tried to subvert its outcome.

While speaking out about the election would be permissible, actually

attempting to manipulate various actors within that political process in order to overturn the result would not. Such a violation of federal law would amount to treason.

But what if Trump actually believed that massive fraud marred the 2020 election? What if he were championing a cause he felt to be just? Wouldn't that mean he was merely exercising his right to free speech and not conspiring to defraud the country? The problem for Trump and his defense team here is the public record.

Most people will remember that shortly after the 2020 election – and indeed even before it – Trump raised concerns and questioned the integrity of the election process in public. He stated his belief that massive fraud was going on.

While this speech may have initially been protected, as time went on, his own administration's Department of Justice determined there was no evidence of sufficient fraud to change the outcome of the election. Evidence to back up Trump's claims failed to materialize and, in consequence, court after court rejected them.

After a certain point, there was no longer any legal basis to support the notion that the election's results could or should be changed. Yet Trump continued to champion this idea.

That is arguably when his actions no longer constituted legitimate political discourse. By agitating to strip American voters of their rightful votes in key states like Georgia, Michigan and Wisconsin -- even after his lawsuits failed repeatedly -- prosecutors could reasonably argue that he crossed the line and started to commit acts against the United States.

According to the indictments, however, Trump's conduct was much worse than simply repeating discredited claims that undermined

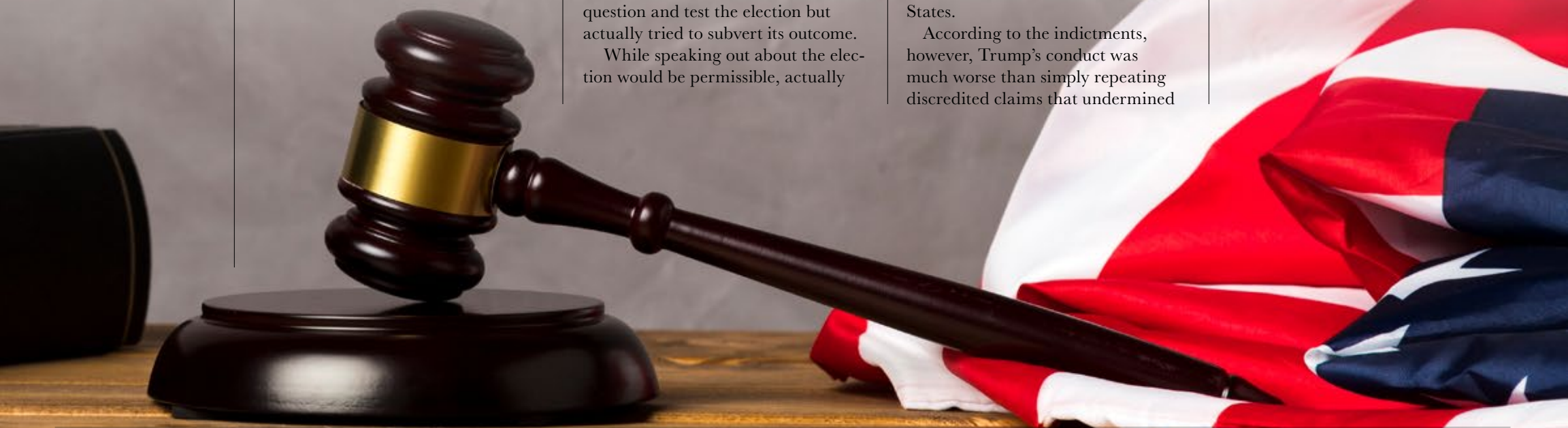
confidence in our democracy. He is also alleged to have called election officials, members of Congress and then-Vice President Mike Pence, trying to convince them to “find” votes, appoint false electors, cause confusion and potentially change the outcome of the election.

These sorts of acts go beyond simple political discourse. They involve actually trying to reverse the voters' decision.

Regardless of the outcome of Trump's four indictments, there are two lessons to keep in mind here: All of us are subject to the law, and as such, we are entitled to our day in court.

But equally important and often unrecognized, we would be wise to consider what we say – and how we act on it.

Omar Ochoa is an award-winning lawyer and the founding attorney of the Texas-based Omar Ochoa Law Firm. Besides his law degree, he holds degrees in business administration, accounting and economics from the University of Texas at Austin. As a trial lawyer, he has handled a variety of state and federal cases involving antitrust, class actions, insurance matters, securities, oil and gas, trade secrets, construction law, environmental law, qui tam (in which a whistleblower brings a suit on behalf of the United States government), the Fair Credit Reporting Act, employment matters, private equity transactions and breaches of contract.



WESTCHESTER

DEEDS

Above \$1 million

112 Saratoga Realty Partners LLC, Yonkers. Seller: 112 Saratoga LLC, Brooklyn. Property: 112 Saratoga Ave., Yonkers. Amount: \$3 million. Filed Aug. 21.

33 Calvert Properties LLC, Santa Monica, California. Seller: 33 Calvert Property Owner LLC, Lakewood, New Jersey. Property: 33-55 Calvert St., Harrison. Amount: \$34 million. Filed Aug. 25.

45 Manursing Way Associates LLC, Rye. Seller: 5 Manursing Way LLC, Rye. Property: 45 Manursing Way, Rye. Amount: \$7.9 million. Filed Aug. 23.

Balaish, Amos and Shari L.Balaish, Rye. Seller: Fabian Pei Management LLC, Mamaroneck. Property: 24 Brown Ave., Rye. Amount: \$3.8 million. Filed Aug. 25.

Buckingham Tower Condo Inc., Yonkers. Seller: 615 Warburton 3 LLC, New York. Property: 615 Warburton Ave., 4J, Yonkers. Amount: \$2.7 million. Filed Aug. 22.

Canterbury Road South Realty Inc., Eastchester. Seller: Daniel and Maureen Muse, Northville, Michigan. Property: 12 Canterbury Road, Harrison. Amount: \$1.8 million. Filed Aug. 21.

HLT Associates LLC, White Plains. Seller: 111 Round Hill Realty LLC, Armonk. Property: 20 Round Hill Way, North Castle. Amount: \$1.5 million. Filed Aug. 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

M-Save LLC, Pound Ridge. Seller: Jeffery and Jane Silverman, Pound Ridge. Property: 19 White Birch Road, Pound Ridge. Amount: \$1.1 million. Filed Aug. 24.

Peaceable Kingdom LLC, White Plains. Seller: 20 Boutonville LLC, Miami, Florida. Property: 725 Croton Lake Road, Bedford. Amount: \$4.2 million. Filed Aug. 22.

Pound Ridge Properties LLC, Pound Ridge. Seller: Mariposa Star LLC, White Plains. Property: 6 Hoyt Road, Pound Ridge. Amount: \$1.9 million. Filed Aug. 22.

Republic of Rwanda, New York. Seller: Healy Family Limited Partnership, Scarsdale. Property: Healy Ave., Greenburgh. Amount: \$1.6 million. Filed Aug. 24.

Toll Northeast V Corp., Fort Washington, Pennsylvania. Seller: William D. and Betty C. Rosenberg, Oceanside. Property: 5 Wallace Way, New Castle. Amount: \$1.4 million. Filed Aug. 22.

Treetop Vista Properties LLC, Pleasantville. Seller: Patrick Family Trust, Sausalito, California. Property: 38 S. Broadway, Greenburgh. Amount: \$1.1 million. Filed Aug. 24.

Below \$1 million

17 Bedford Center Road LLC, North Palm Beach, Florida. Seller: Sam W. and Charlotte H. Jackson, Bedford Hills. Property: 17 Bedford Center Road, Bedford. Amount: \$325,000. Filed Aug. 25.

20 Maurice Ave LLC, Millbrook. Seller: Maritza A. Zhuno, Ossining. Property: 20 Maurice Ave., Ossining. Amount: \$910,000. Filed Aug. 25.

3 Highland Ridge Lane LLC, Stamford, Connecticut. Seller: Kai H. Liekefett, Larchmont. Property: 3 Highland Ridge Lane, Harrison. Amount: \$82,000. Filed Aug. 24.

638 Central Mills LLC, Chappaqua. Seller: 638 Central Ave LLC, Buchanan. Property: 638 Central Ave., Peekskill. Amount: \$580,000. Filed Aug. 25.

9-11 Elm Avenue LLC, Larchmont. Seller: Jose Paucar, Yonkers. Property: 11 Elm Ave., Mount Vernon. Amount: \$830,000. Filed Aug. 24.

Barham Cottage LLC, Garrison. Seller: Thomas F. Waldron and Lissette Perez, Yonkers. Property: 10 S. State Road, Ossining. Amount: \$930,000. Filed Aug. 25.

Bermel, Michele L., Chappaqua. Seller: Deutsche Bank National Trust Company as trustee, West Palm Beach, Florida. Property: 309 Salem Road, Pound Ridge. Amount: \$726,000. Filed Aug. 23.

Casa Cerrada LLC, Port Chester. Seller: Ivan Avila, Peekskill. Property: 194 Frederick St., Cortlandt. Amount: \$450,000. Filed Aug. 21.

Cole Enterprises 72 Hickory Kingdom LLC, New York. Seller: John Roa, et al. Pound Ridge. Property: 72 Hickory Kingdom Road, North Castle. Amount: \$995,000. Filed Aug. 22.

CWM Premier Management Group Inc., New York. Seller: 808 Commerce LLC, Syosset. Property: 808 Commerce St., Mount Pleasant. Amount: \$550,000. Filed Aug. 21.

D'Agostino, Charles A., Pleasantville. Seller: Us Bank N A, St. Paul, Minnesota. Property: 39 Kendall Ave., Mount Pleasant. Amount: \$484,000. Filed Aug. 22.

Davis, Alder, Hastings-on-Hudson. Seller: GSS Development Group LLC, Bronx. Property: 53 Cliff Ave., Yonkers. Amount: \$403,000. Filed Aug. 25.

Difabio, Massimo, Purchase. Seller: US Bank NA, Irving, California. Property: 10 Greenvale Ave., Yonkers. Amount: \$399,000. Filed Aug. 23.

Foley, Duncan K. and Rosemary Sugden Waltzer, New York. Seller: Ges Eat 062023 LLC, Lafayette, California. Property: 54 Wildey St., Greenburgh. Amount: \$269,000. Filed Aug. 25.

Glaviano, Mary, Yorktown. Seller: Vangar LLC, Port Chester. Property: 778 Locksley Road, Yorktown. Amount: \$325,000. Filed Aug. 23.

Michael, Meena, Cortlandt Manor. Seller: Daniel E LLC, Verplanck. Property: 1320 Washington St., Cortlandt. Amount: \$400,000. Filed Aug. 23.

Osprey Creek LLC, Bonita Springs, Florida. Seller: Amanda K. Merryman, Hopewell Junction. Property: 116 Heritage Hills, C, Somers. Amount: \$457,000. Filed Aug. 24.

Pereira, Antonio S. and Maria E. Fornelos, West Orange, New Jersey. Seller: Todd Place Property LLC, West Orange, New Jersey. Property: 7-9 Todd Place, Ossining. Amount: \$300,000. Filed Aug. 23.

Portanda, Catalina and Juan Portanda, Rye. Seller: 54 Wetmore Place LLC, Rye. Property: 54 Witmore Place, Rye. Amount: \$855,000. Filed Aug. 21.

Stardust Realty LLC, Poughkeepsie. Seller: Washington Street Garage LLC, Peekskill. Property: 651 Washington St., Peekskill. Amount: \$825,000. Filed Aug. 15.

Strang, Sandra E., New York. Seller: 232 Bedford Road LLC, Dobbs Ferry. Property: 232 Bedford Road, Mount Pleasant. Amount: \$800,000. Filed Aug. 22.

Trippe, Anne F., Somers. Seller: SK Developing LLC, Katonah. Property: 278B Heritage Hills, Somers. Amount: \$440,000. Filed Aug. 15.

Underhill Place Developers Corp., Eastchester. Seller: 909 Midland Avenue Corp., Scarsdale. Property: 10 Underhill Place, Harrison. Amount: \$800,000. Filed Aug. 18.

Underhill Place Developers Corp., Eastchester. Seller: 909 Midland Avenue Corp., Scarsdale. Property: 12 Underhill Place, Harrison. Amount: \$800,000. Filed Aug. 22.

Underhill Place Developers Corp., Eastchester. Seller: 909 Midland Avenue Corp., Scarsdale. Property: 14 Underhill Place, Harrison. Amount: \$800,000. Filed Aug. 22.

US Bank Trust NA, Dallas, Texas. Seller: Andrea Olavarria, Mohegan Lake. Property: 3188 Quinlan St., Yorktown. Amount: \$445,000. Filed Aug. 14.

US Bank Trust NA, Dallas, Texas. Seller: Johanna M. and Milciades Ortiz, New Rochelle. Property: 37 Fourth St., New Rochelle. Amount: \$572,000. Filed Aug. 23.

Wandell, Gregory G., Harrison. Seller: Deal House Capital Fund II LLC, Mamaroneck. Property: 7 Oak St., Harrison. Amount: \$516,000. Filed Aug. 24.

Weathers, Wendy M., White Plains. Seller: MEM Flipp Corp., Ossining. Property: 961 Parkway Place, Peekskill. Amount: \$305,000. Filed Aug. 11.

Whelan, Frances F., New Rochelle. Seller: 95 Eighth Street LLC, White Plains. Property: 95 Eight St., New Rochelle, Pelham. Amount: \$650,000. Filed Aug. 22.

JUDGMENTS

Alessandro, Carmine, Yonkers. \$157,725 in favor of McKenzie Banking Co., McKenzie, Tennessee. Filed Aug. 16.

Alpex Contracting Inc., Mount Kisco. \$70,494 in favor of Harleysville Insurance Co., Columbus, Ohio. Filed Aug. 16.

Barnes, Joshua, Bronx. \$37,423 in favor of Nikimya Y. Ligon Barnes, White Plains. Filed Aug. 14.

Barrett, Liberty, Dobbs Ferry. \$3,878 in favor of Credit Acceptance Corp, Southfield, Michigan. Filed Aug. 22.

Beechum, Jasmin T., Elmsford. \$2,808 in favor of Capital One NA, Glen Allen, Virginia. Filed Aug. 21.

Bengcion, Raylena, Mount Vernon. \$21,573 in favor of Credit Acceptance Corp, Southfield, Michigan. Filed Aug. 22.

Bryant, Latanya, Yonkers. \$21,051 in favor of 110 Lake Avenue Management Company LLC, Yonkers. Filed Aug. 23.

Caroline Holdings LLC, New York. \$13,360 in favor of Royal Properties Inc., Bronxville. Filed Aug. 16.

Carrenard, Roseline, Yonkers. \$8,033 in favor of Rockaways ASC Development LLC, New York. Filed Aug. 17.

Carter, Amber T., New Rochelle. \$23,400 in favor of Capital One NA, Richmond, Virginia. Filed Aug. 21.

Daniels, William III, Prospect Park. \$25,456 in favor of Desiree Osavio, Mount Vernon. Filed Aug. 15.

Delbianco, Maria L., Port Chester. \$2,014 in favor of TD Bank USA NA, Brooklyn Park, Minnesota. Filed Aug. 11.

Deleon, Carol A., et al, Larchmont. \$2,618 in favor of Town & Country Oil Corp., Mount Vernon. Filed Aug. 17.

Dixon, Rosalia A., New Windsor. \$12,802 in favor of 125 VCPA Inc., Yonkers. Filed Aug. 23.

Freedman, Feige, White Plains. \$49,645 in favor of American Express National Bank, Sandy, Utah. Filed Aug. 18.

Habaibeh, Savannah, Yonkers. \$6,910 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed Aug. 15.

Headen, Peaches S., Yonkers. \$2,846 in favor of Capital One NA, McLean, Virginia. Filed Aug. 21.

Helm, Brian, Rye. \$21,914 in favor of 101 Broadway LLC, New York. Filed Aug. 23.

Henderson, Larry, Yonkers. \$4,862 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Aug. 21.

Hernandez, Monica, Ossining. \$1,646 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Aug. 16.

Jimenez, Erica, Mount Vernon. \$7,743 in favor of Synchrony Bank, Draper, Utah. Filed Aug. 17.

Koski, Keith, Cortlandt Manor. \$42,148 in favor of Panco Equipment Corp., Stony Point. Filed Aug. 17.

Lee, Kwang H., Hartsdale. \$5,751 in favor of UHG I LLC, Williamsville. Filed Aug. 14.

Lepore, Polonia, Port Chester. \$6,892 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed Aug. 14.

Matties, Gregg M., Yonkers. \$15,791 in favor of Bank of America NA, Charlotte, North Carolina. Filed Aug. 18.

McCue, Michael, Yonkers. \$7,722 in favor of the Trustees of Columbia University in the city of New York. Filed Aug. 17.

Mendez, Michele A., Mount Vernon. \$8,853 in favor of Bank of America NA, Charlotte, North Carolina. Filed Aug. 21.

Nunez, Leydi, Yonkers. \$3,913 in favor of Capital One NA, McLean, Virginia. Filed Aug. 21.

Ortiz, Adriana M.,Sr, White Plains. \$9,470 in favor of UHG I LLC, Williamsville. Filed Aug. 14.

Palino, Jairo P., White Plains. \$3,305 in favor of Jefferson Capital Systems LLC, St. Cloud, Minnesota. Filed Aug. 14.

Palmer, Norma N., Yonkers. \$3,998 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Aug. 21.

Parker, Legrand, \$7,232 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed Aug. 14.

Perez, Enrique, Larchmont. \$9,820 in favor of Capital One Bank USA NA, McLean, Virginia. Filed Aug. 21.

Rahman, Jamelle, Mount Vernon. \$3,840 in favor of Capital One NA, McLean, Virginia. Filed Aug. 21.

Rivas, Cristina, Yonkers. \$6,012 in favor of North American Partners in Anesthesia LLP, Melville. Filed Aug. 11.

Romero, C. Flores, Mount Kisco. \$3,105 in favor of American Express National Bank, Sandy, Utah. Filed Aug. 18.

Salinas, Noel, White Plains. \$2,544 in favor of UHG I LLC, Williamsville. Filed Aug. 14.

Santamarena, Denise, White Plains. \$6,047 in favor of Capital One NA, McLean, Virginia. Filed Aug. 21.

Sebro, Imani, Mount Vernon. \$6,381 in favor of Capital One NA, McLean, Virginia. Filed Aug. 21.

Simon, Shirley, Yonkers. \$3,822 in favor of UHG I LLC, Williamsville. Filed Aug. 14.

Sipos, Elliot J., Bethpage. \$3,577 in favor of Bank of America NA, Charlotte, North Carolina. Filed Aug. 23.

Stellate, John, Harrison. \$13,156 in favor of M&T Bank, Getzville. Filed Aug. 15.

Stevens, Anthony W., Mount Vernon. \$2,260 in favor of Capital One NA, Glen Allen, Virginia. Filed Aug. 21.

Three Point Holding LLC, Purchase. \$18,505 in favor of Purchase Estates Homeowners Association Board of Directors, White Plains. Filed Aug. 16.

Tisdale, Rosa, Beacon. \$2,135 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Aug. 16.

Vanraalte, Loretta, Hartsdale. \$14,687 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Aug. 17.

Velazquez, Kiara A., Yonkers. \$2,071 in favor of Capital One NA, McLean, Virginia. Filed Aug. 21.

Velez, Luis E., Elmsford. \$2,041 in favor of Capital One NA, Glen Allen, Virginia. Filed Aug. 21.

Verdree, Geneva, Yonkers. \$3,268 in favor of Capital One NA, Mclean, Virginia. Filed Aug. 21.

Watson, Jenari K., Yonkers. \$3,947 in favor of Capital One NA, Mclean, Virginia. Filed Aug. 21.

LIS PENDENS

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

102 Valentine LLC, as owner. Filed by US Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$393,000 affecting property located at 102 Valentine St., Mount Vernon. Filed Aug. 15.

27 Locust 4n LLC, as owner. Filed by Wilmington Savings Fund Society Trust. Action: Foreclosure of a mortgage in the principal amount of \$308,000 affecting property located at 27 Locust Ave., New Rochelle. Filed Aug. 16.

Bank of America NA, as owner. Filed by The Bank of New York Mellon Trust Company NA. Action: Foreclosure of a mortgage in the principal amount of \$250,000 affecting property located at 456 N. High St., Mount Vernon. Filed Aug. 16.

Beamon, Mtamanika, as owner. Filed by Wilmington Savings Fund Society Trust. Action: Foreclosure of a mortgage in the principal amount of 757,500.00 affecting property located at 719 Wilmot Road, Scarsdale. Filed Aug. 14.

Brown, Joseph G., as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$412,000 affecting property located at 428 Secor Road, Hartsdale. Filed Aug. 17.

Cach LLC, as owner. Filed by Wells Fargo Financial Credit Services of New York Inc. Action: Foreclosure of a mortgage in the principal amount of \$589,000 affecting property located at 101 Park Ave., White Plains. Filed Aug. 18.

Carrasco, Alba, as owner. Filed by The Bank Of New York Mellon. Action: Foreclosure of a mortgage in the principal amount of \$310,000 affecting property located at 525 Irving Ave., Port Chester. Filed Aug. 17.

Cedar Manor Nursing & Rehabilitation Center, as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$30,000 affecting property located at 5 Aberdeen Road, Cortlandt Manor. Filed Aug. 15.

Centeno, Orlando, as owner. Filed by Specialized Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of \$310,000 affecting property located at 357 N. Broadway Unit 1P, Yonkers. Filed Aug. 15.

England, Paul A., as owner. Filed by MCLP Asset Company Inc. Action: Foreclosure of a mortgage in the principal amount of \$316,000 affecting property located at 468 E. Fifth St., Mount Vernon. Filed Aug. 14.

Fasciglione, Kimberly, as owner. Filed by NY Tower Capital LLC. Action: Foreclosure of a mortgage in the principal amount of \$1,250,000 affecting property located at 24 William St., Yonkers. Filed Aug. 14.

Ficaro, Camille, as owner. Filed by Bank of America NA. Action: Foreclosure of a mortgage in the principal amount of \$200,000 affecting property located at 108 Cowles Ave., Yonkers. Filed Aug. 16.

Freund, Shia, as owner. Filed by Crosscountry Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$238,000 affecting property located at 112 Union Ave., Mount Vernon. Filed Aug. 18.

Gray, Adrian G., as owner. Filed by Laelia LLC. Action: Foreclosure of a mortgage in the principal amount of \$698,750 affecting property located at 9 Colonel Thomas Lane, Bedford. Filed Aug. 17.

Kronenberg, Eli (heir), as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$165,000 affecting property located at 45 Broadway, Ossining. Filed Aug. 18.

Maldonado, Glennis, as owner. Filed by Lakeview Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of \$388,000 affecting property located at 229 Sedgwick Ave., Yonkers. Filed Aug. 15.

Mayfield, Sondra (heir), as owner. Filed by Bank of New York Mellon National Trust Company. Action: Foreclosure of a mortgage in the principal amount of \$544,000 affecting property located at 4 The Lane, Somers. Filed Aug. 18.

Monica, Frank, as owner. Filed by HSBC Bank USA National Trust. Action: Foreclosure of a mortgage in the principal amount of \$189,000 affecting property located at 23 Water Grant St, Unit 1h, Yonkers. Filed Aug. 18.

Perino, Andrew C., as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$310,000 affecting property located at 151 Willis Ave., Mount Pleasant. Filed Aug. 16.

Stewart, Raymond, as owner. Filed by US Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$414,000 affecting property located at 12 E. Mount Airy Road, Cortlandt. Filed Aug. 16.

Wiktor, Stanislaw, as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$280,000 affecting property located at 31 Krystal Drive, Somers. Filed Aug. 14.

MECHANIC'S LIENS

701 Westchester Avenue Owner SPE LLC, White Plains. \$130,887 in favor of Silver Lake Contracting Corp., Elmsford. Filed Aug. 22.

707/709 Westchester Avenue Owner SPE L, White Plains. \$46,461 in favor of Silver Lake Contracting Corp., Elmsford. Filed Aug. 22.

711 Westchester Avenue Owner SPE LLC, White Plains. \$71,219 in favor of Silver Lake Contracting Corp., Elmsford. Filed Aug. 22.

777 Westchester Avenue Owner SPE LLC, White Plains. \$65,050 in favor of Silver Lake Contracting Corp., Elmsford. Filed Aug. 22.

AR Consulting Engineer PC, Yonkers. \$18,425 in favor of Interebar Fabricators LLC, Miami, Florida. Filed Aug. 24.

Living Independently for the Elderly, Cortlandt. \$18,033 in favor of Flooded Homes Restoration Inc., West Islip. Filed Aug. 18.

Lombaradi, Karl, Rye. \$3,779 in favor of McGuire's Mechanical Contracting, Mamaroneck. Filed Aug. 25.

Mazza, Brian and Chloe Melas, New Rochelle. \$25,000 in favor of Nail Stone Contracting Inc., White Plains. Filed Aug. 24.

NEW BUSINESSES

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

Sole Proprietorships

Albis Beauty Salon & Spa, 140 Midland Ave., Port Chester 10573. c/o Alba Yaneth Calero. Filed Aug. 22.

Anas Nail Studio, 445 Hamilton Ave., White Plains 10601. c/o Maria Antonieta Castro. Filed Aug. 18.

Arias Renovation, 61 W. Grand St., Apt. 2n, Mount Vernon 10552. c/o Carlos Manuel Arias. Filed Aug. 23.

Bernardini & Son, 29 Park Ave., 1A, White Plains 10603. c/o Renato Bernardini Jr., Filed Aug. 22.

Carly Star Music, 37 Nepera Place, Yonkers 10703. c/o Carlos Lopez Tejada. Filed Aug. 21.

Controll Systems, 221 E. Prospect Ave., Mount Vernon 10550. c/o Claudio Da Silva. Filed Aug. 18.

Dance Hype House, 5 Wright Way, New Rochelle 10801. c/o Stephanie Foster. Filed Aug. 18.

EG Landscaping, 106 Webster Ave., New Rochelle 10801. c/o Everardo Garcia Godoy. Filed Aug. 25.

Health Spa, 231 1/2 S. Highland, Briarcliff Manor 10510. c/o Ya Dong. Filed Aug. 23.

Irenes Homemade, 11 Park Place, West Harrison 10604. c/o Irene Hansen. Filed Aug. 21.

Jackie Visuals & Photography, 20 Highland Ave., White Plains 10606. c/o Jackeline Nicole Caceres. Filed Aug. 25.

Jar Driver Education Services, P.O. Box 892 Sleepy Hollow 10591. c/o Jonathan A Romero. Filed Aug. 25.

Michael Nardini Consulting, 15 Prospect Ave., Eastchester 10709. c/o Michael Alexander Nardini. Filed Aug. 14.

Olivares Professional Cleaning Service, 14 Highland Ave., 2c Yonkers 10705. c/o Nancy Lemus Navarrete. Filed Aug. 23.

Patrycja Szymczak Psychotherapy, 266 Bedford Road, Mount Vernon 10553. c/o Patrycja Szymczak. Filed Aug. 25.

Plane Bus & Cruise, 212 McLean Ave., C3, Yonkers 10705. c/o Ayesha Shah. Filed Aug. 15.

Praying Professional, 11 Jackson Ave., Scarsdale 10583. c/o Ecoma Alaga. Filed Aug. 16.

Protonlimo@Proton.me, 19 S. 11th Ave., Mount Vernon 10550. c/o Christopher Hooper. Filed Aug. 18.

Pup Academy, 486th St., New Rochelle 10801. c/o Dasia Davis. Filed Aug. 24.

Race Day Athletic, 63 Church Lane, Scarsdale 10583. c/o Kinda Alice Loughran. Filed Aug. 18.

Re Stone, 17 Alice Road, North Salem 10560. c/o Janusz Kranczyk. Filed Aug. 23.

Red Hearts, 350 Hutchinson Blvd., Mount Vernon 10552. c/o Jessica Lewis. Filed Aug. 25.

Sabas Handyman Services, 241 McLean Ave., Ap. 2, Yonkers 10705. c/o Jeremidh Auguste. Filed Aug. 15.

Sel By Franco, 280 Mayflower Ave., New Rochelle 10801. c/o. Filed Aug. 17.

Shot By Sam Photography, 2487 Mill Pond Road, Yorktown Heights 10598. c/o Samantha Emerson. Filed Aug. 14.

Sir Technologies, 500 Central Park Ave., Scarsdale 10583. c/o Samuel Reifel. Filed Aug. 22.

Source International Tech, 100 DeHaven Drive, Yonkers 10703. c/o Jesse C. Harris. Filed Aug. 24.

T3 Motors, 1106 Orchard St., Peekskill 10566. c/o Thomas Welles. Filed Aug. 18.

Veelea Lifestyle, 46 Gramatan Ave., 1123 Mount Vernon 10550. c/o Victory Bassey. Filed Aug. 24.

Woolfs Way, 10 Stewart Place, 4hw, White Plains 10603. c/o Bruna Woolf. Filed Aug. 18.

Yojandy Pickup & Delivery, 52 N. Central Ave., Elmsford 10523. c/o Yojandy M. Sanchez Moscosa. Filed Aug. 14.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

23 JW Roberts Road LLC, as owner. Lender: Northeast Community Bank. Property: 23 Roberts Road, Monsey. Amount: \$2.1 million. Filed Aug. 28.

Cameron Poughkeepsie LLC, as owner. Lender: Pathfinder Bank. Property: in Poughkeepsie. Amount: \$8.1 million. Filed Aug. 30.

Cini, Edmund Joseph Jr., as owner. Lender: Salisbury Bank & Trust Co. Property: in Rhinebeck. Amount: \$1.3 million. Filed Aug. 24.

Cross River Bank, as owner. Lender: 509 Temple Hill LLC. Property: 2618 Route 302, Middletown. Amount: \$1.3 million. Filed Aug. 25.

Below \$1 million

Bank of America, as owner. Lender: Francisco and Nathalie Mercedes. Property: in Wallkill. Amount: \$9,200. Filed Aug. 30.

Horsemen's Trail Properties LLC, as owner. Lender: M&T Bank. Property: in Phillipstown. Amount: \$144,000. Filed Aug. 30.

Loan Funder LLC Series 59671, as owner. Lender: Community Growth LLC. Property: 28 Conklin Ave., Haverstraw. Amount: \$10,000. Filed Aug. 31.

Ortiz, Giannina A., as owner. Lender: Crosscountry Mortgage LLC. Property: in Beacon. Amount: \$359,000. Filed Aug. 29.

Walden Savings Bank, as owner. Lender: Nicole and Matthew Ey. Property: in Wallkill. Amount: \$570,000. Filed Aug. 29.

DEEDS

Above \$1 million

Poonja, Abhinay, New York. Seller: Silo Ridge Condo III LLC, Scottsdale, Arizona. Property: in Amenia. Amount: \$14 million. Filed Aug. 14.

Sharma, Anjeli M. and Shawn Jonathan Hart, Avalon, New Jersey. Seller: HMM 2022 LLC, Fishkill. Property: 8000-80002 Albany Post Road, Red Hook. Amount: \$6.5 million. Filed Aug. 15.

Simon, Kim L., New York. Seller: Fiddlers Bridge LLC, New York. Property: in Clinton. Amount: \$4.5 million. Filed Aug. 18.

Below \$1 million

1 Water LLC, Poughkeepsie. Seller: One Water Street Realty LLC, Poughkeepsie. Property: in Poughkeepsie. Amount: \$900,000. Filed Aug. 14.

239 All Angels LLC, Wappingers Falls. Seller: Vassar Brothers Hospital, Poughkeepsie. Property: 18 Reade Place, Poughkeepsie. Amount: \$150,000. Filed Aug. 17.

239 All Angels LLC, Wappingers Falls. Seller: Susie K. Johnson, Poughkeepsie. Property: 215 N. Hamilton St., Poughkeepsie. Amount: \$165,000. Filed Aug. 10.

544 Main PKNY LLC, Wappingers Falls. Seller: NFWPOKEY LLC, Manhasset. Property: 544 Main St., Poughkeepsie. Amount: \$375,000. Filed Aug. 16.

8 Lakeview Drive LLC, Poughkeepsie. Seller: Dutchess Land Conservancy, Millbrook. Property: Lakeview Drive, Pawling. Amount: \$55,000. Filed Aug. 17.

80 N. Hamilton LLC, Beacon. Seller: Lester M. Runza, Poughkeepsie. Property: 19 S. Bridge St., Poughkeepsie. Amount: \$293,000. Filed Aug. 11.

88 Sunset Avenue LLC, New Windsor. Seller: Frank DeMaria Jr., Poughkeepsie. Property: 88 Sunset Ave., Poughkeepsie. Amount: \$215,000. Filed Aug. 14.

BEM Nguyen LLC, Newburgh. Seller: HSBC Bank USA National Association, West Palm Beach, Florida. Property: 5 Elm St., Wappinger. Amount: \$294,000. Filed Aug. 17.

Bibbo, Michael Joseph, Salcha, Alaska. Seller: Federal Home Loan Mortgage Corp., Parsippany, New Jersey. Property: 308 Hammond Hill Road, Washington. Amount: \$370,000. Filed Aug. 10.

Bynum, Armitra, Beacon. Seller: 44 Main Kingston LLC, Salt Point. Property: 28 Gilbert Drive, Hyde Park. Amount: \$405,500. Filed Aug. 9.

Cardinal Advance Solutions LLC, Maybrook. Seller: Homestead & Martin LLC, Briarcliff Manor. Property: 32 N. White St., Poughkeepsie. Amount: \$325,000. Filed Aug. 14.

Casa Kitnick LLC, Brooklyn. Seller: S&B Keene Trust, Stanfordville. Property: in Milan. Amount: \$365,000. Filed Aug. 14.

Ciccarelli, Marc, Arlington, New Jersey. Seller: MJM Properties Inc., Poughkeepsie. Property: 124 Thompson St., Poughkeepsie. Amount: \$240,000. Filed Aug. 11.

Citylights RE GSH LLC, Queens. Seller: Tammy L. Gehlert, Poughkeepsie. Property: in Poughkeepsie. Amount: \$225,000. Filed Aug. 18.

Crown Poughkeepsie LLC, Poughkeepsie. Seller: Congress Properties LLC, Pleasant Valley. Property: in Poughkeepsie. Amount: \$305,000. Filed Aug. 10.

Donde, Richard and Doris Donde, Myrtle Beach, South Carolina. Seller: Herb Redl LLC, Poughkeepsie. Property: 23 Orland Drive, Poughkeepsie. Amount: \$339,000. Filed Aug. 9.

Feinberg, Erin, Beacon. Seller: WRJG LLC, Beacon. Property: in Beacon. Amount: \$850,000. Filed Aug. 10.

Hyde Park 88 LLC, Oakland Gardens. Seller: AV Main LLC, Kingston. Property: in Hyde Park. Amount: \$316,000. Filed Aug. 18.

Karchmer, David J., Staatsburg. Seller: Brookside & Brookstone LLC, Salt Point. Property: 37-43 Nine Partners Road, Staatsburg. Amount: \$75,000. Filed Aug. 9.

Kat & Dog Properties LLC, Austin, Texas. Seller: Romeobird LLC, New York. Property: in Clinton. Amount: \$165,000. Filed Aug. 16.

Lin, Yue, Goshen. Seller: Federal Home Loan Mortgage Corp, Parsippany, New Jersey. Property: 15 Harley Tucker Hill, Hyde Park. Amount: \$495,000. Filed Aug. 16.

Lynn Bainbridge LLC, Pawling. Seller: Fitim Gecaj, Mount Kisco. Property: 2562 Route 35, Beekman. Amount: \$160,000. Filed Aug. 11.

Menaker, Sheneur Z., Milan. Seller: 1 Winding Creek Lane Holdings LLC, Brooklyn. Property: in Milan. Amount: \$241,000. Filed Aug. 18.

North Plank Development Company LLC, Newburgh. Seller: Avon Grove Properties LLC, Pleasant Valley. Property: 7 Pine Woods Road, Hyde Park. Amount: \$625,000. Filed Aug. 14.

Rieger, Jodi, Pawling. Seller: GTSP Properties LLC, LaGrangeville. Property: 49 E. Main St., Pawling. Amount: \$195,000. Filed Aug. 15.

Rivers & Streams LLC, Monroe. Seller: Woodlawn Avenue Rental Properties LLC, Carle Place. Property: 49 Woodlawn Ave., Poughkeepsie. Amount: \$318,000. Filed Aug. 11.

RMD Property Holdings LLC, Copake. Seller: 82 PPFH LLC, Rhinebeck. Property: in Pine Plains. Amount: \$351,500. Filed Aug. 11.

Rodriguez, Claudia Maldonado, Cortlandt Manor. Seller: Gold Score Developers LLC, Washingtonville. Property: in Poughkeepsie. Amount: \$428,000. Filed Aug. 16.

Rodriguez, David, Bayside. Seller: Heritage Holding Corp, Hopewell Junction. Property: in East Fishkill. Amount: \$310,000. Filed Aug. 18.

Roof Over Your Head LLC, LaGrangeville. Seller: George Bridle, Poughkeepsie. Property: 8 Mansion St., Poughkeepsie. Amount: \$165,000. Filed Aug. 11.

Schulman, Marlon, Los Angeles, California. Seller: Stortini Development LLC, Rhinebeck. Property: in Red Hook. Amount: \$650,000. Filed Aug. 14.

Schultz, Jacqueline F., Poughkeepsie. Seller: Rieger Homes Inc., Newburgh. Property: in Poughkeepsie. Amount: \$694,000. Filed Aug. 15.

Steer, Cameron Douglas and Cecelia Steer, Poughkeepsie. Seller: Dragongate Realty Inc., Poughkeepsie. Property: 10 Manor Way, Poughkeepsie. Amount: \$425,500. Filed Aug. 16.

Traina, Elizabeth, Poughkeepsie. Seller: Grove Home Construction LLC, Poughkeepsie. Property: 93 Grove at Slight Farm, Poughkeepsie. Amount: \$478,000. Filed Aug. 10.

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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

JUDGMENTS

Arjona, Michelle, Washingtonville. \$4,102 in favor of Capital One, Richmond, Virginia. Filed Aug. 22.

Arzillo, Robert J., Middletown. \$4,456 in favor of Capital One Bank, McLean, Virginia. Filed Aug. 18.

Beckford, Theresa, Newburgh. \$2,080 in favor of Liberty Works LLC, New Windsor. Filed Aug. 22.

Bello, Alan, Newburgh. \$18,789 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Aug. 21.

Bello, Noe, Newburgh. \$11,438 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Aug. 22.

Blocker, Sandra, Monroe. \$3,132 in favor of Bank of America, Charlotte, North Carolina. Filed Aug. 21.

Colbert, Jeffery Alle, Highland Falls. \$4,058 in favor of Capital One, McLean, Virginia. Filed Aug. 22.

Comsunet Inc. and Baez Ubaldo, Middletown. \$4,070 in favor of Sherwin Williams Co., Monroe. Filed Aug. 22.

Cooper, John, Walden. \$4,331 in favor of Synchrony Bank, Draper, Utah. Filed Aug. 18.

Coss, Miranda, Middletown. \$10,929 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Aug. 22.

Decker, Joshua G., Newburgh. \$8,964 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Aug. 22.

Desomma, David A., Warwick. \$8,075 in favor of Jefferson Capital Systems LLC, St. Cloud, Minnesota. Filed Aug. 18.

Engel, Szipora, Monroe. \$7,273 in favor of Holy Name Medical Center, Teaneck, New Jersey. Filed Aug. 22.

EZ Voice Klingo Telecalling Inc., Monroe. \$303,382 in favor of Euler Hermes North America Insurance Co., et al, Owings Mills, Maryland. Filed Aug. 22.

Facciola, Maria, Montgomery. \$21,568 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Aug. 21.

Festival Works LLC, Greenwood Lake. \$25,035 in favor of Effekt Productions LLC, West Caldwell, New Jersey. Filed Aug. 17.

Geraci, Nicole, Harriman. \$2,449 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Aug. 21.

Gercici, Nicole, Harriman. \$2,440 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Aug. 21.

Goldman, Shulem, Monroe. \$14,526 in favor of Accelerated Inventory Management LLC, Austin, Texas. Filed Aug. 21.

Hellstrom, Michael, Pine Bush. \$5,537 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Aug. 21.

Juers, Paula M., Bloomingburg. \$1,975 in favor of Capital One, Richmond, Virginia. Filed Aug. 22.

Kennedy, Amythest, Pine Bush. \$1,752 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Aug. 21.

Ksh Brands LLC, et al, Cornwall-on-Hudson. \$222,213 in favor of Kalamata Capital Group LLC, New York. Filed Aug. 18.

Lefevre, Patricia, Newburgh. \$21,715 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Aug. 22.

Managerite LLC, et al, Monroe. \$127,438 in favor of M&T Bank, Buffalo. Filed Aug. 22.

Mason, Michell P., New Windsor. \$3,577 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Aug. 22.

Mongrella, Michael A., Port Jervis. \$8,308 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Aug. 23.

Morency, Sharis V., Chester. \$1,374 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Aug. 23.

Nikac, Suzana, Pine Bush. \$10,086 in favor of First National Bank of Omaha, Omaha, Nebraska. Filed Aug. 23.

Ortiz, Christopher, Middletown. \$1,484 in favor of LVNV Funding LLC and Household, Greenville, South Carolina. Filed Aug. 22.

Ortiz, Jessica, Bloomingburg. \$3,413 in favor of Capital One, Richmond, Virginia. Filed Aug. 18.

Paganelli, Roseann P., Middletown. \$16,351 in favor of Hudson Valley Federal Credit Union, Kingston. Filed Aug. 21.

Peterson, Travonna, Goshen. \$23,999 in favor of Accelerated Inventory Management LLC, Austin, Texas. Filed Aug. 21.

Phillips, Khadijah J., et al, Middletown. \$3,915 in favor of Highland Park Management LLC, Monsey. Filed Aug. 22.

Phillips, Patricia, Newburgh. \$3,567 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Aug. 22.

Phillips, Steven P., New Hampton. \$6,261 in favor of Capital One, McLean, Virginia. Filed Aug. 22.

Pogorzelska, Agnieszka, Monroe. \$7,053 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 18.

Purdy, Robin, Middletown. \$2,170 in favor of Midland Credit Management Inc., San Diego, California. Filed Aug. 22.

Rosario, Sanchez Wendy, Sparrow Bush. \$6,522 in favor of Garden Homes Fund, Stamford, Connecticut. Filed Aug. 22.

Weiss, Joel, Monroe. \$2,665,500 in favor of Apple Estates LLC, Monroe. Filed Aug. 23.

Williams, Ieshea, Chester. \$3,769 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Aug. 18.

MECHANIC'S LIENS

Barbaras, Willow Brook Farm LLC, as owner. \$26,558 in favor of NSW Construction Management Inc. Property: 196 Willow Brook Road, Stanford. Filed Aug. 15.

Casazza, Ed, as owner. \$20,847 in favor of Berlinghoff Contracting Inc. Property: 290 Stissing Mountain Road, Pine Plains. Filed Aug. 15.

Eliza Street LLC, as owner. \$28,000 in favor of TC Heating & Cooling LLC. Property: 53 Eliza St., Beacon. Filed Aug. 17.

Eliza Street LLC, as owner. \$24,800 in favor of SD Stairs & Railing Corp. Property: 53 Eliza St., Beacon. Filed Aug. 23.

Newberry, Mary K. and Paul David Newberry, as owner. \$11,925 in favor of Brady Excavating Inc. Property: 1019 Violet Ave., Hyde Park. Filed Aug. 22.

Nuvance, et al, as owner. \$8,700 in favor of ADT Commercial LLC. Property: in Poughkeepsie. Filed Aug. 16.

Post Road Development Equity LLC, as owner. \$63,304 in favor of Advanced Systems Inc. Property: 2538 South Road, Poughkeepsie. Filed Aug. 16.

Sohan, Brian J. and Allison J. Sohan, as owner. \$240,372 in favor of George Stroll Construction Inc. Property: 16 Mildred Ave., Poughkeepsie. Filed Aug. 15.

NEW BUSINESSES

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

Sole Proprietorships

A&A Construction, 31 Poplar St., Newburgh 12550. c/o Anahi Moran. Filed Aug. 24.

Antoniette's Nick Knacks, 10 High St., Putnam Valley 10579. c/o Smith Antonietta Piriz. Filed Aug. 28.

Aurora Borealis Farm, 19 Cypress Lane, Port Jervis 12771. c/o Rosio Acevedo. Filed Aug. 25.

Beauty Browns, 30 32 County Route 78, Suite 6, Middletown 10940. c/o Maileny Gonzalez. Filed Aug. 25.

Beautybyludny, 10 Minisink Ave., Port Jervis 12771. c/o Ludny Florant. Filed Aug. 29.

Crumps Garbage Can

Cleaning Service, 33 Euclid Ave., Middletown 10940. c/o Joshua A. Crump. Filed Aug. 28.

Dr. Ac R, 279 Washington St., Apt. 1 Newburgh 12550. c/o Armando Aguilar. Filed Aug. 25.

Driver Central, 56 Old Route 208, Montgomery 12549. c/o Feliciano Ortiz. Filed Aug. 29.

Kw Exquisite Suds, 88 Route 17m, No. 418, Harriman 10926. c/o Rupert and Kakisha Monique Gonzales. Filed Aug. 29.

Luxe & Alloy, 40 Kings Drive, Tuxedo Park 10987. c/o Gloria A. Martinez. Filed Aug. 25.

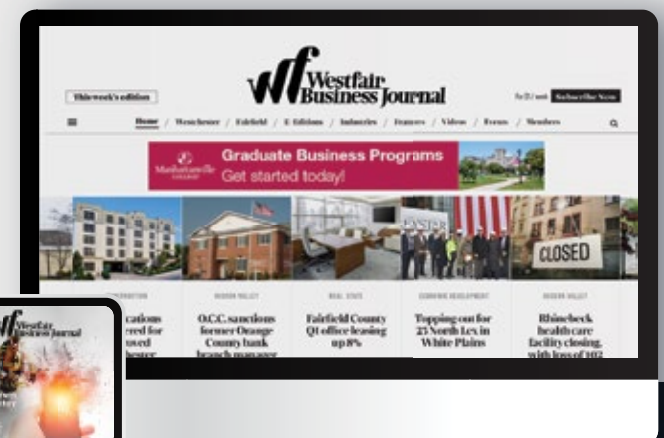
Margaret Berlin Hair, 88 Dunning Road, Suite 12, Middletown 10940. c/o Margaret Michael Berlin. Filed Aug. 28.

Reel Landscaping, 19 Cypress Lane, Port Jervis 12771. c/o Everardo Galicia. Filed Aug. 25.

VG Limousine, 901 Village Drive, Brewster 10509. c/o Victor P. Gonnella. Filed Aug. 25.

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BUILDING PERMITS

Commercial

A. Pappa John Company, Norwalk, contractor for Keth Realty LLC. Perform replacement alterations at 666 Main Ave., No.AR/6, Norwalk. Estimated cost: \$487,000. Filed July 20.

City of Norwalk, contractor for the city of Norwalk. Remove interior door and replace carpet and ceiling tiles at 1 Belden Ave., Norwalk. Estimated cost: \$84,000. Filed July 26.

Dreamwork Kitchens Inc., Norwalk, contractor for Jonathan W. and Lisa M. Engle. Renovate kitchen at 130 Main St., Norwalk. Estimated cost: \$27,000. Filed July 24.

Newpro Operating LLC, Woburn, Massachusetts, contractor for Chesterfield B1 LLC. Install five windows and replace one patio door at 2289 Bedford St., Unit 7-1, Stamford. Estimated cost: \$17,382. Filed July 5.

One Thousand Four Association LLC, Stamford, contractor for One Thousand Four Association LLC. Perform replacement alterations at 1008 High Ridge Road, Stamford. Estimated cost: \$40,885. Filed July 19.

Pineda Lima, Lester A., Norwalk, contractor for Nathan Peter. Convert single-family residence to a two-family residence at 3 Fourth St., Norwalk. Estimated cost: \$75,000. Filed July 21.

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

Rafaeli's Home Improvement LLC, Trumbull, contractor for Southfield Associates LLC/ Basil Amso. Perform replacement alterations at 94 Southfield Ave., Unit D4, Stamford. Estimated cost: \$30,000. Filed July 20.

Signature Construction Group of Connecticut Inc., Norwalk, contractor for One Stamford Plaza Owner LLC. Perform replacement alterations at 263 Tresser Blvd., Stamford. Estimated cost: \$540,900. Filed July 12.

Signature Construction Group of Connecticut Inc., Norwalk, contractor for One Stamford Plaza Owner LLC. Perform replacement alterations at 263 Tresser Blvd., Stamford. Estimated cost: \$462,000. Filed July 11.

Signature Pools, Norwalk, contractor for US Bank NA as trustee. Perform replacement alterations at 9 Twilight Place, Norwalk. Estimated cost: \$4,000. Filed July 20.

Stamford Yacht Club, Stamford, contractor for Stamford Yacht Club. Install Spinnaker Marquee tent for a wedding at 97 Ocean Drive West, Stamford. Estimated cost: \$8,000. Filed July 31.

Stamford Yacht Club, Stamford, contractor for Stamford Yacht Club. Install a tent for a private event at 97 Ocean Drive West, Stamford. Estimated cost: \$6,000. Filed July 10.

Templar Construction LLC, Mount Kisco, New York, contractor for BLT 333 Ludlow LLC c/o BLT Management LLC. Convert unfinished vacant space into "Vanilla Box" office space – building a conference room, 6 offices and pantry with new finishes, furniture, lighting, power, HVAC and sprinklers at 1 Star Point, Stamford. Estimated cost: \$300,000. Filed July 3.

United Cleaning & Restoration LLC, Middlefield, contractor for UB Stamford LP. Repair facade at 2 locations, including structural steel, masonry and finishes at 2215 Summer St., Stamford. Estimated cost: \$100,000. Filed July 18.

Zubrinsky, Fred, Norwalk, contractor for Fred Zubrinsky. Perform replacement alterations at 30-36 Main St., Norwalk. Estimated cost: \$30,000. Filed July 25.

Residential

Bellefeuille, Richard F., Norwalk, contractor for Richard F. Bellefeuille. Construct a superstructure for a single-family residence at 21 Willow St., Norwalk. Estimated cost: \$600,000. Filed July 19.

Best Way Siding & Roofing LLC, Norwalk, contractor for Juan P. Juma. Reroof 12 Scribner Ave., Norwalk. Estimated cost: \$8,000. Filed July 14.

Best Way Siding & Roofing LLC, Norwalk, contractor for Peter and Assunta Mattera. Reroof 10 Bonnybrook Trail, Norwalk. Estimated cost: \$14,617. Filed July 14.

Buck, Jonathan J., Norwalk, contractor for Jonathan J. Buck. Perform replacement alterations at 18 Bayne St., Norwalk. Estimated cost: \$200,000. Filed July 14.

Craftworks Construction LLC, Norwalk, contractor for Gary W. and Christine M. Tomascak. Replace nine windows and two sliding patio doors at 52 Beacon St., Norwalk. Estimated cost: \$11,800. Filed July 18.

Duryea, Albert and Tina Duryea, Norwalk, contractor for Albert Duryea and Tina Duryea. Construct a deck and replace the patio door and lower-level siding at rear of single-family residence at 6 Deane Court, Norwalk. Estimated cost: \$20,000. Filed July 17.

Gunner LLC, Norwalk, contractor for Patricia A. Klein and Daniel W. Snow. Reroof 8 Old Witch Court, Norwalk. Estimated cost: \$14,000. Filed July 18.

Hefferan, Matthew D. and Tina Hefferan, Norwalk, contractor for Matthew D. and Tina Hefferan. Install a generator at rear of single-family residence at 38 Weather Bell Drive, Norwalk. Estimated cost: \$10,000. Filed July 17.

Home Depot USA Inc., Norwalk, contractor for 6 Columbine Lane LLC. Remove and replace 30 windows at 6 Columbine Lane, Norwalk. Estimated cost: \$37,237. Filed July 18.

J and F Advance Builders LLC, Norwalk, contractor for Steven C. Arecco. Construct a deck above an existing patio in rear and convert existing screened porch into a family room at 3 Boulder Road, Norwalk. Estimated cost: \$40,000. Filed July 18.

One World Construction Corp., Norwalk, contractor for Melissa L. Woolford. Reroof 15 Shagbark Road, Norwalk. Estimated cost: \$160,000. Filed July 17.

R.W. Haggerty Pools, Norwalk, contractor for Carol Vaughn. Install an in-ground pool at 16 Nathan Hale Drive, Norwalk. Estimated cost: \$110,000. Filed July 19.

Raiguel, Kara L., Stamford, contractor for Kara L. Raiguel. Install a tent for a wedding at 164 Dolphin Cove Quay, Stamford. Estimated cost: \$2,000. Filed July 31.

Ranciato, John P., Jr., North Haven, contractor for Sumitra N. and Rashmi Patel. Install new insulation, drywall, trim, five hollow-core doors and carpet, and paint one living room, two closets and a bathroom at 668 High Ridge Road, Stamford. Estimated cost: \$80,000. Filed July 18.

Reichbach, James, Stamford, contractor for James Reichbach. Perform replacement alterations at 106 Soundview Drive, Stamford. Estimated cost: \$100,000. Filed July 26.

Reyes, Ramiro, Norwalk, contractor for David Varbaro. Install a new roof at 154 Cold Spring Road, Stamford. Estimated cost: \$181,600. Filed July 28.

SWB & Associates Inc., Norwalk, contractor for Elizabeth N. Krasnow and Richard Weingarten. Remove and replace kitchen cabinets at 254 Westover Road, Stamford. Estimated cost: \$29,750. Filed July 21.

Siladi Builders LLC, Norwalk, contractor for Carmela D. Lippa. Finish basement at 73 Crooked Trail Road, Norwalk. Estimated cost: \$25,000. Filed July 18.

Sky Guard Company LLC, Danbury, contractor for Edin R. Esquivel. Perform replacement alterations at 13 Liberty St., Stamford. Estimated cost: \$16,021. Filed July 21.

Skyline Solar LLC, Hamilton, New Jersey, contractor for Linda Troya. Install a safe and code-compliant grid-tied solar system on an existing residential roof at 67 Clovelly Road, Stamford. Estimated cost: \$18,000. Filed July 24.

Slater, Allison and Kevin Coltrinari, Stamford, contractor for Allison Slater and Kevin Coltrinari. Remove existing ground-level deck at 43 Rachele Ave., Stamford. Estimated cost: \$500. Filed July 3.

Stephen C. Gidley Inc., Fairfield, contractor for Trustee Millary B. Morton. Remove and replace existing asphalt, shingle roof and all plywood on entire house at 109 Hemlock Drive, Stamford. Estimated cost: \$17,434. Filed July 24.

Stephens, Eric, Stamford, contractor for Eric Stephens. Replace current deck at 61 Robin Hood Road, Stamford. Estimated cost: \$7,000. Filed July 3.

Sunrun Installation Services Inc., San Francisco, California, contractor for Donald Cole. Install roof-mounted solar panels at 145 Eastover Road, Stamford. Estimated cost: \$51,348. Filed July 17.

Sunrun Installation Services Inc., San Francisco, California, contractor for Carlos S. Naulaguari. Install roof-mounted solar panels at 19 Burwood Ave., Stamford. Estimated cost: \$33,266. Filed July 12.

Sunrun Installation Services Inc., San Francisco, California, contractor for Clemencia Naranjo and Alfredo A. Uzcategui Rangel. Install roof-mounted solar panels at 11 Barmore Drive West, Stamford. Estimated cost: \$54,807. Filed July 27.

Sunrun Installation Services Inc., San Francisco, California, contractor for Blanca Reyes. Install roof-mounted solar panels at 66 Victory St., Stamford. Estimated cost: \$50,179. Filed July 27.

Sunrun Installation Services Inc., San Francisco, California, contractor for Diego and Pierina Oliveri. Install roof-mounted solar panels at 701 Stillwater Road, Stamford. Estimated cost: \$66,960. Filed July 27.

Sunrun Installation Services Inc., San Francisco, California, contractor for Debra A. and Kevin D. Perry. Install roof-mounted solar panels at 94 Givens Ave., Stamford. Estimated cost: \$24,127. Filed July 27.

Sutliff, John, Stamford, contractor for John Sutliff. Install an in-ground swimming plunge pool in backyard at 62 Birchwood Road, Stamford. Estimated cost: \$55,000. Filed July 19.

Swabys Home Improvement LLC, Bridgeport, contractor for Aditya and Shibani Kapur. Convert existing space to a full bathroom at 154 Pepper Ridge Road, Unit 14, Stamford. Estimated cost: \$9,250. Filed July 26.

TR Building & Remodeling Inc., New Canaan, contractor for Tanner and Lauren Cosgrove. Construct an addition to the existing deck at 11 Haviland Drive, Stamford. Estimated cost: \$10,000. Filed July 21.

Tesla Energy Operations Inc., Fremont, California, contractor for Richard Ferman. Install roof-mounted solar panels at 387 Wire Mill Road, Stamford. Estimated cost: \$68,228. Filed July 17.

Trinity Solar Inc., Cheshire, contractor for Marguerite Benoit. Install roof-mounted solar panels at 13 Chestnut St., Stamford. Estimated cost: \$28,000. Filed July 21.

Trinity Solar Inc., Cheshire, contractor for Prasanna and Jenessa De Alwis. Install roof-mounted solar panels at 34 Klondike Ave., Stamford. Estimated cost: \$28,000. Filed July 3.

Trinity Solar Inc., Cheshire, contractor for Maria C. Marroquin and Pedro A. Argueta.

Install roof-mounted solar panels at 133 Knickerbocker Ave., Stamford. Estimated cost: \$48,000. Filed July 18.

Trinity Solar Inc., Cheshire, contractor for Marie G. Montas. Install roof-mounted solar panels at 516 Hope St., Stamford. Estimated cost: \$32,000. Filed July 18.

Venture Home Solar LLC, Southington, contractor for Domenika Frangaj. Perform replacement alterations at 50 Nichols Ave., Stamford. Estimated cost: \$9,000. Filed July 12.

Venture Home Solar LLC, Southington, contractor for Domenika Frangaj. Install roof-mounted solar panels at 50 Nichols Ave., Stamford. Estimated cost: \$78,000. Filed July 13.

Venture Home Solar LLC, Southington, contractor for Alberto and Miguel Brito. Install roof-mounted solar panels at 47 Sylvan Knoll Road, Stamford. Estimated cost: \$31,000. Filed July 27.

Wi Services Inc., Edgewood, New York, contractor for Elaine R. Arbizo. Replace eight windows at 195 Barclay Drive, Stamford. Estimated cost: \$20,000. Filed July 28.

Worsham, Brittain M. and **Steven C. Bonefas**, Stamford, contractor for Brittain M. Worsham and Steven C. Bonefas. Add fencing around pool area at 86 Wildwood Road, Stamford. Estimated cost: \$29,115. Filed July 17.

Y.O. Landscaping and Painting Service LLC, Brookfield, contractor for Krishnamurthy and Hyacinth C. Natarajan. Repair Deck at 115 Pine Tree Drive, Stamford. Estimated cost: \$8,000. Filed July 7.

Yusupov, Ariel and **Maria Kordonchik** Stamford, contractor for Ariel Yusupov and Maria Kordonchik. Perform replacement alterations at 121 Rock Spring Road, Stamford. Estimated cost: \$37,000. Filed July 21.

COURT CASES

Bridgeport Superior Court

16 Weston Road LLC, East Hartford. Filed by Thomas Hensel, Westport. Plaintiff's attorney: Russo & Rizio LLC, Fairfield. Action: The plaintiff and his predecessors in interest have used, occupied and possessed a portion of the defendant's premises or the "Disputed Area" for more than 15 years. The plaintiff is entitled to an order quieting title to the disputed area in his favor by virtue of adverse possession. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6125655-S. Filed July 18.

Bill's Service LLC, et al, Stamford. Filed by Aisha Diaz, Bridgeport. Plaintiff's attorney: Goff Law Group LLC, West Hartford. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damage and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6125536-S. Filed July 12.

Lopez, Jefferson, et al, Stamford. Filed by Ermin Bojadzic, Stamford. Plaintiff's attorney: The Blomberg Law Firm LLC, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damage and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6125870-S. Filed July 27.

Matarelli, Bruno, et al, Hellertown, Pennsylvania. Filed by Oscar Benzan-Delgado, Bronx, New York. Plaintiff's attorney: Weber & Rubano LLC, Wallingford. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damage and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6125624-S. Filed July 17.

McCarty Realty Inc., Georgetown. Filed by the town of Brookfield. Plaintiff's attorney: Marino Zabel & Schellenberg PLLC, Orange. Action: The plaintiff, acting through its Blight Prevention Panel, issued a Notice of Probable Violation and Order to Appear to the defendant for conditions existing on the property, which were in violation of the Town of Brookfield Blight Ordinance. The conditions pose a serious or immediate danger to the community because of a life-threatening condition or a condition, which puts at risk the health or safety of its citizens. The plaintiff claims foreclosure of the lien, possession of the property, monetary damages of more than \$2,500, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6046613-S. Filed June 20.

Danbury Superior Court

Colonial Subaru Inc., et al, Danbury. Filed by Giuseppina Duran, Danbury. Plaintiff's attorney: Smart Law Group PC, Danbury. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damage and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6046202-S. Filed May 11.

Koulga, Ahmat B., et al, Halifax, Pennsylvania. Filed by Mirelle D. Capozza, Newtown. Plaintiff's attorney: Trantolo & Trantolo LLC, Waterbury. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damage and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6046437-S. Filed June 5.

Tractor Supply Company Northeast LLC, et al, East Hartford. Filed by Vickie Foy, Newtown. Plaintiff's attorney: Weber & Rubano LLC, Wallingford. Action: The plaintiff was a business invitee at the defendants' store and was caused to trip and fall on a shopvac cord and an accumulation of clear liquid on the floor. As a result, the plaintiff suffered damages and now seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6046738-S. Filed July 3.

Utica National Assurance Co., Hartford. Filed by Annamaria Almonte, Danbury. Plaintiff's attorney: Ventura Law, Danbury. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damage and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6046917-S. Filed July 21.

Wright, Sarah, et al, Sherman. Filed by Luis Froilan Marca, Danbury. Plaintiff's attorney: Adelman Connors & Krevolin LLP, Middletown. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damage and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6046610-S. Filed June 20.

Stamford Superior Court

Ccap Auto Lease Ltd., et al, East Hartford. Filed by Ivan Prishep, Stamford. Plaintiff's attorney: The Reinken Law Firm, Stamford. Action: The plaintiff suffered a collision caused by the defendants and sustained severe damage and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-23-6061976-S. Filed June 26.

Martinez, Onilda, Alexandria, Virginia. Filed by Monique Jackson, Norwalk. Plaintiff's attorney: Perkins & Associates, Woodbridge. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damage and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-23-6061648-S. Filed June 2.

Parrella, Alexandra Lee, et al, New Canaan. Filed by Angel Suarez-Sarmiento, Bridgeport. Plaintiff's attorney: Matthew Julian Forrest, Wethersfield. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damage and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-23-6061885-S. Filed June 20.

DEEDS

Commercial

144 North Street Real Estate LLC, Greenwich. Seller: Shelly Tretter Lynch and Ralph Lynch, Greenwich. Property: 144 North St., Greenwich. Amount: \$6,421,000. Filed Aug. 7.

26 Prospect Drive LLC, White Plains, New York. Seller: Christopher Frattaroli, Greenwich. Property: 26 Prospect Drive, Greenwich. Amount: \$1,860,000. Filed Aug. 10.

490 Romanock Road LLC, Stamford. Seller: Martin T. Howley Fairfield. Property: Lot 154, Map 4D, Lake Hill, Fairfield. Amount: \$576,250. Filed Aug. 17.

81 Theodore Fremd LLC, New York, New York. Seller: Robert J. Freed and Beverly Ann Brecken Freed, Southampton, New York. Property: 22 Bishop Drive North, Greenwich. Amount: \$1,325,000. Filed Aug. 8.

Bisack, Tyler and **Alexandra Pugliano**, Fairfield Seller: Anchor Star Properties LLC, Woodbridge. Property: 124 Pansy Road, Fairfield. Amount: \$1,340,000. Filed Aug. 17.

Califano, Michael J. and **Laura C. Barresi**, Stamford. Seller: Manor F12 LLC, Stamford. Property: 255 Strawberry Hill Ave., Stamford. Amount: \$410,000. Filed July 31.

ER Properties LLC, Stamford. Seller: Julia Kuznetsova, Stamford. Property: 126 William St., Stamford. Amount: \$500,000. Filed July 28.

Mason Street Partners LLC, White Plains, New York. Seller: John T. Loprinzo and Lisa Loprinzo, Brandford. Property: 279 Mason St., Greenwich. Amount: \$1. Filed Aug. 7.

Menk Real Estate 2 LLC, Greenwich. Seller: Cove Road LLC, New Canaan. Property: Cove Road, Stamford. Amount: \$1. Filed Aug. 2.

Menk Real Estate 2 LLC, Greenwich. Seller: 796 Cove Road LLC, New Canaan. Property: 796 Cove Road, Stamford. Amount: \$1. Filed Aug. 2.

Murdoch, Daniel and **Juliana Murdoch**, Greenwich. Seller: South Water Street Owner LLC, New York, New York. Property: 88 S. Water St., Unit 304, Greenwich. Amount: \$10. Filed Aug. 7.

Nonni 71 LLC, Greenwich. Seller: Tre Sor LLC, Greenwich. Property: 71 Josephine Evaristo Ave., Greenwich. Amount: \$700,000. Filed Aug. 9.

Park View 611 LLC, Stamford. Seller: Jon R. Lowne, Bruce Ennis and George Batton, Stamford. Property: 1 Strawberry Hill Ave., Unit 1E, Stamford. Amount: \$350,000. Filed Aug. 1.

Prazmark, Michael and **Pamela Prazmark**, Old Greenwich. Seller: Miloa & Praz LLC, Old Greenwich. Property: 49 Shore Road, Old Greenwich. Amount: \$1. Filed Aug. 11.

The Greenwich Academy Inc., Greenwich. Seller: Indian Spring Limited Partnership, Greenwich. Property: 181 Glenville Road, Greenwich. Amount: \$10. Filed Aug. 7.

The Trudy Dujardin Management Trust, Fairfield. Seller: Anne Giardina, Fairfield. Property: 97 Carroll Road, Fairfield. Amount: \$1,300,000. Filed Aug. 16.

Villa Gioia LLC, Greenwich. Seller: Aldo Papone Revocable Trust, Greenwich. Property: 280 Otter Rock Drive, Greenwich. Amount: \$1. Filed Aug. 9.

Residential

Anderson, Daniel C., Stamford. Seller: Elizabeth O'Byrne, Stamford. Property: 201 Highview Ave., Unit B2, Stamford. Amount: \$347,000. Filed July 31.

Auriemma, Paula, Queens, New York. Seller: Adriana Manta and Alexandru Manta, Stamford. Property: 1 Strawberry Hill Ave., Unit 12, Stamford. Amount: \$355,000. Filed Aug. 1.

Begian, John C. and **Marcy Begian**, Fairfield. Seller: Polly F. Cromwell, Fairfield. Property: 1317 Mill Plain Road, Fairfield. Amount: \$950,000. Filed Aug. 18.

Bellantoni, Richard A., Stamford. Seller: Bonnie Zilenziger, Davidson, North Carolina. Property: 2435 Bedford St., Unit 21-10, Stamford. Amount: \$341,000. Filed Aug. 2.

Beringer, Oliver Grayson, Darien. Seller: David Fishman and April Gambardella, Stamford. Property: 94 Southfield Ave., Unit 1403, Stamford. Amount: \$675,000. Filed July 28.

Campbell, Robert F. K. and **Suzanna I. Campbell**, New York, New York. Seller: Bradford K. Neuman and Daniel M. Neuman, Greenwich. Property: Boulder Brook Road, Greenwich. Amount: \$10. Filed Aug. 9.

Chamochumbi, Charlie and **Jamie Chamochumbi**, Forest Hills, New York. Seller: Thomas M. Petersen and Barbara M. Petersen, Fairfield. Property: 231 Lindamir Lane, Fairfield. Amount: SN/A. Filed Aug. 15.

Chen, Cheng and **Jack Sun**, Greenwich. Seller: Steven H. Zavari and Louise L. Zavari, Greenwich. Property: 34 Montgomery Lane, Greenwich. Amount: \$2,125,000. Filed Aug. 10.

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:

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Westfair Communications Inc.
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Mount Kisco, NY 10549
Phone: 914-694-3600

Christou, Rebecca and **Mark A. Christou**, New York, New York. Seller: Frederick R. Hahn, Cos Cob. Property: 154 Cognewaugh Road, Cos Cob. Amount: \$1. Filed Aug. 9.

DeLucia, Joseph, Bridgeport. Seller: Adria P. Gonzalez, Ridgefield. Property: 245 Unquowa Road, Unit 119, Fairfield. Amount: \$470,000. Filed Aug. 14.

Elezaj, Laura and **Leka Elezaj**, Riverside. Seller: Wyatt A. Flores and Laura Flores, Riverside. Property: 26 Twin Lakes Lane, Riverside. Amount: \$3,825,000. Filed Aug. 9.

Epstein, Eli and **Rebecca Mahen**, New York, New York. Seller: Mary MacDougall, Fairfield. Property: 1331 Merritt St., Fairfield. Amount: \$575,000. Filed Aug. 18.

Ervin-Belasco, Lana and **Peter Belasco**, Bedford Hills, New York. Seller: Kevin T. D'Albert and Nancy D'Albert, Stamford. Property: 115 Wildwood Road, Stamford. Amount: \$1,131,000. Filed July 28.

Fera, Anthony and **Elizabeth Fera**, Fairfield. Seller: Theresa Fronzi, Fairfield. Property: 175 Farist Road, Fairfield. Amount: \$635,000. Filed Aug. 17.

Glavin, Brendan and **Erin Glavin**, Greenwich. Seller: Jeffrey J. Orum and Anne B. Orum, Stamford. Property: 21 Stanwich Lane, Greenwich. Amount: \$2,005,000. Filed Aug. 7.

Joseph, Jesslyn, Stamford. Seller: Thomas J. Metz and Marie F. Metz, Stamford. Property: 49 Parry Court, Stamford. Amount: \$760,000. Filed July 31.

Koonin, Steven E. and **Laurie A. Koonin**, Cold Spring, New York. Seller: Christina L. Winsor and Robert E. Winsor Jr., Stamford. Property: 81 Hirsch Road, Stamford. Amount: \$830,000. Filed Aug. 2.

Kovalyshyn, Volodymyr and **Yana Kovalyshyn**, Stamford. Seller: Nicholas L. Gunther, Stamford. Property: 492 Jone Road, Stamford. Amount: \$1,252,000. Filed July 28.

Lin, Zengxin and **Wenping Chen**, Fairfield. Seller: Mary V. Cronin, Bridgeport. Property: 112 Rodgers Road, Unit 26, Fairfield. Amount: \$355,000. Filed Aug. 16.

Mahfouz, Nancy O., Astoria, New York. Seller: Steven Summa and Joyce Summa, Stamford. Property: 5 Snow Crystal Lane, Stamford. Amount: \$625,000. Filed July 31.

Mantis, Jenna Leigh and **Samuel Niles Cutler**, Stamford. Seller: Seth P. Lerner and Judith S. Lerner, Stamford. Property: 148 Sky Top Drive, Fairfield. Amount: \$925,000. Filed Aug. 18.

Michael, Jennifer, Fairfield. Seller: Lindy Hennessy and Lawrence Conklin, Bridgeport. Property: 177 Farmington Ave., Fairfield. Amount: \$460,000. Filed Aug. 15.

Miller, Ilona, Stamford. Seller: Livia Benedetto, Stamford. Property: 30 Elmcroft Road, Unit 1, Stamford. Amount: \$300,000. Filed July 28.

Olszewski, Marius and **Barbara Fibak-Olszewski**, Greenwich. Seller: Barbara Fibak-Olszewski, Greenwich. Property: 18 Lincoln Ave., Greenwich. Amount: \$1. Filed Aug. 11.

Pecherski, Dorota and **Jordan Michael Kaplan**, Stamford. Seller: Marissa G. Emple and Artem Emple, Stamford. Property: 23 Brighton Place, Stamford. Amount: \$765,000. Filed Aug. 1.

Ronen, Robert, Greenwich. Seller: Daniel Kwon and Karen Kwon, Greenwich. Property: 17 Wooddale Road, Greenwich. Amount: SN/A. Filed Aug. 8.

Safar, Elliot and **Erica Safar**, Stamford. Seller: James J. Toohar Jr. and Susan Olsen, Stamford. Property: 8 Mitzi Road, Stamford. Amount: \$1,145,000. Filed Aug. 1.

Singh, Rosanna S. and **Carl C. Catania**, Stamford. Seller: Louise Lovallo and Joseph D. Lovallo, Pittsford, New York. Property: 67 Skymeadow Drive, Stamford. Amount: \$890,000. Filed July 31.

Smith, Robert F., Savannah, Georgia. Seller: Robert F. Smith, Savannah, Georgia. Property: 85 Riverside Ave., Stamford. Amount: \$1. Filed Aug. 1.

Stein, Jeremy Vail and **Robin Kaulfuss Stein**, Greenwich. Seller: Christopher Paul Willcox and Dana Christine Willcox, Greenwich. Property: 17 Stillman Lane, Greenwich. Amount: \$5,740,000. Filed Aug. 7.

Stern, Silvia C. and **Jeffrey K. Stern**, Bedford Hills, New York. Seller: Andrew Burt and Angela Burt, Armonk, New York. Property: Parcel ID 10-1391, Sterling Road, Greenwich. Amount: \$10. Filed Aug. 8.

Strone, Noah, Harrison, New York. Seller: Olga Samson, Fairfield. Property: Unit 51, Edge Hill Court Condominium, Fairfield. Amount: \$335,000. Filed Aug. 14.

Sylvester, John Paul C. and **Jacqueline M. Sylvester**, Bellmore, New York. Seller: Fritz Jacobson and Tiffanie Barton, Fairfield. Property: 58 Woodside Circle, Fairfield. Amount: \$910,000. Filed Aug. 15.

Telling, Mark and **Heather Silver**, Fairfield. Seller: MaryJane E. Finnerty, Fairfield. Property: 1 Treasure Road, Fairfield. Amount: SN/A. Filed Aug. 15.

Trifero, Anthony Michael and **Rebecca Lynne Trifero**, Fairfield. Seller: Jay R. Gross and Wanda R. Breuer, Fairfield. Property: 11 Abbey Road, Fairfield. Amount: \$1,200,500. Filed Aug. 15.

Walsh, Kareen Zahr, Greenwich. Seller: Jeffrey M. Walsh, Greenwich. Property: 226 Pemberwick Road, Greenwich. Amount: SN/A. Filed Aug. 8.

Watson, Matthew and **Catharine Watson**, Cos Cob. Seller: Steven M. Forti and Jenny G. Forti, Greenwich. Property: 357 Stanwich Road, Greenwich. Amount: \$2,150,000. Filed Aug. 11.

Wesley, Ryan and **Lindsay Wesley**, Greenwich. Seller: Kathleen Rosseland, Sugarland, Texas. Property: 48 Crofts Lane, Stamford. Amount: \$1,250,000. Filed Aug. 2.

Wishney, Alec D. and **Liza J. Wishney**, Fairfield. Seller: Jonathan S. Elkind and Marsha M. Elkind, Fairfield. Property: 271 Ridgeview Ave., Fairfield. Amount: \$880,000. Filed Aug. 14.

MORTGAGES

Agreda, Jose, Shelton, by David E. Hoyle. Lender: HomeBridge Financial Services Inc., 194 Wood Avenue South, Ninth floor, Iselin, New Jersey. Property: 21 Richland Road, Greenwich. Amount: \$524,000. Filed July 10.

Arroyo, Daniel J., Stamford, by Kenneth M. Gruder. Lender: Union Savings Bank, 226 Main St., Danbury. Property: 759 Hope St., Stamford. Amount: \$392,000. Filed July 11.

Balic, Vlatko and **Alexandra Balic**, Greenwich, by Tyler Andrew Whitley. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 88 Round Hill Road, Greenwich. Amount: \$500,000. Filed July 10.

Blackwell, Thomas and **Linda Blackwell**, Fairfield, by Chris Barreto. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 171 Lake Ave., Greenwich. Amount: \$600,000. Filed July 11.

Bowman, Timothy, Trumbull, by Stephen J. Carriero. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 1515 Summer St., Unit 402, Stamford. Amount: \$205,000. Filed July 14.

Boyles, Stephanie and **Elizabeth Joseph**, Wilton, by Susan L. Goldman. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 255 Strawberry Hill Ave., Unit B10, Stamford. Amount: \$318,750. Filed July 13.

Budwah, Shantalee T. and **Roan Budwah**, Fairfield, by Josie Ponce. Lender: Sikorsky Financial Credit Union, 1000 Oronoque Lane, Stratford. Property: 116 Ronald Drive, Fairfield. Amount: \$50,000. Filed July 12.

Busby, Brian and **Michelle Arbulu**, Stamford, by Harvey Melzer. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 59 Tremont Ave., Stamford. Amount: \$518,500. Filed July 11.

Carrasquero, Humberto and **Eva S. Carrasquero**, Stamford, by Nicole M. Testa. Lender: Liberty Bank, 315 Main St., Middletown. Property: 387 Stillwater Ave., Stamford. Amount: \$150,000. Filed July 14.

Caruso, Thomas J. and **Kristina M. Caruso**, Stamford, by Oxines J. Rene. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 44 Idlewood County, Stamford. Amount: \$125,000. Filed July 10.

Casiano, Raquel and **David Casiano**, Stamford, by Myrna McNeil. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 95 Liberty St., Apt. A6, Stamford. Amount: \$100,000. Filed July 13.

Charles, Liberna, Stamford, by Stuart Welkovich. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 260 Rock Rimmon Road, Stamford. Amount: \$540,000. Filed July 11.

Cheng, Steven and **Tracy Yeung**, Rye, New York, by Michael S. Rosten. Lender: First County Bank, 117 Prospect St., Stamford. Property: 22-24 Campfield Drive, Fairfield. Amount: \$210,000. Filed July 10.

Chernny, Alexander S., Stamford, by Douglas Seltzer. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 103 Slice Drive, Stamford. Amount: \$663,700. Filed July 14.

Condlin, Jeffrey P. and **Kara L. Condlin**, Stamford, by Nordia M. Brown. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 47 Lanark Road, Stamford. Amount: \$150,000. Filed July 10.

Cooley, Andrew and **Amanda Miller Cooley**, Fairfield, by Maria Bravo. Lender: Sikorsky Financial Credit Union, 1000 Oronoque Lane, Stratford. Property: 406 Old Post Road, Fairfield. Amount: \$200,000. Filed July 12.

D'Angelo, Katherine E. and **Jose A. Alcayaga III**, Fairfield, by Gary L. Seymour. Lender: Loandepot.com LLC, 6561 Irvine Center Drive, Irvine, California. Property: 14 Applegate Road, Fairfield. Amount: \$572,000. Filed July 11.

Delany, Sean and **Dorothy Johnson**, Fairfield, by Edward L. Sinclair III. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 39 River St., Southport. Amount: \$880,000. Filed July 10.

Demaio, Joseph and **Carolyn Damo**, Riverside, by Erin Spiess Chang. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 161 Lake Ave., Greenwich. Amount: \$1,040,000. Filed July 13.

DeWitt, Sarah and **Todd J. DeWitt**, Old Greenwich, by Wilma Vitale. Lender: US Bank NA, 425 Walnut St., Cincinnati, Ohio. Property: 10 Grimes Road, Old Greenwich. Amount: \$192,000. Filed July 11.

DiGiacomo, Michael T. and **Jennifer A. DiGiacomo**, Stamford, by Nicole M. Testa. Lender: Liberty Bank, 315 Main St., Middletown. Property: 89 Breezy Hill Road, Stamford. Amount: \$224,400. Filed July 10.

Dusch, Mark and **Danielle Bouchard**, Stamford, by Emily D. Wilson. Lender: Loandepot.com LLC, 6561 Irvine Center Drive, Irvine, California. Property: 27 Apponyi St., Fairfield. Amount: \$465,920. Filed July 12.

Fischetti, Ronald and **Rae Fischetti**, Stamford, by Joe H. Lawson II. Lender: Loandepot.com LLC, 6561 Irvine Center Drive, Irvine, California. Property: 70 Davenport Farm Lane, Stamford. Amount: \$450,000. Filed July 11.

Fraser, David W. and **Margaret Taggart Fraser**, Riverside, by Robert B. Potash. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 17 Miltiades Ave., Riverside. Amount: \$1,302,000. Filed July 10.

Gray, Michael William Andrew and **Susan Staver Mary Kaufman**, New York, New York, by Morris L. Barocas. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 302 Sound Beach Ave., Old Greenwich. Amount: \$1,900,000. Filed July 14.

Hoffman, Tara and **Patrick S. Hoffman**, Fairfield, by Antonio Faretta. Lender: National Banking Association, 100 N. Tryon St., Charlotte, North Carolina. Property: 383 Sigwin Drive, Fairfield. Amount: \$150,000. Filed July 10.

Huza, Robert, Fairfield, by Scott B. Franklin. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 21 Rhoda Ave., Fairfield. Amount: \$1,780,000. Filed July 11.

Inglis, Jeffrey and **Lauren M. Inglis**, Fairfield, by Kenneth Freeman. Lender: Chelsea Groton Bank, 904 Poquonnock Road, Groton. Property: 55 Noyes Road, Fairfield. Amount: \$136,600. Filed July 12.

Karpa, Volodymyr and **Olga Karpa**, Mahopac, New York, by George Switnicki. Lender: Suma Federal Credit Union, 125 Corporate Blvd., Yonkers, New York. Property: 3481 Park Ave., Fairfield. Amount: \$388,400. Filed July 14.

Katz, Michael and **Qi Yang**, Norwalk, by Descera Daigle. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 112 Benedict Ave., Fairfield. Amount: \$640,000. Filed July 13.

Khessibi, Sabri and **Michelle Khessibi**, Stamford, by Iliana Nikolova. Lender: First County Bank, 117 Prospect St., Stamford. Property: 59 Parry Court, Stamford. Amount: \$67,000. Filed July 13.

LaChance, Raymond, Stamford, by Jeremy E. Kaye. Lender: Bank of America NA, 20 Greenway Plaza, Suite 900, Houston, Texas. Property: 38 Meeting House Road, Greenwich. Amount: \$6,500,000. Filed July 12.

Laska, Janice E. and **Stephen Laska**, Greenwich, by Josie Ponce. Lender: Sikorsky Financial Credit Union, 1000 Oronoque Lane, Stratford. Property: 925 King St., Greenwich. Amount: \$42,000. Filed July 11.

Lemieux, Mikael J. and **Olivia W. Lemieux**, Greenwich, by Donna Castronovo. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 89 River Road, Unit 303, Cos Cob. Amount: \$920,000. Filed July 14.

Liu, Shi Wei, Stamford, by Stephen J. Carriero. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 212 Wardwell St., Unit A, Stamford. Amount: \$160,000. Filed July 13.

Lux, Jillian F. and **Michael C. Lux**, Fairfield, by Drita Gjonbalaj. Lender: T&D Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 75 Silliman St., Fairfield. Amount: \$30,000. Filed July 14.

Mantia, John J. and **Lauren A. Mantia**, New York, New York, by Mario P. Musilli. Lender: Fairfield County Bank, 150 Danbury Road, Ridgefield. Property: 29 Nutmeg Lane, Fairfield. Amount: \$600,000. Filed July 10.

McConnell, Michael and **Elizabeth Fina**, Mamaroneck, New York, by Daniel Walsh II. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 24 Middlebury St Stamford. Amount: \$444,000. Filed July 14.

McGlynn, Joseph T. and **Elizabeth McGlynn**, Hoboken, New Jersey, by James Kavanagh. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 133 Blaine St., Fairfield. Amount: \$980,000. Filed July 13.

Meza Ibanez, Justino, Greenwich, by Thomas R. Kain. Lender: Community Savings, 3600 Arco Corporate Drive, Suite 650, Charlotte, North Carolina. Property: 10 Chestnut St., Greenwich. Amount: \$518,000. Filed July 11.

Naseer, Usman and **Yichen Shi**, Stamford, by Joshua F. Gilman. Lender: BNC National Bank, 20175 N. 67th Ave., Glendale, Arizona. Property: 37 Riverside Ave., Apt. B, Stamford. Amount: \$320,000. Filed July 12.

Pierson, Donna, Old Greenwich, by Thomas J. Heagney. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 51 Forest Ave., Unit 168, Old Greenwich. Amount: \$600,000. Filed July 10.

Puma, Christopher and **Amy Puma**, Old Greenwich, by Joel M. Kaye. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd, Suite 400, Cincinnati, Ohio. Property: 380 Sound Beach Ave., Old Greenwich. Amount: \$1,850,000. Filed July 14.

Ravi, Mani and **Satyabama S. Ravi**, Scarsdale, New York, by Joel M. Kaye. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 180 Byram Shore Road, Greenwich. Amount: \$1,140,300. Filed July 12.

Reeves, Leah M. and **Brent Reeves**, Greenwich, by Heena Hussain. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 8 Banksville Road, Greenwich. Amount: \$300,000. Filed July 13.

Shanmugam, Ashok Raj and **Poongothai Subramaniam**, Stamford, by Abraham M. Hoffman. Lender: Bay Equity LLC, 770 Tamalpais Drive, Suite207, Corte Madera, California. Property: 1 Strawberry Hill Court, Unit 1H, Stamford. Amount: \$280,000. Filed July 12.

Sicuso, Salvatore J. and **Sabina Sicuso**, Miami, Florida, by Sebastiano Tornatore. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 62 Misty Wood Lane, Fairfield. Amount: \$725,000. Filed July 11.

Stackpole, Deanna Kirkpatrick, Old Greenwich, by Jeremy E. Kaye. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 46 Carriglea Drive, Riverside. Amount: \$4,859,460. Filed July 10.

Steffen, Ray and **Tara Benet**, Greenwich, by Thomas J. Heagney. Lender: Fairfield County Bank, 150 Danbury Road, Ridgefield. Property: 21 Ridge St., Greenwich. Amount: \$1,200,000. Filed July 14.

Stover, Kyle E. and **Melissa Stover**, Greenwich, by Damiano A. Alessandro. Lender: The First Bank of Greenwich, 444 E. Putnam Ave., Cos Cob. Property: 112 Pemberwick Road, Greenwich. Amount: \$52,458. Filed July 14.

Thompson, Ng and **Sabrina L. Cua**, New York, New York, by Robert V. Sisca. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 11 Colonial Lane, Riverside. Amount: \$2,812,500. Filed July 12.

Ursini, Ernest and **Desiree K. Conway**, Fairfield, by Michelle Dziubina. Lender: Liberty Bank, 315 Main St., Middletown. Property: 539 Jennings Road, Fairfield. Amount: \$250,000. Filed July 14.

Volterra, Joyce, Greenwich, by Antonio Faretta. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 17 Bedford Road, Greenwich. Amount: \$450,000. Filed July 14.

Wirgin, Emily and **Michael Wirgin**, Stamford, by Joel M. Kaye. Lender: William Raveis Mortgage LLC, 7 Trap Falls Road, Shelton. Property: 65 Ridge St., Greenwich. Amount: \$1,600,000. Filed July 14.

Yusupov, Ariel and **Maria Kordonchik**, Dobbs Ferry, New York, by David P. Lasnick. Lender: Heritage Financial Credit Union, 25 Rykowski Lane, Middletown, New York. Property: 121 Rock Spring Road, Stamford. Amount: \$499,500. Filed July 12.

Zaro, Cody and **Danielle Zaro**, Stamford, by Tracey Ann N. Plummer. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 47 Pepper Ridge Road, Stamford. Amount: \$63,050. Filed July 10.

NEW BUSINESSES

Blueprint Home Loans, 1190 Winterson Road, Suite 300, Linthicum, Maryland 21090, c/o NFM Inc. Filed July 31.

BlueScope Steel Americas, 100 Greyrock Place, Fifth floor, Stamford 06901, c/o Sherry L. Paige. Filed July 27.

Cattaleya's Cleaning Service, 13 Orange St., Stamford 06902, c/o Karol Saavedra Jojoa. Filed July 27.

Estrella Polar Ice Cream, 38 Wilson St., Stamford 06902, c/o Ricardo Esteban Quipe. Filed July 26.

Ez Tie Potty Pads, 43 Davenport Drive, Stamford 06902, c/o MDM LLC. Filed July 31.

Federal Barber Shop, 243 Tresser Blvd. and 4 Landmark Square, Stamford 06901, c/o Anthony Rizzi. Filed July 26.

Hand and Stone Massage and Facial Spa, 542 Westport Ave., Norwalk 06851, c/o Robert Tobias. Filed July 28.

Jensy, 16 Cedar Crest Place, Norwalk 05854, c/o Jonathan Flores. Filed July 28.

Miss Guatemala Connecticut, 409 Long Ridge Road, Stamford 06902, c/o Organization Arenas-Castillo. Filed July 28.

Norwalk High School Class of 1978, 8 Woodland Court, Norwalk 06855, c/o Karen Mitchell. Filed July 28.

One Nail & Spa, 21 High Ridge Road, Stamford 06905, c/o New One Nail & Spa Inc. Filed July 26.

O'Reilly Auto Parts 6645, 52 Westport Ave., Norwalk 06851, c/o Jeremy Fletcher. Filed July 25.

Professional M and C Multiservices, 24 Lowe St., Norwalk 06854, c/o Marta J. Coronado Cabrera de Meregildo. Filed July 28.

Rafa Deli, 738 Pacific St., Stamford 06902, c/o Rafa Deli Grocery LLC. Filed July 21.

Rock N Rose, 100 Commons Park North, No.1401, Stamford 06902, c/o Joseph Lovallo Jr. Filed July 20.

Sals Pastry Shop, 91 High Ridge Road, Stamford 06905, c/o Sals New Pastry Shop LLC. Filed July 26.

The Piazza Law Firm, 112 Prospect St., Stamford 06901, c/o Anthony Piazza. Filed July 27.

Sr. Test Engineer, Gartner, Inc., Stamford, CT. Plan, dvlp & implmnt a Sftwre Test Pln for each prjct re-lease cycle. Prvide technicl & documntd input to dsign specs based on testing req. Req Bach's deg or foreign equiv deg in Comp Sci, Comp Engg, Elctronic Engg or rel + 5 yrs rel wrk exp. Telecommtng permitted. To apply, please email resume to: Guillermo Andres Vidaurreta, Guillermo.Vidaurreta@gartner.com and reference job code: 79762.

Legal Notices

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 A, 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

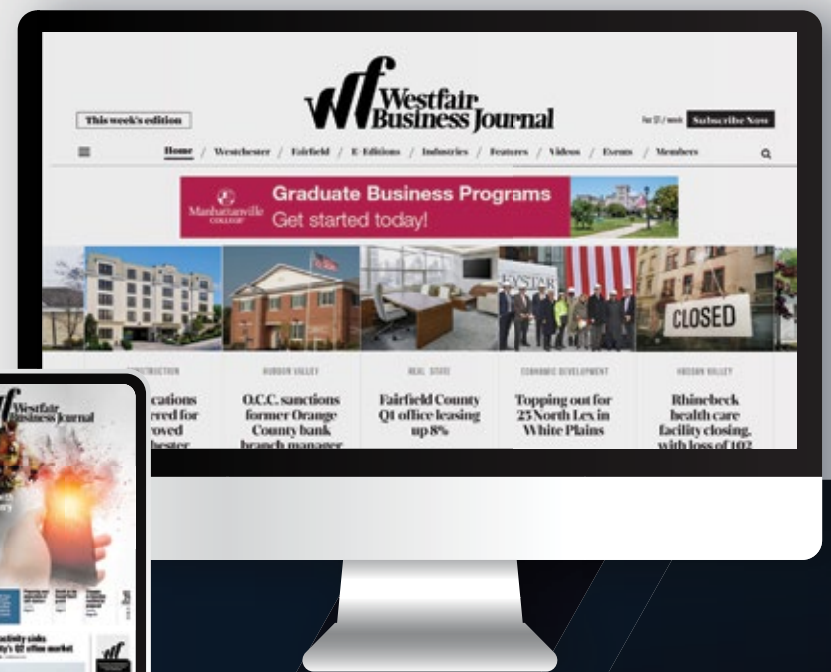
Notice of Formation of THE UPPERROOM COMMUNITY, LLC Art. Of Org. filed with SSNY on 04/30/2023. Office: Westchester Cty. SSNY designated. as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 91 Laurel place, New Rochelle, NY 10801. Purpose: any lawful purpose. #63463

Notice of Formation of RAM COMPANIES USA, LLC Art. Of Org. filed with SSNY on 8/10/23. Offc. Loc: Westchester Cty. SSNY desig. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 8300 Norman Center Drive, Suite 1000 Minneapolis, MN 55437. #63464

EFB REALTY LLC Filed 8/14/23 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 254 Center Ave, Mamaroneck, NY 10543 Purpose: all lawful #63466

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